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*Engineering Land Surveyors*

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## **Sewage Facilities Planning Module Fifth and Halket Innovation Research Tower Job # 12753-2**

Prepared For

**Walnut Capital – Fifth LP**

5500 Walnut Street

Suite 200

Pittsburgh, PA 15232

Location

**3396 Fifth Avenue**

**4<sup>th</sup> Ward, City of Pittsburgh**

**Allegheny County, Pennsylvania 15213**

**Date Prepared**

**May 2021**





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**SEWAGE FACILITIES PLANNING MODULE**  
**Fifth and Halket Innovation Research Tower**  
**TRANSMITTAL LETTER TO PADEP**





**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)

Date \_\_\_\_\_

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Dear Sir/Madam:

Attached please find a completed sewage facilities planning module prepared by Thomas Taylor

(Name)

Senior Project Manager for Walnut Capital-Fifth LP

(Title)

(Name)

a subdivision, commercial ,or industrial facility located in 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





**SEWAGE FACILITIES PLANNING MODULE**  
**Fifth and Halket Innovation Research Tower**  
**RESOLUTION FOR PLAN REVISION FOR NEW LAND DEVELOPMENT**



Resolution No. \_\_\_\_\_

CITY OF PITTSBURGH

Introduced: Bill No:

Committee: Intergovernmental Affairs Committee Status:

Sponsored by:

Resolution adopting Plan Revision to the City of Pittsburgh's Official Sewage Facilities Plan for Walnut Capital-Fifth LP, 5500 Walnut Street, Suite 200, Pittsburgh, PA 15232

**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**, Walnut Capital-Fifth LP has proposed the development of a parcel of land identified as Fifth and Halket Innovation Research Tower, 3396 Fifth Avenue, Pittsburgh, PA 15213, Allegheny County, at block and lot 28-E-019, lot 28-E-025, lot 28-E-026, lot 28-E-028, lot 28-E-029, and lot 28-E-030, in the 4<sup>th</sup> Ward of the City of Pittsburgh and described in the attached Sewage Facilities Planning Module (the "Planning Module") for land development and proposes that project be served by a sewer tap-in to the City of Pittsburgh sewage systems; and

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

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

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

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

Said Planning Module includes the proposed Fifth and Halket Innovation Research Tower 3396 Fifth Avenue, Pittsburgh, PA 15213, Allegheny County, at block and lot 28-E-019, lot 28-E-025, lot 28-E-026, lot 28-E-028, lot 28-E-029, and lot 28-E-030, in the 4<sup>th</sup> Ward of the City of Pittsburgh.

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

**Effective Date:** \_\_\_\_\_

**Passed in Council:** \_\_\_\_\_

**Approved:** \_\_\_\_\_

**Recorded in R.B. \_\_\_ page \_\_\_\_\_ in City Clerk's Office.**

**SEWAGE FACILITIES PLANNING MODULE**  
**Fifth and Halket Innovation Research Tower**  
**COMPLETENESS CHECKLIST**



## Checklist



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

## Completeness Checklist

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

### Sewage Collection and Treatment Facilities

- Name and Address of land development project.
- U.S.G.S. 7.5 minute topographic map with development area plotted.
- Project Narrative.
- Letter from water company (if applicable).
- Alternative Analysis Narrative.
- Details of chosen financial assurance method.
- NA  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.
- NA  Permeability information (if applicable).
- NA  Preliminary hydrogeology (if applicable).
- NA  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

*Thomas Taylor*

Signature of ~~Municipal Official~~  
Preparer

**5-4-2021**

Date submittal determined complete





**SEWAGE FACILITIES PLANNING MODULE**  
**Fifth and Halket Innovation Research Tower**  
**COMPONENT 3: SEWAGE COLLECTION AND TREATMENT FACILITIES MODULE**





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

## SEWAGE FACILITIES PLANNING MODULE

### Component 3. Sewage Collection and Treatment Facilities

*(Return completed module package to appropriate municipality)*

DEP USE ONLY				
DEP CODE #	CLIENT ID #	SITE ID #	APS ID #	AUTH ID #
02002-21-006				

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 Fifth and Halket Innovation Research Tower

---

2. Brief Project Description 10 story building consisting of Offices, research laboratories and retail space on the first floor.

#### 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			Sr.EnvironmentalPlanner
Additional Individual Last Name	First Name	MI	Suffix	Title

Municipality Mailing Address Line 1	Mailing Address Line 2		
Dept. of City Planning	200 Ross Street, 4th floor		
Address Last Line -- City	State	ZIP+4	
Pittsburgh	PA	15219	
Area Code + Phone + Ext.	FAX (optional)	Email (optional)	
412-255-2516		martina.battistone@pittsburghpa.gov	

**C. SITE INFORMATION** (See Section C of instructions)

**Site (Land Development or Project) Name**

Fifth and Halket Innovation Research Tower

Site Location Line 1  
3396 Fifth Avenue

Site Location Line 2

Site Location Last Line -- City  
Pittsburgh

State  
PA

ZIP+4  
15213

Latitude  
40°26'20.24"N

Longitude  
79°57'43.50"W

Detailed Written Directions to Site Take PA-28 S for 1.4 miles then take exit 1A for I-579 S / I-376 E. Continue onto I-579 S then take exit toward I-376 E Oakland. Continue onto Boulevard of the Allies. Exit onto Forbes Ave. Turn left onto Halket Street. Turn left onto Fifth Avenue.

Description of Site The site consists of 6 consolidated lots where 5 individual structures stood before demolition for this project. The site is surrounded on 3 of the 4 sides by 5<sup>th</sup> Avenue, Halket Street and Eulery Way.

**Site Contact (Developer/Owner)**

Last Name	First Name	MI	Suffix	Phone	Ext.
Reidbord	Todd			412-683-3810	

Site Contact Title	Site Contact Firm (if none, leave blank)
President	Walnut Capital

FAX	Email
	treidbord@walcap.com

Mailing Address Line 1	Mailing Address Line 2
5500 Walnut Street	Suite 200

Mailing Address Last Line -- City	State	ZIP+4
Pittsburgh	PA	15232

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

Last Name	First Name	MI	Suffix
Taylor	Tom		

Title	Consulting Firm Name
Senior Project Manager	Hampton Technical Associates

Mailing Address Line 1	Mailing Address Line 2
35 Wilson Street	Suite 201

Address Last Line -- City	State	ZIP+4	Country
Pittsburgh	PA	15223	

Email	Area Code + Phone	Ext.	Area Code + FAX
thomast@hampton-tech.net	412-781-9660	214	

**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 and Sanitary 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 \_\_\_\_\_

Connections 2 \_\_\_\_\_

Name of:

existing collection or conveyance system Halket Street - Gravity Main \_\_\_\_\_

owner PWSA \_\_\_\_\_

existing interceptor Monongahela \_\_\_\_\_

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 Wood's Run (WWTP) \_\_\_\_\_

