

PLANNING MODULE
FOR
ALLEGHENY CITY BREWING

Situate in

23rd Ward, City of Pittsburgh
Allegheny County, Pennsylvania

Prepared by

KAG Engineering, Inc.
2704 Brownsville Road
Pittsburgh, PA 15227

#23-946

May 2023

Revised November 17, 2023

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

<i>Department</i>	Civil Engineering
<i>Preparer</i>	Steve Lehrman, Jr.
<i>Standing Committee Representative</i>	Kimberly Ann Gales-Dunn (KAG Engineering) 412-885-8885
<i>Type of Legislation</i>	Other

Description of Legislation

Allegheny City Brewing has proposed the development of a certain parcel of land identified as East Ohio Street & Emlin Alley, Pittsburgh, PA 15212, Allegheny County, at lots and blocks 23-S-164, 23-S-164-1, 23-S-165, 23-S-165-A, & 23-S-A-166 in the 23rd Ward of the City of Pittsburgh, Pennsylvania and described in the attached Sewage Facilities Planning Module (the "Planning Module") for land development and proposes that project be served by use of existing connections to the City of Pittsburgh sewage systems; and

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

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

JDE Account Information

N/A

Additional Operational Costs

N/A

Impact on City Revenue

N/A

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

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

List the name of the awarded vendor and its qualifications.

Other Respondents

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

Selection Criteria

Describe the selection or scoring criteria.

Selection Committee Representation

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

Waiver Justification

If a waiver was granted, explain the justification.

EORC Synopsis

Insert synopsis that was presented.

Date Presented at EORC: Insert date.	<input type="checkbox"/> Approved	<input type="checkbox"/> Not Approved
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*Per §219.07 of the City Code, you **must** include an electronic copy of the solicitation or your signed waiver with your submission to the Office of Management and Budget.*

Attachments

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

City of Pittsburgh
Sewer Facilities Planning Module Questionnaire

PROJECT NAME: Allegheny City Brewing

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

The previous permitted use for this property was one (5) vacant lots.

2) What is the proposed use for the property?

The proposed use for the property is a brewery.

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

Stormwater management is not required because the 4,420 s.f. increase in impervious area is less than the allowable 5,000 s.f. of impervious area.

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

The development will result in no change in stormwater flow.

Resolution adopting Plan Revision to the City of Pittsburgh's Official Sewage Facilities Plan for [address], at no cost to the City.

WHEREAS, SECTION 5 of the Act of January 24, 1966, P.L. 1535, No. 537, known as the "Pennsylvania Sewage Facilities Act," as amended, and the rules and regulations of the Pennsylvania Department of Environmental Protection (the "Department") adopted thereunder, Chapter 71 of Title 25 of the Pennsylvania Code, requires the City of Pittsburgh to adopt an Official Sewage Facilities Plan (the "Official Plan") providing for sewage services adequate to prevent contamination of waters of the Commonwealth and/or environmental health hazards from sewage wastes, and to revise said plan whenever it is necessary to determine whether a proposed method of sewage disposal for a new development conforms to a comprehensive program of pollution control and water quality management; and

WHEREAS, Amy Yurkovich has proposed development of Allegheny City Brewing located at East Ohio Street & Emlin Alley, Pittsburgh, PA 15212, Allegheny County, at block and lots 23-S/164, 23-S0164-1, 23-S/165, 23-S/165A, & 23-S.166, in the City of Pittsburgh and described in the attached Sewage Facilities Planning Module (the "Planning Module") for land development and proposes that the project be served by 2 sewer tap-ins to the City of Pittsburgh sewage systems; and

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

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

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

SECTION 1. The City of Pittsburgh hereby adopts as a Plan Revision to the City of Pittsburgh's Official Sewage Facilities Plan the above-referenced Planning Module for land development, at no cost to the City, which is attached hereto as **Exhibit A**.

Said Planning Module includes the proposed East Ohio Street & Emlin Alley, Pittsburgh, PA 15212, Allegheny County, at block and lots 23-S/164, 23-S0164-1, 23-S/165, 23-S/165A, & 23-S.166, in the 23rd Ward of the City of Pittsburgh.

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



**TRANSMITTAL LETTER
FOR SEWAGE FACILITIES PLANNING MODULE**

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

TO: Approving Agency (DEP or delegated local agency)
Pittsburgh Water and Sewer Authority
Penn Liberty Plaza I. 1200 Penn Avenue
Pittsburgh, PA 15222

Date April 2023

Dear Sir/Madam:

Attached please find a completed sewage facilities planning module prepared by Kimberly Gales-Dunn (Name)
Professional Engineer/Land Surveyor for Allegheny City Brewing (Name)
 (Title) a subdivision, commercial, or industrial facility located in 23rd Ward, City of Pittsburgh
Allegheny County.
 (City, Borough, Township)

Check one

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

OR

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

Check Boxes

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

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

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

Municipal Secretary (print)

Signature

Date



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 Allegheny City Brewing
2. Brief Project Description The plan consists of converting five (5) lots into (1) lot with a brewery.

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

Municipality Name	County	City	Boro	Twp
23 rd Ward, City of Pittsburgh	Allegheny	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Municipality Contact Individual - Last Name	First Name	MI	Suffix	Title
Pickering	Will			CEO
Additional Individual Last Name	First Name	MI	Suffix	Title
Municipality Mailing Address Line 1	Mailing Address Line 2			
PWSA-Penn-Liberty Plaza I				
Address Last Line -- City	State	ZIP+4		
Pittsburgh	PA	152222206		
Area Code + Phone + Ext.	FAX (optional)	Email (optional)		
	412-255-2423			

NARRATIVE
AND
CALCULATIONS

NARRATIVE

Name of Project: Lab 8 Designs

Address: Emily Street & E. Ohio Street, Pittsburgh, PA 15223

Block & Lot Numbers: 23-S-164, 23-S-164-1, 23-S-165, 23-S-165-A, & 23-S-166

Ward: 23rd Ward

Current Use: Five vacant lots.

Proposed Use: Brewery

Lab 8 Designs is planning to construct a brewery on five vacant lots between Emily Street & E. Ohio Street. There is public water and sewage available in the streets.