NPDES Permit Number for existing facility 25984 \_\_\_\_\_

Clean Streams Law Permit Number \_\_\_\_\_

Location of discharge point for a new facility. Latitude 402837    Longitude 800244 \_\_\_\_\_

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 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 (Allegheny County Sanitary Authority) \_\_\_\_\_

Name of Responsible Agent \_\_\_\_\_

Agent Signature [Signature] \_\_\_\_\_ Date 2/9/2021 \_\_\_\_\_

(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](http://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](http://www.naturalheritage.state.pa.us), and all required supporting documentation is attached. I request DEP staff to complete the required PNDI search for my project. I realize that my planning module will be considered incomplete upon submission to the Department and that the DEP review will not begin, and that processing of my planning module will be delayed, until a "PNDI Project Environmental Review Receipt" and all supporting documentation from jurisdictional agencies (when necessary) is/are received by DEP.

Applicant or Consultant Initials \_\_\_\_\_.

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

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

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

**1. Waters designated for Special Protection**

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

**2. Pennsylvania Waters Designated As Impaired**

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

**3. Interstate and International Waters**

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

**4. Tributaries To The Chesapeake Bay**

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

Name of Permittee Agency, Authority, Municipality \_\_\_\_\_

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

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

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

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

1. Project Flows 27730 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	2582507	9038773	23233	81317	53512	187291
Conveyance		<u>2.83 mgd</u>	<u>1.29</u>	<u>1.61 mgd</u>	<u>1.30</u>	<u>1.63 mgd</u>
Treatment	<u>209.3</u>	<u>250 mgd</u>	<u>209.3</u>	<u>250 mgd</u>	<u>219.7</u>	<u>295 mgd</u>

3. Collection and Conveyance Facilities

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

YES NO

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

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

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

b. Collection System

Name of Agency, Authority, Municipality Pittsburgh Water and Sanitary Authority (PWSA)

Name of Responsible Agent Barry King, PE, PMP

Agent Signature 

Date 1/8/2021



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

c. Conveyance System

Name of Agency, Authority, Municipality ALCOSAN (Allegheny County Sanitary Authority)

Name of Responsible Agent *M. D. Lukin*

Agent Signature *M. D. Lukin*

Date 2/9/2021

4. Treatment Facility

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

YES NO

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

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

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

- b. Name of Agency, Authority, Municipality ALCOSAN (Allegheny County Sanitary Authority)

Name of Responsible Agent *M. D. Lukin*

Agent Signature *M. D. Lukin*

Date 2/9/2021

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

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

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

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

**L. PERMEABILITY TESTING** (See Section L of instructions)

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

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

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

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

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

**O. SEWAGE MANAGEMENT** (See Section O of instructions)

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

Yes No

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

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

2. Project Flows \_\_\_\_\_ gpd

Yes No

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

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

**(For completion by non-municipal facility agent)**

4. Collection and Conveyance Facilities

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

Yes No

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

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

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

b. Collection System

Name of Responsible Organization \_\_\_\_\_

Name of Responsible Agent \_\_\_\_\_

Agent Signature \_\_\_\_\_

Date \_\_\_\_\_

c. Conveyance System

Name of Responsible Organization \_\_\_\_\_

Name of Responsible Agent \_\_\_\_\_

Agent Signature \_\_\_\_\_

Date \_\_\_\_\_

5. Treatment Facility

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

Yes No

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

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

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

- b. Name of Facility \_\_\_\_\_  
Name of Responsible Agent \_\_\_\_\_  
Agent Signature \_\_\_\_\_  
Date \_\_\_\_\_

**(For completion by the municipality)**

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

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

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

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

**Yes No**

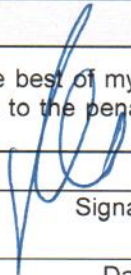
1.   Does the project propose the construction of a sewage treatment facility ?  
2.   Will the project change the flow at an existing sewage treatment facility by more than 50,000 gallons per day?  
3.   Will the project result in a public expenditure for the sewage facilities portion of the project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

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

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

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

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

Todd Reidbord	
Name (Print)	Signature
President	05/05/21
Title	Date
5500 Walnut Street; Suite 300; Pittsburgh, PA 15232	412-683-3810
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 \$ 3,500 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.

$$\#70 \quad \text{Lots (or EDUs)} \times \$50.00 = \$ 3500$$

The fee is based upon:

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

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

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

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

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

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



**SEWAGE FACILITIES PLANNING MODULE**  
**Fifth and Halket Innovation Research Tower**  
**SECTION 2.0 PLANNING REVIEW**





**SEWAGE FACILITIES PLANNING MODULE**  
**Fifth and Halket Innovation Research Tower**  
**COMPONENT 4A: MUNICIPAL PLANNING REVIEW**





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

Fifth and Halket Innovation Research Tower

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

1. Date plan received by municipal planning agency August 3, 20202. Date review completed by agency August 5, 2020

**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 Battistone</u> Title: <u>Senior Environmental Planner</u> Signature: <u><i>Martina Wolf Battistone</i></u> Date: <u>August 5, 2020</u> Name of Municipal Planning Agency: <u>City of Pittsburgh Dept. of City Planning</u> Address <u>200 Ross Street 4th Floor Pittsburgh, PA 15212</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.

**SEWAGE FACILITIES PLANNING MODULE**  
**Fifth and Halket Innovation Research Tower**  
**COMPONENT 4C: COUNTY OR JOINT HEALTH DEPARTMENT REVIEW – ACHD**





## 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

Fifth and Halket Innovation Research Tower

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

1. Date plan received by county or joint county health department August 3, 2020Agency name Allegheny County Health Department (ACHD)2. Date review completed by agency August 5, 2020

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

Yes No

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

If no, what are the inconsistencies? \_\_\_\_\_

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

If yes, describe \_\_\_\_\_

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

If yes, describe \_\_\_\_\_

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

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

Name: Freddie FieldsTitle: Environmental Health Engineer IIISignature: Freddie FieldsDate: August 5, 2020Name of County Health Department: ACHDAddress: 3901 Penn Avenue, Building #5, Pittsburgh, PA 15224-1318Telephone Number: 412-578-8046

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

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

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

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

COUNTY OF



ALLEGHENY

RICH FITZGERALD  
COUNTY EXECUTIVE

August 5, 2020

Thomas Taylor  
Hampton Technical Assoc., Inc.  
35 Wilson Street, Suite 201  
Pittsburgh, PA 15223

**RE: SEWAGE FACILITIES PLANNING MODULE; ALLEGHENY COUNTY  
Fifth and Halket Innovation Research Tower, City of Pittsburgh**

Dear Mr. Taylor:

Enclosed is a signed copy of Component 4C, County or Joint County Health Department Review, for the above-referenced development. This Planning Module Component was received on August 3, 2020. The project proposes the following:

Project Description:	Fifth and Halket Innovation Research Tower. Proposing to demolish 5 buildings on a 0.771 acres (6 lots) site and construct a new 10-story commercial building at the corner of Fifth Avenue and Halket Street housing retail spaces on the first floor, office and laboratory spaces on the rest of the building, and a parking garage for tenants and loading/receiving dock on the lower level located at 3342 - 3362 Fifth Avenue in the City of Pittsburgh, Allegheny County.
Sewage Flow:	27,730 GPD
Conveyance:	The flow from this site will be conveyed to the Pittsburgh Water & Sewer Authority (PWSA) collection system to ALCOSAN POC M-19W to the Monongahela River interceptor and then to the ALCOSAN Treatment Plant at Woods Run.
Sewer's Owner:	PWSA (collection) and ALCOSAN (interceptor)
Name of Sewage Treatment Plant:	ALCOSAN

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



DEBRA BOGEN, MD, DIRECTOR  
ALLEGHENY COUNTY HEALTH DEPARTMENT

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



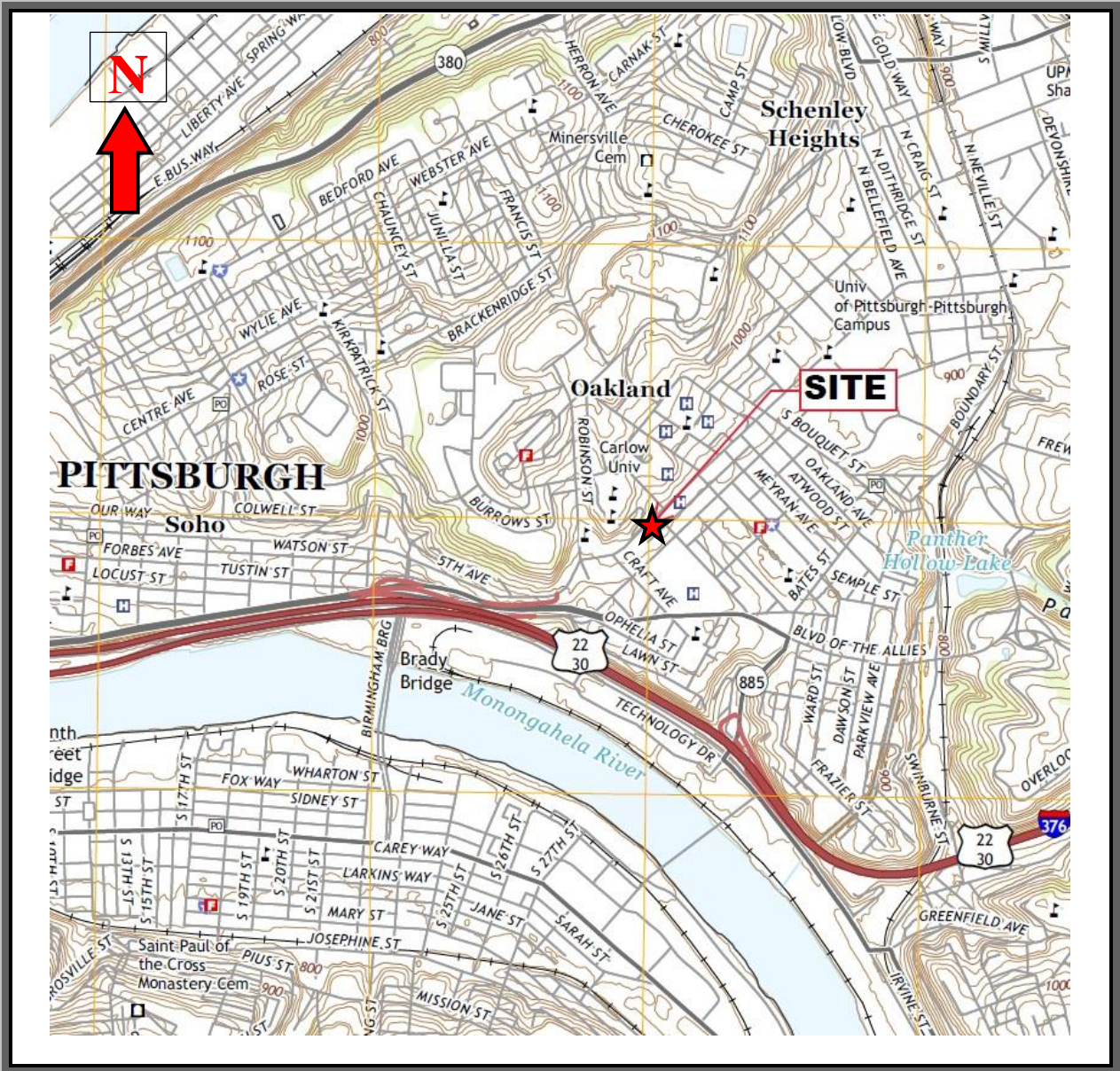


**SEWAGE FACILITIES PLANNING MODULE**  
**Fifth and Halket Innovation Research Tower**  
**SECTION 3.0 REFERENCES**



**SEWAGE FACILITIES PLANNING MODULE**  
**Fifth and Halket Innovation Research Tower**  
**EXHIBITS**





Pittsburgh East, PA Quadrangle  
Scale: N.T.S.