The Water and Sewage Usage Breakdown is as follows:

Method of Analysis

The slope, length, diameter, materials, etc. of the 18” sewer was obtained at MH023S135 by a survey crew via a tape measure and a survey rod on November 16, 2023 at approximately 9:30 AM.

The average depth of flow was 0.50 feet.

Existing Sanitary Flows:

0 Single Family Dwellings	= 0 x 400 gpd	= 0 gpd
		<i>Total Existing Flow = 0 gpd</i>

Proposed Sanitary Flows:

Outdoor Seating Area (115 occupants)	x 7 = 805
1 st Floor Seating/Bar (62 occupants)	x 5 = 310
Mezzanine Seating (21 occupants)	x 7 = 147
<i>Total Proposed Flow = 1,262 gpd</i>	

Increase in sanitary: 1,262 gpd – 0 gpd = 1,262 gpd

Conclusion:

The proposed sanitary flow increase is greater than the 799 gpd allowable increase so a planning module is required.

Storm Flows

Existing Impervious Area:

Building, concrete = 0 s.f. x 80% = 0 s.f.

Proposed Impervious Area:

Building, concrete = 4,420 s.f.

4,420 s.f. increase in impervious area.

Conclusion:

Stormwater management is not required because the 4,420 s.f. increase in impervious area is less than the allowable 5,000 s.f. of impervious area. In addition, the proposed earth disturbance is less than 10,000 s.f.

C. SITE INFORMATION (See Section C of instructions)

Site (Land Development or Project) Name

Allegheny City Brewing

Site Location Line 1

East Ohio Street & Emlin Alley

Site Location Line 2

Site Location Last Line -- City

Pittsburgh

State

PA

ZIP+4

15212

Latitude

40°27'13.7"

Longitude

80°0'1.3"

Detailed Written Directions to Site SW on Penn Ave, right onto 11th St., right on Rachel Carson Bridge., right on Cedar, right on E Ohio Street, left on James St, and right onto Emlin St. After traveling 95 feet the site will be on the right.

Description of Site Five vacant lots.

Site Contact (Developer/Owner)

Last Name

Yurkovich

First Name

Amy

MI

Suffix

Phone

412-904-3732

Ext.

Site Contact Title

Owner/Developer

FAX

Site Contact Firm (if none, leave blank)

Allegheny City Brewubg

Email

abyurk@gmail.com

Mailing Address Line 1

507 Foreland Street

Mailing Address Line 2

Mailing Address Last Line -- City

Pittsburgh

State

PA

ZIP+4

15212

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

Last Name

Gales-Dunn

First Name

Kimberly

MI

A

Suffix

Title

Professional Engineer/Surveyor

Consulting Firm Name

KAG Engineering, Inc.

Mailing Address Line 1

2704 Brownsville Road

Mailing Address Line 2

Address Last Line -- City

Pittsburgh

State

PA

ZIP+4

152272018

Country

USA

Email

jrgales.engineers@comcast.net

Area Code + Phone

412-885-8885

Ext.

Area Code + FAX

412-885-1320

E. AVAILABILITY OF DRINKING WATER SUPPLY

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

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

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

Name of water company: PWSA

F. PROJECT NARRATIVE (See Section F of instructions)

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

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

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

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

1. COLLECTION SYSTEM

a. Check appropriate box concerning collection system

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

Clean Streams Law Permit Number _____

b. Answer questions below on collection system

Number of EDU's and proposed connections to be served by collection system. EDU's 3.15

Connections 1

Name of:

existing collection or conveyance system Emlin Alley

owner PWSA

existing interceptor Allegheny River

owner PWSA

2. WASTEWATER TREATMENT FACILITY

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

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

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

Name of existing facility ALCOSAN Woods Run WWTP

NPDES Permit Number for existing facility 25984

Clean Streams Law Permit Number _____

Location of discharge point for a new facility. Latitude 40d28'34" Longitude 80d02'44"

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

As an authorized representative of the permittee, I confirm that the ALCOSAN Woods Run WWTP (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 Michael D. Lichte, P.E.

Agent Signature _____ Date _____

(Also see Section I. 4.)

G. PROPOSED WASTEWATER DISPOSAL FACILITIES (Continued)

3. PLOT PLAN

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

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

4. WETLAND PROTECTION

YES NO

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

5. PRIME AGRICULTURAL LAND PROTECTION

YES NO

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

6. HISTORIC PRESERVATION ACT

YES NO

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

(CRN), a return receipt for its submission to the PHMC and the PHMC review letter.

7. PROTECTION OF RARE, ENDANGERED OR THREATENED SPECIES

Check one:

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

Applicant or Consultant Initials KAG

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

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

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

1. Waters designated for Special Protection

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

2. Pennsylvania Waters Designated As Impaired

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

3. Interstate and International Waters

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

4. Tributaries To The Chesapeake Bay

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

Name of Permittee Agency, Authority, Municipality _____

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

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

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

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

1. Project Flows 1260 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	5565177	19478118	1334148	4669517	1401233	4904315
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 _____

Name of Responsible Agent _____

Agent Signature _____ Date _____

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

c. Conveyance System

Name of Agency, Authority, Municipality ALCOSAN

Name of Responsible Agent Michael D. Lichte, P.E.

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)

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

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

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

O. SEWAGE MANAGEMENT (See Section O of instructions)

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

Yes No

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

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

2. Project Flows _____ gpd

Yes No

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

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

(For completion by non-municipal facility agent)

4. Collection and Conveyance Facilities

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

Yes No

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

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

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

- b. Collection System

Name of Responsible Organization _____

Name of Responsible Agent _____

Agent Signature _____

Date _____

- c. Conveyance System

Name of Responsible Organization _____

Name of Responsible Agent _____

Agent Signature _____

Date _____

5. Treatment Facility

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

Yes No

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

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

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

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

(For completion by the municipality)

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

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

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

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

Yes No

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

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

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

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

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

Kimberly Gales-Dunn	
Name (Print)	Signature
Professional Engineer/Surveyor	
Title	Date
2704 Brownsville Road, Pittsburgh, PA 15227	4128858885
Address	Telephone Number

R. REVIEW FEE (See Section R of instructions)

The Sewage Facilities Act establishes a fee for the DEP planning module review. DEP will calculate the review fee for the project and invoice the project sponsor **OR** the project sponsor may attach a self-calculated fee payment to the planning module prior to submission of the planning package to DEP. (Since the fee and fee collection procedures may vary if a "delegated local agency" is conducting the review, the project sponsor should contact the "delegated local agency" to determine these details.) Check the appropriate box.

- I request DEP calculate the review fee for my project and send me an invoice for the correct amount. I understand DEP's review of my project will not begin until DEP receives the correct review fee from me for the project.
- I have calculated the review fee for my project using the formula found below and the review fee guidance in the instructions. I have attached a check or money order in the amount of \$157.50 payable to "Commonwealth of PA, DEP". Include DEP code number on check. I understand DEP will not begin review of my project unless it receives the fee and determines the fee is correct. If the fee is incorrect, DEP will return my check or money order, send me an invoice for the correct amount. I understand DEP review will NOT begin until I have submitted the correct fee.
- I request to be exempt from the DEP planning module review fee because this planning module creates **only** one new lot and is the **only** lot subdivided from a parcel of land as that land existed on December 14, 1995. I realize that subdivision of a second lot from this parcel of land shall disqualify me from this review fee exemption. I am furnishing the following deed reference information in support of my fee exemption.

County Recorder of Deeds for _____ County, Pennsylvania

Deed Volume _____ Book Number _____

Page Number _____ Date Recorded _____

R. REVIEW FEE (continued)

Formula:

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

$$\#3.15 \quad \text{Lots (or EDUs)} \times \$50.00 = \$ 157.50$$

The fee is based upon:

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

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

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

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

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

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

The fee is based upon:

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

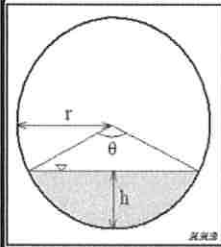
\$ 1,500 per submittal (non-municipal)
\$ 500 per submittal (municipal)

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

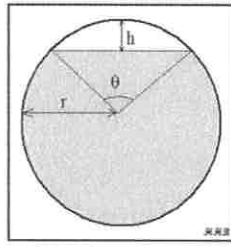
PROJECT NAME: Allegheny City Brewing
PWSA PROJECT NUMBER: 310
PWSA REVIEWER: Robert Herring
DATE: November 17, 2023

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	1,260	gpd

Variable	Value	Units
Material	VCP	
n	0.015	unitless
S	0.109	ft/ft
h	0.500	ft
D	1.50	ft
P.F.	3.5	unitless

Section C: Calculations for Design and/or Permitted Capacities

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

Design Capacity, Average

Design Capacity, Peak

Variable	Value	Unit
Q _{d, avg}	5,565,177	gpd

Variable	Value	Unit
D	1.500	ft
r	0.750	ft
A	1.767	ft ²
P	4.712	ft
R	0.375	ft
Q _{d, peak}	30	cfs
Q _{d, peak}	19,478,118	gpd

Section D: Calculations for Present Flows

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

Present Flows, Average		
Variable	Value	Unit
Q _{ex, avg}	1,334,148	gpd

Present Flows, Peak		
Variable	Value	Unit
D	1.500	ft
r	0.750	ft
θ	2.46	rad
h/D	0.333333333	ft/ft
A	0.52	ft ²
P	1.85	ft
R	0.279	ft
Q _{ex, peak}	7	cfs
Q _{ex, peak}	4,669,517	gpd

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

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

Projected Flow Calculations		
Variable	Value	Unit
Q _{proj, avg}	1,401,233	gpd
Q _{proj, peak}	4,904,315	gpd

Section F: Compare Results with Applicant's Submission

Variable	PWSA, gpd	Applicant, gpd	Difference, gpd	Difference, %
Q _{d, avg}	5,565,177	5,565,177	0	0%
Q _{d, peak}	19,478,118	19,478,118	0	0%
Q _{ex, avg}	1,334,148	1,334,148	0	0%
Q _{ex, peak}	4,669,517	4,669,517	0	0%
Q _{proj, avg}	1,401,233	1,401,233	0	0%
Q _{proj, peak}	4,904,315	4,904,315	0	0%

May 1, 2023
#23-946

City of Pittsburgh
Department of City Planning
200 Ross Street, Suite 309
Pittsburgh, PA 15219

ATTN: Ms. Matina Battistone
Manager of Developmental Services

RE: Allegheny City Brewing
City of Pittsburgh – 23rd Ward
Allegheny County

Dear Ms. Battistone:

Enclosed is a copy of the Transmittal Letter, Resolution and Component 4a and the Completeness Checklist for completion and signature by the City of Pittsburgh for the above referenced Planning Module. Once completed, please return it to our office so that we may insert it in the Planning Module and submit to DEP.

A complete copy of the Planning Module is enclosed for your files.

If you should have any questions, or require additional information, please call our office.

Very Truly Yours,

KAG ENGINEERING, INC.



Kimberly Gales-Dunn, P.E., P.L.S.

Enclosures



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.

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
Allegheny City Brewing

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

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

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

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

SECTION C. AGENCY REVIEW (continued)

Yes	No	
<input type="checkbox"/>	<input type="checkbox"/>	13. Is this proposal consistent with the ordinance? If no, describe the inconsistencies _____
<input 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 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 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: _____		
Title: _____		
Signature: _____		
Date: _____		
Name of Municipal Planning Agency: _____		
Address _____		
Telephone Number: _____		

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

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

The planning agency must complete this component within 60 days.

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

May 1, 2023
#23-946

Allegheny County Health Department
Fran B. Clack Health Center
3901 Penn Avenue, Building No. 5
Pittsburgh, PA 15224

ATTN: Mr. Sam Shamsi
Environmental Health Engineer

RE: Allegheny City Brewing
City of Pittsburgh – 23rd Ward
Allegheny County

Dear Mr. Shamsi:

Enclosed is a copy of the Transmittal Letter, Resolution and Component 4c and the Completeness Checklist for completion and signature by the Allegheny Health Department for the above referenced Planning Module. Once completed, please return it to our office so that we may insert the Planning Module and submit it to DEP.