**Fifth and Halket Innovation Research Tower**  
3396 Fifth Avenue, Pittsburgh, Allegheny County, PA

HTA Project No. 12753-2

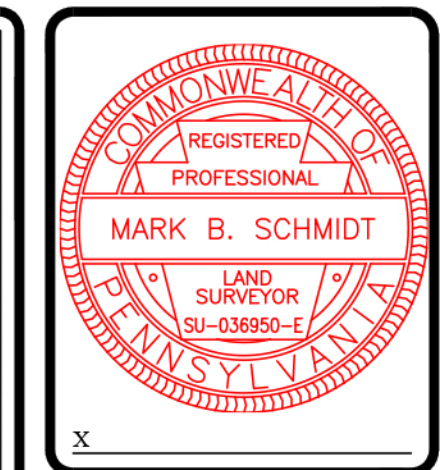
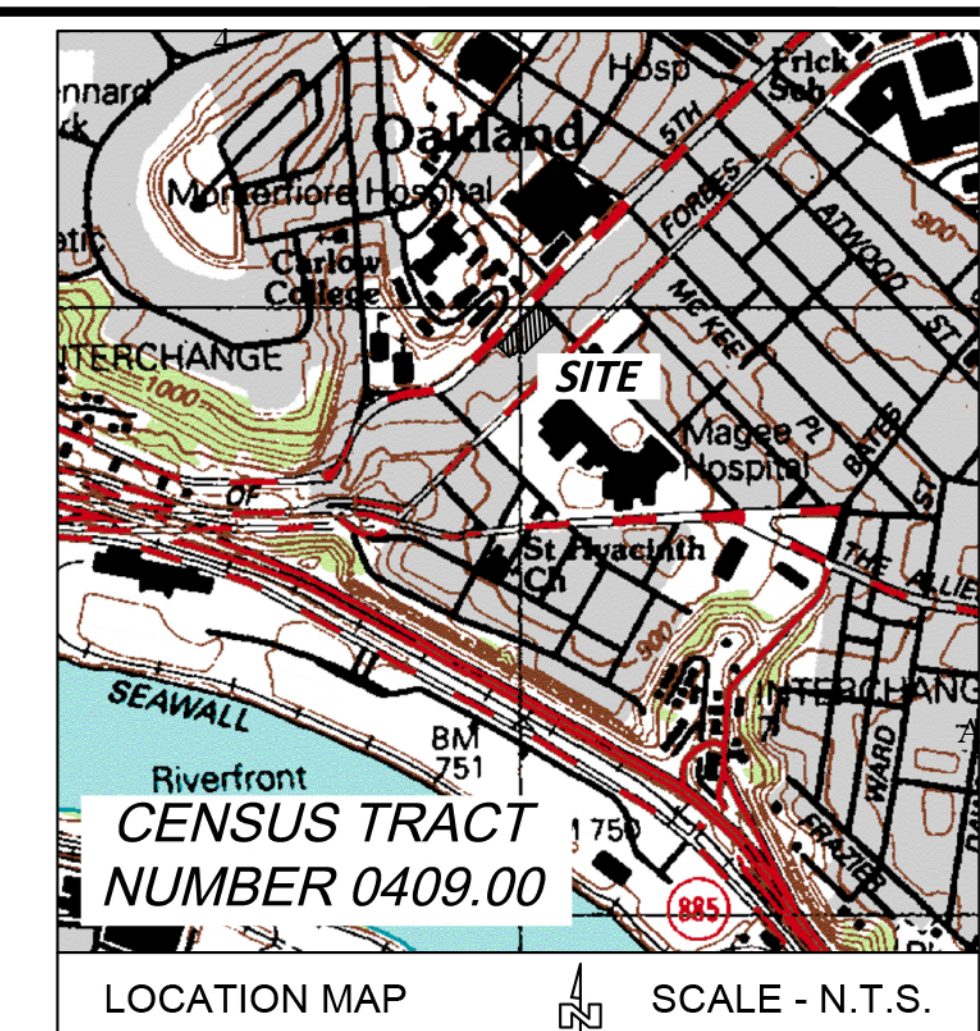
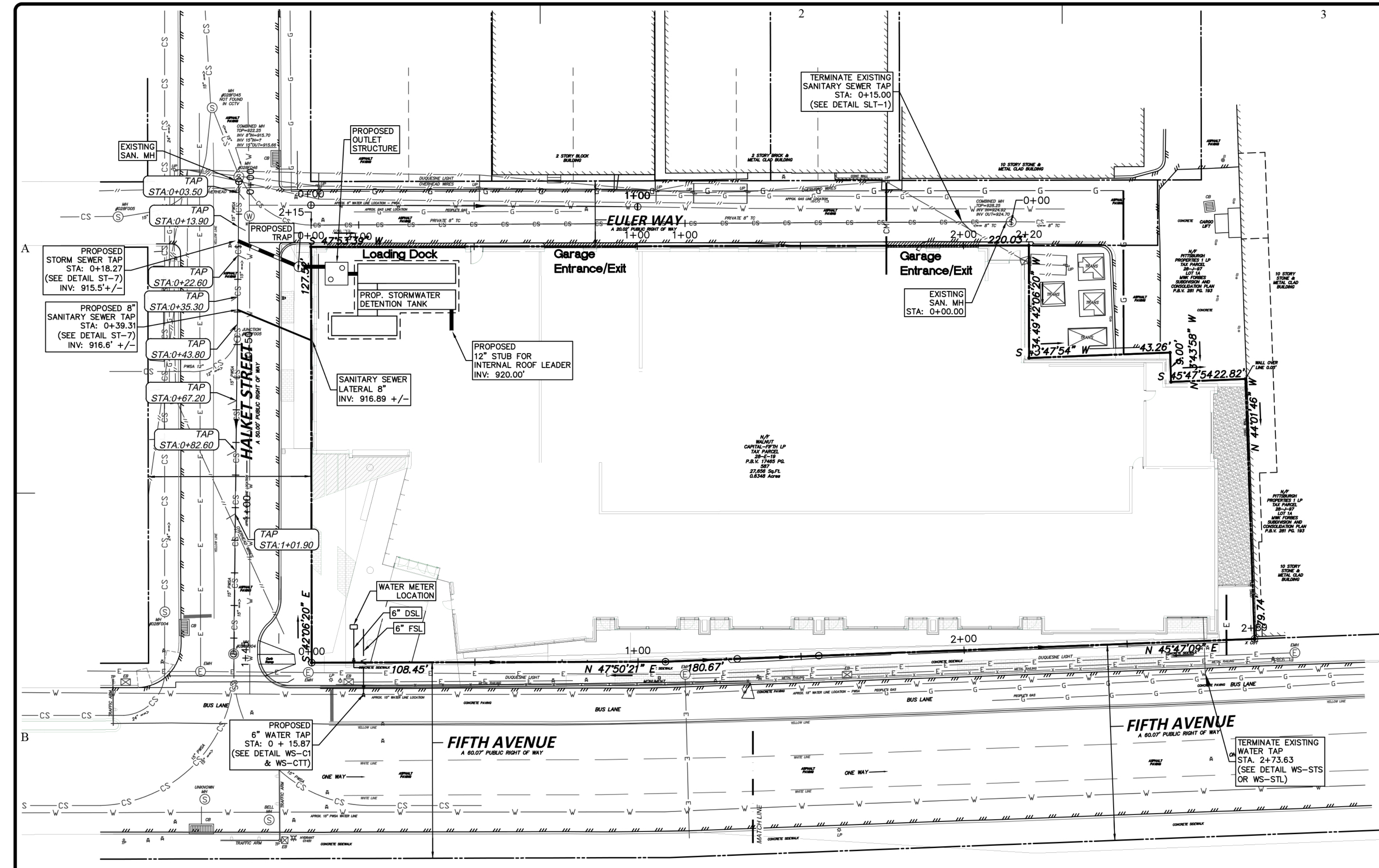
**FIGURE 1 - U.S.G.S. SITE LOCATION MAP**



**SEWAGE FACILITIES PLANNING MODULE**  
**Fifth and Halket Innovation Research Tower**  
**DRAWINGS**







**CALL BEFORE YOU DIG!**  
 PENNSYLVANIA LAW REQUIRES  
 3 WORKING DAYS NOTICE FOR  
 CONSTRUCTION PHASE AND 10 WORKING  
 DAYS IN DESIGN STAGE - STOP CALL

**FLOOD INFORMATION**  
 ZONE X - AREAS OF MINIMAL FLOOD HAZARD

**SEWER TAP TABULATIONS**  
 0 EXISTING TAP  
 5 EXISTING TAPS PROPOSED FOR TERMINATION  
 0 EXISTING WYE TAP PROPOSED FOR USE  
 1 NEW TAPS PROPOSED  
 1 TAPS PROPOSED TOTAL

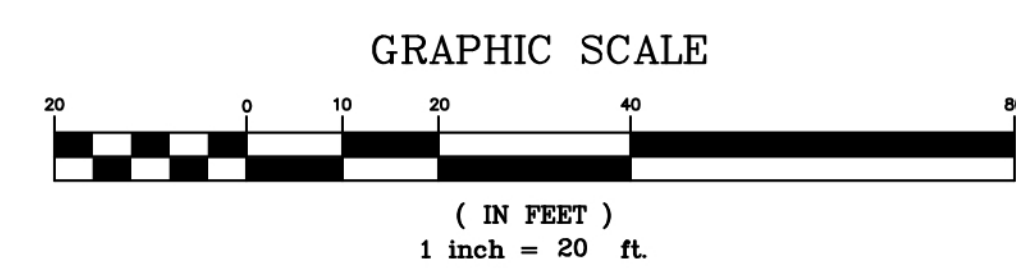
**WATER TAP TABULATIONS**  
 0 EXISTING TAP  
 6 EXISTING TAPS PROPOSED FOR TERMINATION  
 0 EXISTING TAP PROPOSED FOR USE  
 1 NEW TAPS PROPOSED  
 1 TAPS PROPOSED TOTAL

Corporate Office  
 123 Ridge Road, Suite B  
 Valencia, PA 16059  
 PHONE: (724) 625-4544  
 FAX: (724) 625-4549

NO.	DESCRIPTION	DATE
1	Budget Update	11/05/19
2	Mapport CD	12/04/19
3	PWSA Submission	5-13-2020
4	PWSA Tap-in Submission	8-21-2020
5	PWSA Tap-in Submission	12-9-2020
6	PWSA Tap-in Submission	1-29-2021
7	PWSA Tap-in Submission	1-08-2021

**PROPOSED LEGEND**

W	WATER SERVICE
SN	SANITARY SEWER
G	GAS SERVICE LINE
E	ELECTRIC SERVICE LINE
ST	STORM SEWER
CM	COMMUNICATIONS SERVICE LINE



**LEGEND**

—	OVERHEAD ELECTRIC LINE	CS	COMBINED SEWER LINE
—	UNDERGROUND ELECTRIC	MH	MANHOLE
UP	UTILITY POLE	CO	CLEANOUT, VENT
GW	GUIDE WIRE	ST	STORM SEWER
EM	ELECTRIC METER/BOX	STMH	STORM MANHOLE
TRANS	ELECTRIC TRANSFORMER	CB	CATCH BASIN
LP	LIGHT POLE	YD	YARD DRAIN
GL	GAS LINE	EW	END WALL
GV	GAS VALVE	CMH	COMMUNICATION MANHOLE
GM	GAS METER	CBX	COMMUNICATION BOX
WL	WATER LINE	CL	COMMUNICATION LINE
WB	WATER BOX	EP	EDGE OF PAVEMENT
WV	WATER VALVE	SM	SURVEY MARKERS
PH	HYDRANT	BH	BORE HOLES
		B	BOLLARDS

**PEAK DAILY FLOW DEMANDS**  
 To be completed by the Applicant:

TYPE OF FLOW	SANITARY, GPD	WATER, GPD	STORM, CFS
PROJECT FLOW			<b>4,249 CFS</b>
EXISTING FLOW			<b>4,249 CFS</b>
NET FLOW	<b>19,620 GPD</b>	<b>19,620 GPD</b>	NOT REQUIRED
PWSA W&S USE APPROVAL DATE (If required)	<b>9-17-2020</b>		
DEP SFPM APPROVAL DATE (If required)			

**HYDRANT FLOW TEST RESULTS**  
 To be completed by the Applicant:

DATE OF TEST **10-2-2019**

HYDRANT PERMIT NUMBER **19-162**

PERFORMED BY **Kevin Kelso**  
 Preferred Inspection  
 Testing Maintenance

**FLOW HYDRANT**

HYDRANT NUMBER **C647**

LOCATION **Corner of Halket St. & Forbes Ave.**

FLOW OBSERVED, GPM **870 gpm**

**PRESSURE HYDRANT**

HYDRANT NUMBER **C645**

LOCATION **5th Avenue near Halket St.**

STATIC PRESSURE, PSI **40 psi**

RESIDUAL PRESSURE, PSI **40 psi**

**CALCULATIONS**

PROJECTED FLOW AT 20 PSI, GPM \_\_\_\_\_

**FIRE SUPPRESSION NOTES**

1. THE PWSA UNDERSTANDS THAT THE PROPOSED FIRE SUPPRESSION SYSTEM INCLUDES A FIRE PUMP THAT REQUIRES A MINIMUM PRESSURE OF 40 PSI, AND THAT THE HYDRANT FLOW TESTS REVEALED A RESIDUAL PRESSURE OF 40 PSI AT FIRE HYDRANT C645. APPROVAL OF THIS PLAN IS LIMITED TO THE WAYS AND MEANS OF CONNECTION, AND DOES NOT REPRESENT ANY GUARANTEE THAT THE REQUIRED PRESSURES WILL BE AVAILABLE ON HALKET STREET.

**City of Pittsburgh Only**

Please be advised of the following requirements for installing fire service (Underground) mains and their appurtenances in the City of Pittsburgh. A permit must be obtained from the Department of Permits, Licenses, and Inspections (PLI), prior to installing the underground fire service main. Application for this permit must be made by the contractor, that is registered with the City, and must include 3 sets of the "Water Tap-In" Plans bearing the approval stamp of PWSA. Once the drawings have been reviewed, approved, and the permit issued; all required thrust blocking must be inspected, for compliance with NFPA 13, by a City Building Inspector before it is backfilled. A "Contractor's Material and Test Certificate for Underground Piping" must then be completed, and given to the City approved Fire Inspector that is hired to witness the flush and hydrostatic tests. They will then forward the test results to PLI.