A complete copy of the Planning Module is enclosed for your files.

If you should have any questions or require additional information, please do not hesitate to call our office.

Very Truly Yours,
KAG ENGINEERING, INC.



Kimberly Gales-Dunn, P.E., P.L.S.

Enclosures



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

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

Background

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

Who Should Complete the Component?

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

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

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

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

Section A. Project Name

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

Section B. Review Schedule

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

Section C. Agency Review

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

Section D. Additional Comments

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

SEWAGE FACILITIES PLANNING MODULE

COMPONENT 4C - COUNTY OR JOINT HEALTH DEPARTMENT REVIEW

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

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

Project Name

Allegheny City Brewing

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

1. Date plan received by county or joint county health department _____
 Agency name _____
2. Date review completed by agency _____

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

Yes No

- | | | | |
|-----------------------------------------------------------------|--------------------------|----|--------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | 1. | Is the proposed plan consistent with the municipality's Official Sewage Facilities Plan?
If no, what are the inconsistencies? _____ |
| <input type="checkbox"/> | <input 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 type="checkbox"/> | 3. | Is there any known groundwater degradation in the area of this proposal?
If yes, describe _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | 4. | The county or joint county health department recommendation concerning this proposed plan is as follows: _____ |
| 5. Name, title and signature of person completing this section: | | | |
| Name: _____ | | | |
| Title: _____ | | | |
| Signature: _____ | | | |
| Date: _____ | | | |
| Name of County Health Department: _____ | | | |
| Address: _____ | | | |
| Telephone Number: _____ | | | |

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.

PNDI
SEARCH

1. PROJECT INFORMATION

Project Name: **Allegheny City Brewing**

Date of Review: **11/17/2023 04:23:19 PM**

Project Category: **Development, New commercial/industrial development (store, gas station, factory)**

Project Area: **0.12 acres**

County(s): **Allegheny**

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

ZIP Code:

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

Watersheds HUC 8: **Lower Allegheny**

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

Decimal Degrees: **40.453758, -80.000356**

Degrees Minutes Seconds: **40° 27' 13.5273" N, 80° 0' 1.2830" W**



2. SEARCH RESULTS

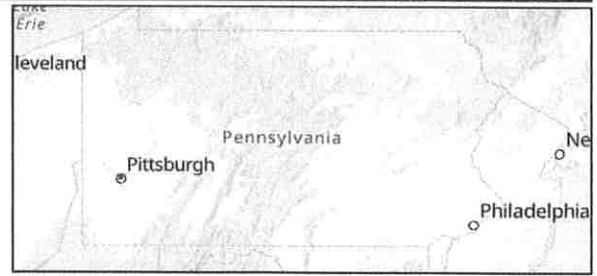
Agency	Results	Response
PA Game Commission	No Known Impact	No Further Review Required
PA Department of Conservation and Natural Resources	No Known Impact	No Further Review Required
PA Fish and Boat Commission	No Known Impact	No Further Review Required
U.S. Fish and Wildlife Service	No Known Impact	No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

Allegheny City Brewing

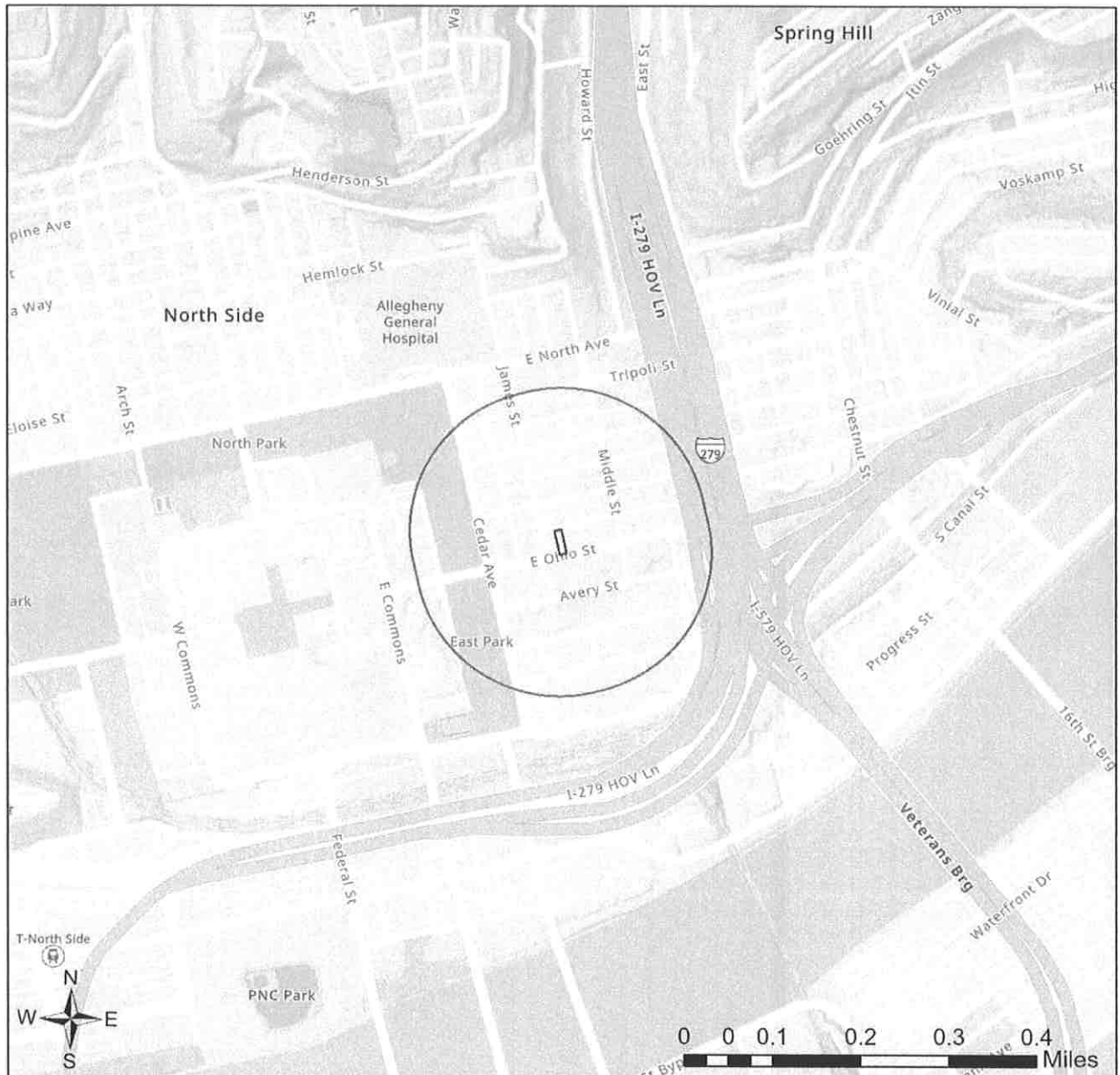




-  Buffered Project Boundary
-  Project Boundary

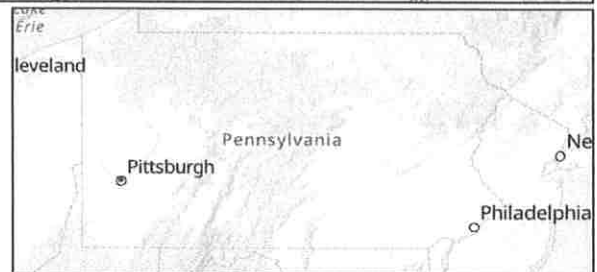


Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community

Allegheny City Brewing



-  Buffered Project Boundary
-  Project Boundary



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

RESPONSE TO QUESTION(S) ASKED

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

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

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

Your answer is: No

3. AGENCY COMMENTS

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

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

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

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

PA Game Commission
Bureau of Wildlife Management
Division of Environmental Review
2001 Elmerston Avenue, Harrisburg, PA 17110-9797
Email: RA-PGC_PNDI@pa.gov
NO Faxes Please

7. PROJECT CONTACT INFORMATION

Name: Kim Gales-Dunn
Company/Business Name: KAG Engineering, LLC
Address: 2704 Brownsulles Road
City, State, Zip: Pittsburgh, PA 15227
Phone: (412) 885-8885 Fax: (412) 885-1320
Email: kagales.gales.engineers@comcast.net

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.

Kim Gales-Dunn
applicant/project proponent signature

11-17-23
date

ACT 14 NOTIFICATIONS

May 1, 2023
#23-946

County of Allegheny
County Council
Courthouse
436 Grant Street, Room 119
Pittsburgh, PA 15219

RE: Allegheny City Brewing
City of Pittsburgh – 23rd Ward
Allegheny County

Dear County Council:

In accordance with Act 14, “Municipal/County Notifications of application for Water Quality Management and Related Permits”, this is notification that Allegheny City Brewing has made application for Planning Modules for the Allegheny City Brewing development in the City of Pittsburgh-23rd Ward, Allegheny County, Pennsylvania

We invite you to submit comments to DEP related to comprehensive plans and zoning ordinances under Act 67 and 68, which amended the MPC to support sound land use practices and Growing Smarter. The new law directs state agencies to consider comprehensive plans and zoning ordinances when reviewing applications for permitting of facilities or infrastructure.

Please identify any land use concerns or issues associated with the proposed project if there are any. Along with your comments, you are also encouraged to send as much information as necessary to support your comments. This can include a copy of the sections of your comprehensive plan that relate to the project and a copy of any applicable zoning ordinances; you may also want to identify locally designated growth area, Keystone Opportunity Zones, efforts to preserve open space and prime farmland and similar information.

If you should have any questions, or require additional information, please call our office.

Very Truly Yours,
KAG ENGINEERING, INC.


Kimberly Gales-Dunn, P.E., P.L.S.

CERTIFIED MAIL

May 1, 2023
#23-946

Pittsburgh Water and Sewer Authority
Penn Liberty Plaza I
1200 Penn Avenue
Pittsburgh, PA 15222

ATTN: Mr. Robert A. Weimar
Executive Director

RE: Allegheny City Brewing
City of Pittsburgh – 23rd Ward
Allegheny County

Dear Mr. Weimar:

In accordance with Act 14, “Municipal/County Notifications of application for Water Quality Management and Related Permits”, this is notification that Allegheny City Brewing has made application for Planning Modules for the Allegheny City Brewing development in the City of Pittsburgh-23rd Ward, Allegheny County, Pennsylvania.

We invite you to submit comments to the DEP related to comprehensive plans and zoning ordinances under Act 67 and 68, which amended the MPC to support sound land use practices and Growing Smarter. The new law directs state agencies to consider comprehensive plans and zoning ordinances when reviewing applications for permitting of facilities or infrastructure.

Please identify any land use concerns or issues associated with the proposed project if there are any. Along with your comments, you are also encouraged to send as much information as necessary to support your comments. This can include a copy of the sections of your comprehensive plan that relate to the project and a copy of any applicable zoning ordinances; you may also want to identify locally designated growth area, Keystone Opportunity Zones, efforts to preserve open space and prime farmland and similar information.

If you should have any questions, or require additional information, please call our office.

Very Truly Yours,
KAG ENGINEERING, INC.



Kimberly Gales-Dunn, P.E., P.L.S.

CERTIFIED MAIL

SERVICE AVAILABILITY REQUEST

May 1, 2023
#23-946

ALCOSAN
3300 Preble Avenue
Pittsburgh, PA 15233

ATTN: Mr. Michael Lichte

RE: Allegheny City Brewing
City of Pittsburgh – 23rd Ward
Allegheny County

Dear Mr. Lichte,

We are requesting a letter from ALCOSAN relating to their ability to accept sanitary sewer flow from the development.

Enclosed is a copy of the Planning Modules and Site Plan for the above referenced project for your review and approval.

If you should have any questions or require additional information, please do not hesitate to call out office.

Very Truly Yours,

KAG ENGINEERING, INC.

Kimberly Gales-Dunn, P.E., P.L.S.