**FAILURE TO COMPLY MAY RESULT IN FINES AND/OR A STOP WORK ORDER.**

**NOTE:** Permit for the interior sprinkler/standpipe system will not be issued until all underground installations have been inspected, and approved.

To contact BBI, call (412) 251-2181.

**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 \_\_\_\_\_

TAP C RECORD NUMBER \_\_\_\_\_

- TAP-IN NOTES:**
- ALL TAP-IN TO BE COMPLETED IN ACCORDANCE WITH PWSA STANDARDS PER THEIR PROCEDURE MANUAL FOR DEVELOPERS DATED JANUARY 2018.
  - ALL PLUMBING TO BE COMPLETED IN ACCORDANCE WITH ALLEGHENY COUNTY PLUMBING CODE.
  - REFER TO PWSA PRIVATE CONSTRUCTION PLANS FOR WATER LATERAL LOCATIONS.
  - REFER TO DUQUESNE LIGHT DRAWING FOR REMOVAL AND RELOCATION OF ELECTRIC UTILITIES.

**WALNUT CAPITAL - FIFTH, LP**

5th & Halket Innovation Research Tower  
 3362, 3356, 3358, 3361 & 3342 5th AVENUE  
 PITTSBURGH, PA 15213

SCALE: 1"=20' SHEET ACCESSION NO. C- DATE: 11-05-2019 1 OF 2 CASE NO.

**DRAWING ORIENTATION**

**PROJECT TITLE:**  
**PWSA Tap-in / Termination Plan**  
**5th & Halket Innovation Research Tower**  
**4th Ward City of Pittsburgh - Allegheny County**

CUSTOMER NAME & ADDRESS:  
 Walnut Capital - Fifth LP  
 5500 Walnut St., Ste 200 - Pittsburgh - PA - 15232

DRAWN BY: **jn / dms** CHECKED BY: **cms**

CAD FILE: **19-12753-2.dwg**

HORIZ. SCALE: **1" = 20'** VERT. SCALE: \_\_\_\_\_

SHEET: \_\_\_\_\_ OF \_\_\_\_\_

**SFPM**

PROJECT #: **19-12753-2**



**SEWAGE FACILITIES PLANNING MODULE**  
**Fifth and Halket Innovation Research Tower**  
**APPENDICES**



**SEWAGE FACILITIES PLANNING MODULE**  
**Fifth and Halket Innovation Research Tower**  
**APPENDIX A: AVAILABILITY OF WATER SUPPLY**



September 27, 2019

Tom Taylor  
Hampton Technical Associates  
35 Wilson Street, Suite 201  
Pittsburgh, PA 15223

**RE: Water and Sewer Availability**  
3342, 3356, 3358, 3361, 3362 Fifth Avenue

Dear Mr. Taylor:

In response to your inquiry on 9/25/2019 concerning water and sewer availability for the area referenced above, please be advised that both water and sewers are available near the site, and water and sewer service will be provided in accordance with the policies and procedures of the Pittsburgh Water and Sewer Authority.

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

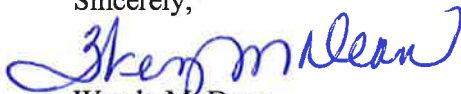
Please note that the Authority in no way guarantees that the available lines have the capacity or pressure adequate for your project's needs. It is the responsibility of the project developer, design consultant, and/or architects to determine, at their expense, the adequacy of the existing water system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

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

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

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

Sincerely,



Wendy M. Dean  
Engineering Tech II

cc: PWSA File



# PITTSBURGH WATER AND SEWER AUTHORITY

## WATER AND SEWER AVAILABILITY LETTER REQUEST FORM

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.

<b>Information to be submitted by the Applicant:</b>			
Property Owner Name:	Walnut Capital - Fifth Halket, LP		
Address of Property:	3342, 3356, 3358, 3361, 3362 Fifth Avenue, Pittsburgh PA 15213 - 4th Ward		
Proposed Use of Site:	Office		
Closest street intersection to the property:	5th Avenue and Halket Street		
Requestor Name:	Tom Taylor - Hampton Technical Associates	Date of Request:	3-14-2019
Requestor Address:	35 Wilson Street, Suite 201, Pittsburgh PA 15223		
Requestor Phone Number:	412-781-9660		

Please submit the completed form to:

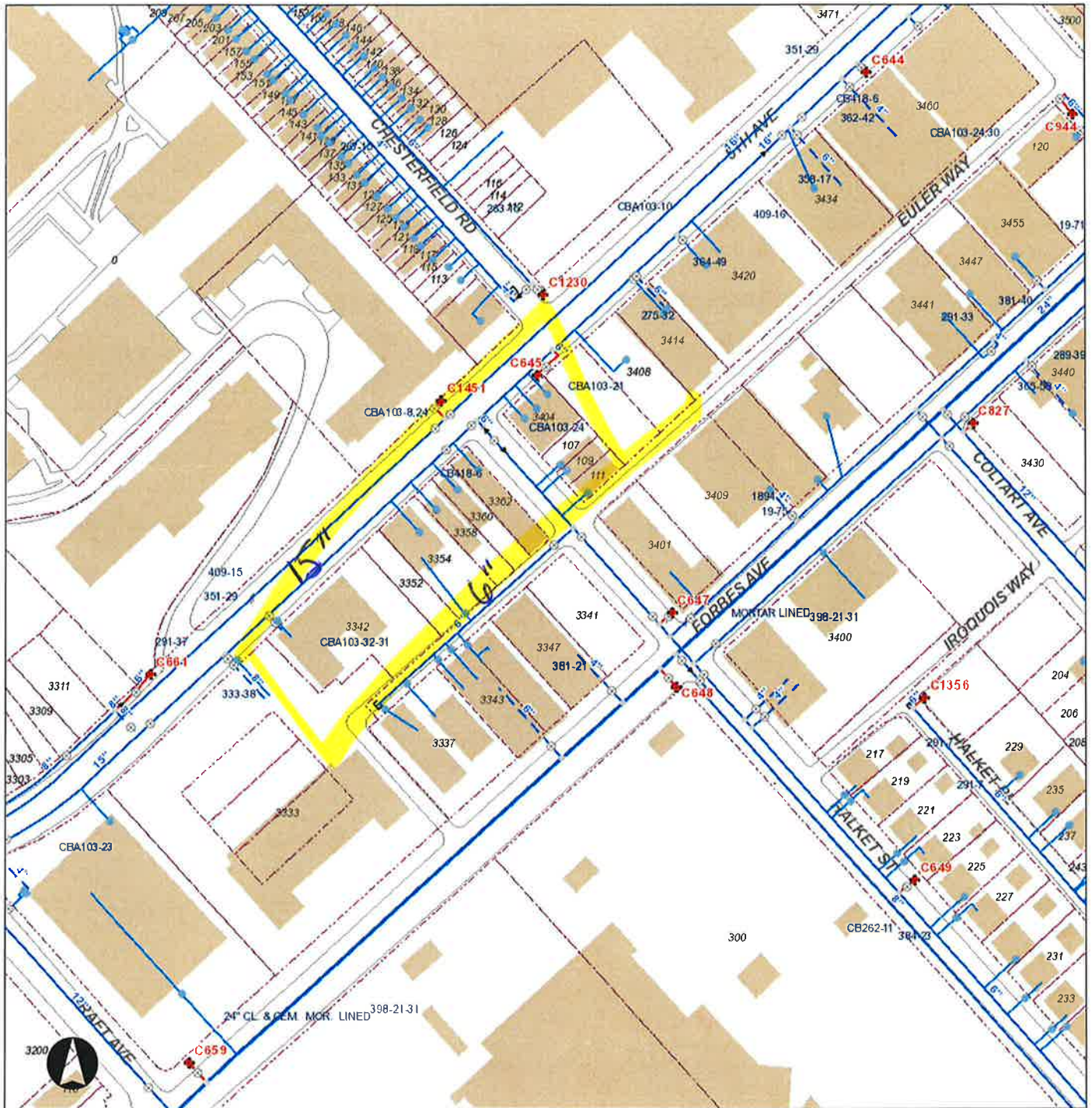
Pittsburgh Water and Sewer Authority  
1200 Penn Avenue  
Pittsburgh, PA 15222  
Attn: Permits  
(permitinfo@pgh2o.com)