Enclosures



Water and Sewer 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 W/S Use Application Site Plans
 Floor Plans Narrative Flow Calculations

Project Info Project Name: Allegheny City Brewing
Address: East Ohio Street & Emlin Alley Pittsburgh, PA 15212

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

Has the lot previously received DEP sewage planning approval? YES NO

Owner/Developer Firm Name: Allegheny City Brewing
Address: 507 Foreland Street Pittsburgh, PA 15212
Contact Name: Amy Yurkovich
Email: abyurk@gmail.com
Phone Number: 412-904-3732

Consultant Firm Name: J. R. Gales & Associates, Inc.
Address: 2704 Brownsville Road, Pittsburgh, PA 15227
Contact Name: Kimberly Gales-Dunn, P.E., P.L.S.
Email: kagales.gales.engineers@comcast.net
Phone Number: 412-885-8885

Flow Data

Type of Flow	Sanitary, gpd	Water, gpd
Project Flow	1,260	1,260
Existing Flow	0	0
Net Flow	1,260	1,260

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: _____

Signature: _____

Date: _____



WATER AND SEWER AVAILABILITY LETTER REQUEST

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

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

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

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

Information to be submitted by the Applicant:			
Property Owner Name:	Allegheny City Brewing		
Address of Property:	East Ohio Street & Emlin Alley		
Proposed Use of Site:	Brewery		
Closest street intersection to the property:	James Street		
Requester Information			
Name:	Steve Lehrman Jr.	Date of Request:	5/1/23
Address:	2704 Brownsville Road, Pittsburgh, PA 15227		
Phone Number:	412-885-8885		
Email Address:	slehrmanjr.gales.engineers@comcast.net		
Preferred Method of Delivery:	<input checked="" type="checkbox"/> Email <input type="checkbox"/> Mail		
PWSA Use Only:			
PWSA Water Service Available <input type="checkbox"/> Yes <input type="checkbox"/> No Size / Location: _____			
PWSA Sewer Service Available: <input type="checkbox"/> Yes <input type="checkbox"/> No Size / Location: _____			
Applicant must contact separate agency for water and/or sewer service: <input type="checkbox"/> Yes <input type="checkbox"/> No			
Name of separate agency: _____			
PWSA Approval: Signature and Date _____			
Name (printed) _____			
Title _____			

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

REPORT ON ALTERNATIVE ANALYSIS

ALTERNATIVE ANALYSIS

There currently are sanitary sewers available to service this project, which will provide a connection for the proposed brewery. The sewers have adequate capacity for the proposed development. The existing sanitary sewers are located on Emlin Alley. There is no alternative way to service this lot.

**PROPERTY
INFORMATION**

Parcel ID : 0023-5-00164-0000-00
Property Address : EMLIN ST
PITTSBURGH, PA 15212

Municipality : 123 23rd Ward - PITTSBURGH
Owner Name : NORTHSIDE LEADERSHIP
CONFERENCE INC

School District :	Pittsburgh	Neighborhood Code :	51C51
Tax Code :	Taxable	Owner Code :	Corporation
Class :	Commercial	Recording Date :	4/12/2017
Use Code :	VACANT COMMERCIAL LAND	Sale Date :	4/11/2017
Homestead* :	No	Sale Price :	\$100,000
Farmstead :	No	Deed Book :	16760
Clean And Green	No	Deed Page :	5
Other Abatement :	No	Lot Area :	1,707 SQFT
		SaleCode :	Multi-Parcel Sale

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

2023 Full Base Year Market Value		2023 County Assessed Value	
Land Value	\$700	Land Value	\$700
Building Value	\$0	Building Value	\$0
Total Value	\$700	Total Value	\$700

2022 Full Base Year Market Value		2022 County Assessed Value	
Land Value	\$700	Land Value	\$700
Building Value	\$0	Building Value	\$0
Total Value	\$700	Total Value	\$700

Address Information

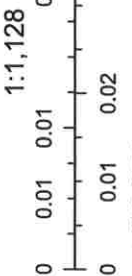
Owner Mailing : 1319 ALLEGHENY AVE FL 2ND
PITTSBURGH , PA 15233-1531

PIN: 0023S00164000000



April 28, 2023

- Municipalities
- Streets
- LotLines
- Parcels



Parcel ID : 0023-5-00164-0001-00
Property Address : E OHIO ST
PITTSBURGH, PA 15212

Municipality : 123 23rd Ward - PITTSBURGH
Owner Name : NORTHSIDE LEADERSHIP
CONFERENCE INC

School District :	Pittsburgh	Neighborhood Code :	51C51
Tax Code :	Taxable	Owner Code :	Corporation
Class :	Commercial	Recording Date :	4/12/2017
Use Code :	VACANT COMMERCIAL LAND	Sale Date :	4/11/2017
Homestead* :	No	Sale Price :	\$100,000
Farmstead :	No	Deed Book :	16760
Clean And Green	No	Deed Page :	5
Other Abatement :	No	Lot Area :	1,136 SQFT
		SaleCode :	Multi-Parcel Sale

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

2023 Full Base Year Market Value

2023 County Assessed Value

Land Value	\$9,100	Land Value	\$9,100
Building Value	\$0	Building Value	\$0
Total Value	\$9,100	Total Value	\$9,100

2022 Full Base Year Market Value

2022 County Assessed Value

Land Value	\$9,100	Land Value	\$9,100
Building Value	\$0	Building Value	\$0
Total Value	\$9,100	Total Value	\$9,100

Address Information

Owner Mailing : 1319 ALLEGHENY AVE FL 2ND
PITTSBURGH , PA 15233-1531

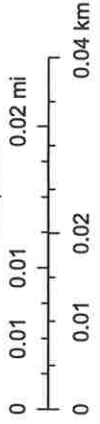
PIN: 0023S00164000100



April 28, 2023

- Municipalities
- LotLines
- Streets
- Parcels

1:1,128



Allegheny County 2012; 2010 Imagery

Parcel ID : 0023-S-00165-0000-00
 Property Address : E OHIO ST
 PITTSBURGH, PA 15212