<b>PWSA Use Only:</b>			
PWSA Water Service Available:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Water Size / Location:	15" Fifth ave, 6" Euler Way
PWSA Sewer Service Available:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Sewer Size / Location:	15" Fifth ave, 15" Halket St.
Applicant must contact separate agency for water and/or sewer service:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
Name of separate agency:	_____		
PWSA Approval Authority:	Signature and Date	[Signature] 9-27-19	
	Name (printed)	Wendy M. Dean	
	Title	Engineering Tech II	

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

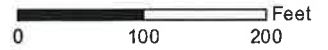


# 3342, 3356, 3358, 3361, 3361 Fifth Avenue - Water



## Legend

- |                         |                    |                          |
|-------------------------|--------------------|--------------------------|
| Meter                   | Water Manhole      | Outfall                  |
| Pump                    | Rising Main        | End Cap                  |
| Hydrant                 | Supply Main        | Sewer Pump Station       |
| Hydrant- Out of Service | Transmission Main  | Combined Sewer           |
| System Valve            | Distribution Main  | Sanitary Sewer           |
| Dividing Pressure Valve | Hydrant Branch     | Storm Sewer              |
| Cap                     | Private Main       | Regulated Combined Sewer |
| Tee or Cross            | Water Service Line | Overflow Sewer           |
| Reducer                 | Manhole            | Interceptor              |
| Coupling                | Junction           | Sewer Force Main         |
| Wash Out                | Inlet              | Private Sewer            |
|                         | Private Inlet      | Undefined 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.



**SEWAGE FACILITIES PLANNING MODULE**  
**Fifth and Halket Innovation Research Tower**  
**APPENDIX B: SEWAGE AVAILABILITY OF CAPACITY & ALLOCATION**



September 27, 2019

Tom Taylor  
Hampton Technical Associates  
35 Wilson Street, Suite 201  
Pittsburgh, PA 15223

**RE: Water and Sewer Availability**  
3342, 3356, 3358, 3361, 3362 Fifth Avenue

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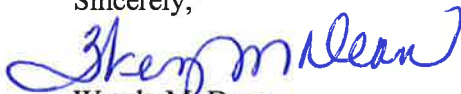
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Sincerely,



Wendy M. Dean  
Engineering Tech II

cc: PWSA File



# PITTSBURGH WATER AND SEWER AUTHORITY

## WATER AND SEWER AVAILABILITY LETTER REQUEST FORM

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Requestor Phone Number:	412-781-9660		

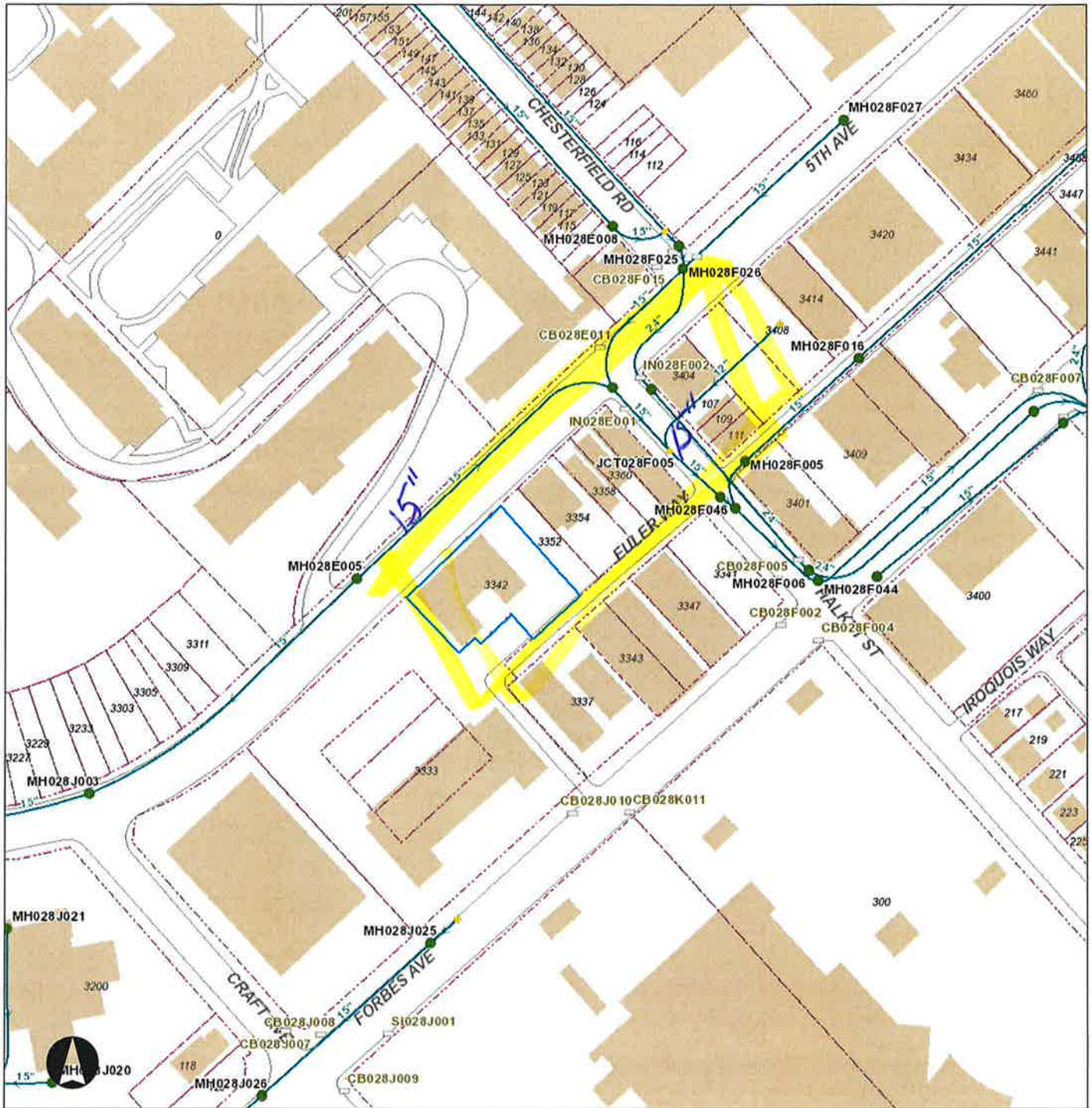
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Pittsburgh Water and Sewer Authority  
1200 Penn Avenue  
Pittsburgh, PA 15222  
Attn: Permits  
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Applicant must contact separate agency for water and/or sewer service:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
Name of separate agency:	_____		
PWSA Approval Authority:	Signature and Date	_____ 9-27-19	
	Name (printed)	Wendy M. Dean	
	Title	Engineering Tech II	