Municipality : 123 23rd Ward - PITTSBURGH
 Owner Name : NORTHSIDE LEADERSHIP
 CONFERENCE INC

School District :	Pittsburgh	Neighborhood Code :	51C51
Tax Code :	Taxable	Owner Code :	Corporation
Class :	Commercial	Recording Date :	4/12/2017
Use Code :	VACANT COMMERCIAL LAND	Sale Date :	4/11/2017
Homestead* :	No	Sale Price :	\$100,000
Farmstead :	No	Deed Book :	16760
Clean And Green	No	Deed Page :	5
Other Abatement :	No	Lot Area :	986 SQFT
		SaleCode :	Multi-Parcel Sale

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

2023 Full Base Year Market Value		2023 County Assessed Value	
Land Value	\$7,900	Land Value	\$7,900
Building Value	\$0	Building Value	\$0
Total Value	\$7,900	Total Value	\$7,900

2022 Full Base Year Market Value		2022 County Assessed Value	
Land Value	\$7,900	Land Value	\$7,900
Building Value	\$0	Building Value	\$0
Total Value	\$7,900	Total Value	\$7,900

Address Information

Owner Mailing : 1319 ALLEGHENY AVE FL 2ND
 PITTSBURGH, PA 15233-1531

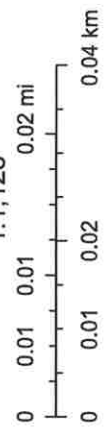
PIN: 0023S00165000000



April 28, 2023

1:1,128

- Municipalities
- LotLines
- Streets
- Parcels



Allegheny County 2012; 2010 Imagery

Data displayed on this map is for informational purposes only. It is not survey data.

Parcel ID : 0023-S-00165-000A-00
Property Address : EMLIN ST
PITTSBURGH, PA 15212

Municipality : 123 23rd Ward - PITTSBURGH
Owner Name : NORTHSIDE LEADERSHIP
CONFERENCE INC

School District :	Pittsburgh	Neighborhood Code :	51C51
Tax Code :	Taxable	Owner Code :	Corporation
Class :	Commercial	Recording Date :	4/12/2017
Use Code :	VACANT COMMERCIAL LAND	Sale Date :	4/11/2017
Homestead* :	No	Sale Price :	\$100,000
Farmstead :	No	Deed Book :	16760
Clean And Green	No	Deed Page :	5
Other Abatement :	No	Lot Area :	664 SQFT
		SaleCode :	Multi-Parcel Sale

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

2023 Full Base Year Market Value

2023 County Assessed Value

Land Value	\$300	Land Value	\$300
Building Value	\$0	Building Value	\$0
Total Value	\$300	Total Value	\$300

2022 Full Base Year Market Value

2022 County Assessed Value

Land Value	\$300	Land Value	\$300
Building Value	\$0	Building Value	\$0
Total Value	\$300	Total Value	\$300

Address Information

Owner Mailing : 1319 ALLEGHENY AVE FL 2ND
PITTSBURGH, PA 15233-1531

PIN: 0023S00165000A00



April 28, 2023

- Municipalities
- LotLines
- Streets
- Parcels

1:1,128



Allegheny County 2012; 2010 Imagery

Parcel ID : 0023-5-00166-0000-00
Property Address : E OHIO ST
PITTSBURGH, PA 15212

Municipality : 123 23rd Ward - PITTSBURGH
Owner Name : NORTHSIDE LEADERSHIP
CONFERENCE INC

School District :	Pittsburgh	Neighborhood Code :	51C51
Tax Code :	Taxable	Owner Code :	Corporation
Class :	Commercial	Recording Date :	4/12/2017
Use Code :	VACANT COMMERCIAL LAND	Sale Date :	4/11/2017
Homestead* :	No	Sale Price :	\$100,000
Farmstead :	No	Deed Book :	16760
Clean And Green	No	Deed Page :	5
Other Abatement :	No	Lot Area :	757 SQFT
		SaleCode :	Multi-Parcel Sale

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

2023 Full Base Year Market Value		2023 County Assessed Value	
Land Value	\$6,100	Land Value	\$6,100
Building Value	\$0	Building Value	\$0
Total Value	\$6,100	Total Value	\$6,100
2022 Full Base Year Market Value		2022 County Assessed Value	
Land Value	\$6,100	Land Value	\$6,100
Building Value	\$0	Building Value	\$0
Total Value	\$6,100	Total Value	\$6,100

Address Information

Owner Mailing : 1319 ALLEGHENY AVE FL 2ND
PITTSBURGH , PA 15233-1531

PIN: 0023S00166000000



1:564
0 0.01 0.01 mi
0 0.01 0.01 0.02 km
Allegheny County 2012; 2010 Imagery

April 28, 2023
Municipalities LotLines
Streets Parcels

Data displayed on this map is for informational purposes only. It is not survey 2020

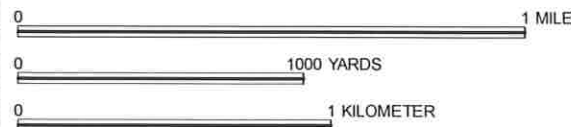
LOCATION
MAP



Declination



SCALE 1:24000



Name: PITTSBURGH WEST
Date: 04/28/23
Scale: 1 inch = 2,000 ft.

Location: 040° 27' 13.43" N 080° 00' 02.06" W

5-1-23
DATE
RESIDENTIAL PROFESSIONAL ENGINEER P.E. - P.A.S.
Wesley Adams, P.E.

NOTE:
1. THE ABOVE EXISTING ACCOUNT NUMBERS
2. THE BUILDING WILL NOT BE SPRINKLED.
3. ALL SANITARY SEWER PIPES ARE 8" DIAM.



SERIAL NO. 2023089725

NOTE: The utilities shown are shown on utility location maps, and information provided by the PA One Call System. Call PA One Call at 811 or 1-800-342-3776 for free for official field utility locations.

PROJECT FLOW, GPD	EXISTING FLOW, GPD	NET FLOW, GPD
400	0	400

TYPE	SIZE	QUANTITY	DOMESTIC FLOW, GPD	DOMESTIC PRESSURE, PSI	FIRE SYSTEM FLOW, GPD	FIRE SYSTEM PRESSURE, PSI
1" POSITIVE DISPLACEMENT	1"	1	20	62	N/A	N/A

METER SIZE: 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

THE FOLLOWING WATER & SEWER AUTHORITY APPROVAL BLOCKS TO BE COMPLETED BY THE APPLICANT AND PROVIDED ON EACH SHEET WITHIN THE JOB SET (Check all that apply)

- NEW WATER CONNECTIONS
- REUSE EXISTING WATER CONNECTIONS
- TERMINATE EXISTING WATER CONNECTIONS
- TERMINATE EXISTING SEWER CONNECTIONS
- PRIVATE CONSTRUCTION OF PUBLIC FACILITIES

To be completed by the P/E (As required for ALL approvals)

REVIEWER, DEPT. OF ENGINEERING AND CONSTRUCTION

SEWER PROJECT MANAGER, DEPT. OF ENGINEERING AND CONSTRUCTION

DIRECTOR OF OPERATIONS

(Required for Private Construction of Public Facilities ONLY)

DIRECTOR, DEPT. OF ENGINEERING AND CONSTRUCTION

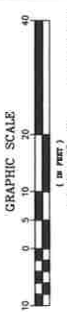
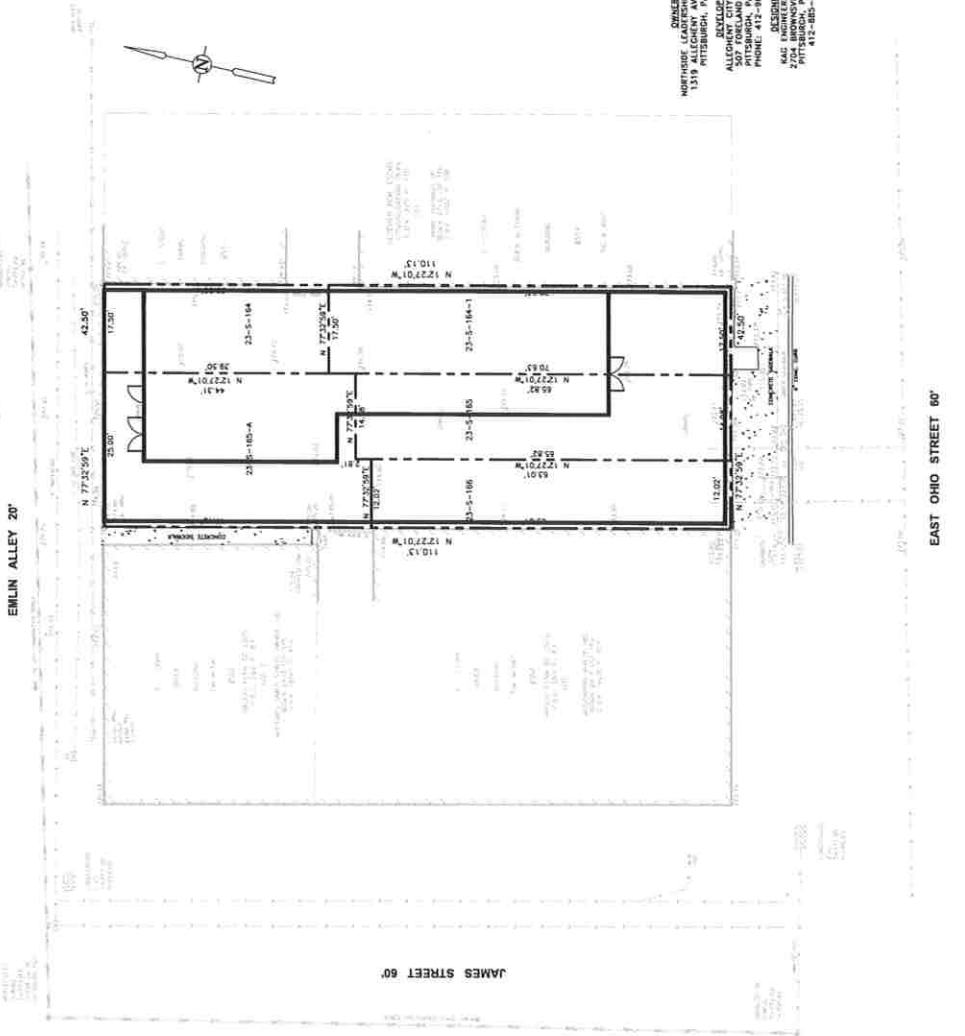
PWSM PROJECT NUMBER

TAP C RECORD NUMBER

The P/E shall provide an affidavit certifying that the work shown on this plan set complies with the applicable codes and standards. These codes and standards are the Pennsylvania Uniform Construction Code (UPCC) and the applicable regulations and provisions for obtaining water and sewer service.

TYPE	SIZE	QUANTITY	DOMESTIC FLOW, GPD	DOMESTIC PRESSURE, PSI	FIRE SYSTEM FLOW, GPD	FIRE SYSTEM PRESSURE, PSI
1" POSITIVE DISPLACEMENT	1"	1	20	62	N/A	N/A

METER SIZE: 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



EMLIN ALLEY 20'

JAMES STREET 60'

EAST OHIO STREET 60'

PROJECT INFORMATION:
NORTHSHORE LAGERBREW CONFERENCE
1319 ALLEGHENY, PA 15122
PITTSBURGH, PA 15112
ALLEGHENY CITY BREWING
PITTSBURGH, PA 15112
PHONE: 412-394-3332

OWNER:
NORTHSHORE LAGERBREW CONFERENCE
1319 ALLEGHENY, PA 15122
PITTSBURGH, PA 15112
PHONE: 412-394-3332

DESIGNER:
K&L ENGINEERING, INC.
2704 BRONNVILLE ROAD
PITTSBURGH, PA 15112
PHONE: 412-955-3838

1 inch = 10 feet

COMPLETENESS
CHECKLIST



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

Completeness Checklist

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

Sewage Collection and Treatment Facilities

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

Municipal Action

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

Signature of Municipal Official

Date submittal determined complete