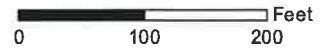
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# 3342, 3356, 3358, 3361, 3361 Fifth Avenue - Sewer



## Legend

- |                           |                      |                            |
|---------------------------|----------------------|----------------------------|
| ● Meter                   | ○ Water Manhole      | ⊕ Outfall                  |
| ⊠ Pump                    | — Rising Main        | ⊕ End Cap                  |
| ⊕ Hydrant                 | — Supply Main        | ■ Sewer Pump Station       |
| ⊕ Hydrant- Out of Service | — Transmission Main  | → Combined Sewer           |
| ⊕ System Valve            | — Distribution Main  | → Sanitary Sewer           |
| ⊕ Dividing Pressure Valve | — Hydrant Branch     | → Storm Sewer              |
| ⊠ Cap                     | — Private Main       | → Regulated Combined Sewer |
| ⊕ Tee or Cross            | — Water Service Line | → Overflow Sewer           |
| ⊕ Reducer                 | ● Manhole            | → Interceptor              |
| — Coupling                | ● Junction           | → Sewer Force Main         |
| ⊕ Wash Out                | ○ Inlet              | → Private Sewer            |
|                           | ○ Private Inlet      | → Undefined Sewer          |



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January 8, 2021

Mr. Thomas Taylor  
Hampton Technical Associates, INC.  
Etna Technical Center  
35 Wilson Street - Suite 201  
Pittsburgh, Pennsylvania 15223

Subject: Sewage Facilities Planning Module (SFPM)  
Approval for Collection System Flows  
Project Name: 5<sup>th</sup> and Halket Street Project  
PWSA Project No.: N/A

Dear Mr. Taylor:

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 [ZRinker@pgh2o.com](mailto:ZRinker@pgh2o.com).

Sincerely,

Zachary Rinker  
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)



September 17, 2020

Mr. Thomas Taylor  
Hampton Technical Associates, INC.  
Etna Technical Center  
35 Wilson Street - Suite 201  
Pittsburgh, Pennsylvania 15223

Subject: Water and Sewer (W/S) Use Approval  
Project Name: 5<sup>th</sup> and Halket Street

Dear Mr. Taylor:

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
<i>Project Flow</i>	30,910	30,910	4.249
<i>Existing Flow</i>	3,180	3,180	4.249
<i>Net Flow</i>	27,730	27,730	

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 x5532 or RHerring@pgh2o.com.

Sincerely,

Zachary Rinker, P.E.  
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)

September 18, 2020

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

Subject: Tap Allocation Authorization Letter

Dear Mr. Flanagan:

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

Project Name:	5 <sup>th</sup> Ave and Halket St
Project Address:	Southwest corner of intersection 5 <sup>th</sup> Ave at Halket St Pittsburgh, PA 15213
Net Flow, gpd:	27,730
EDU's, 400gpd/EDU:	70

Our review is based on information provided by others under the assumption that this information was accurate and complete. Should you have any questions, please do not hesitate to contact me directly at [ZRinker@pgh2o.com](mailto:ZRinker@pgh2o.com).

Sincerely,

*Zachary Rinker*

Zachary Rinker  
Associate Project Manager

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



February 9, 2021

**Members of the Board**

- Corey O'Connor  
*Chair Person*
- Rep. Harry Readshaw  
Sylvia C. Wilson  
Shannah Tharp-Gilliam, Ph.D.  
Jack Shea  
John Weinstein  
Brenda L. Smith
- Arletta Scott Williams  
*Executive Director*
- William H. Inks, CPA  
*Director  
Finance & Administration*
- Jan M. Oliver  
*Director  
Regional Conveyance*
- Douglas A. Jackson, P.E.  
*Director  
Operations & Maintenance*
- Kimberly N. Kennedy, P.E.  
*Director  
Engineering & Construction*
- Michelle M. Buys, P.E.  
*Director  
Environmental Compliance*
- Jeanne K. Clark  
*Director  
Governmental Affairs*
- Joseph Vallarian  
*Director  
Communications*

Tom Taylor  
Hampton Technical Associates  
35 Wilson Street  
Suite 201  
Pittsburgh PA 15223

**Re: 5<sup>th</sup> and Halket Innovation Research Tower – City of Pittsburgh  
PA DEP Sewage Facilities Planning Module  
ALCOSAN Regulator Structure M-19W-00**

Dear Mr. Taylor:

We have reviewed the Planning Module Component 3 for the referenced project to be located in the City of Pittsburgh. The project will generate an estimated flow of 27,730 GPD in the ALCOSAN Monongahela Interceptor and Woods Run Treatment Plant.

The capacity at the M-19W-00 Regulator Structure is approximately 2.83 MGD. The monitored peak dry weather flow is approximately 1.61 MGD. Dry weather capacity exists for this connection. However, the ALCOSAN Monongahela Interceptor and the Woods Run Treatment Plant do not have the capacity for the flows generated during wet weather periods. This limitation will be addressed as ALCOSAN implements the Clean Water Plan.

ALCOSAN requests that this letter be made part of the planning module submission. The signed Component 3 Planning Module is attached. The sewers in this project are to be designed as separated sanitary and storm sewers. If you have any questions regarding this matter, please contact me at 412-732-8004.

Sincerely,

**ALLEGHENY COUNTY SANITARY AUTHORITY**

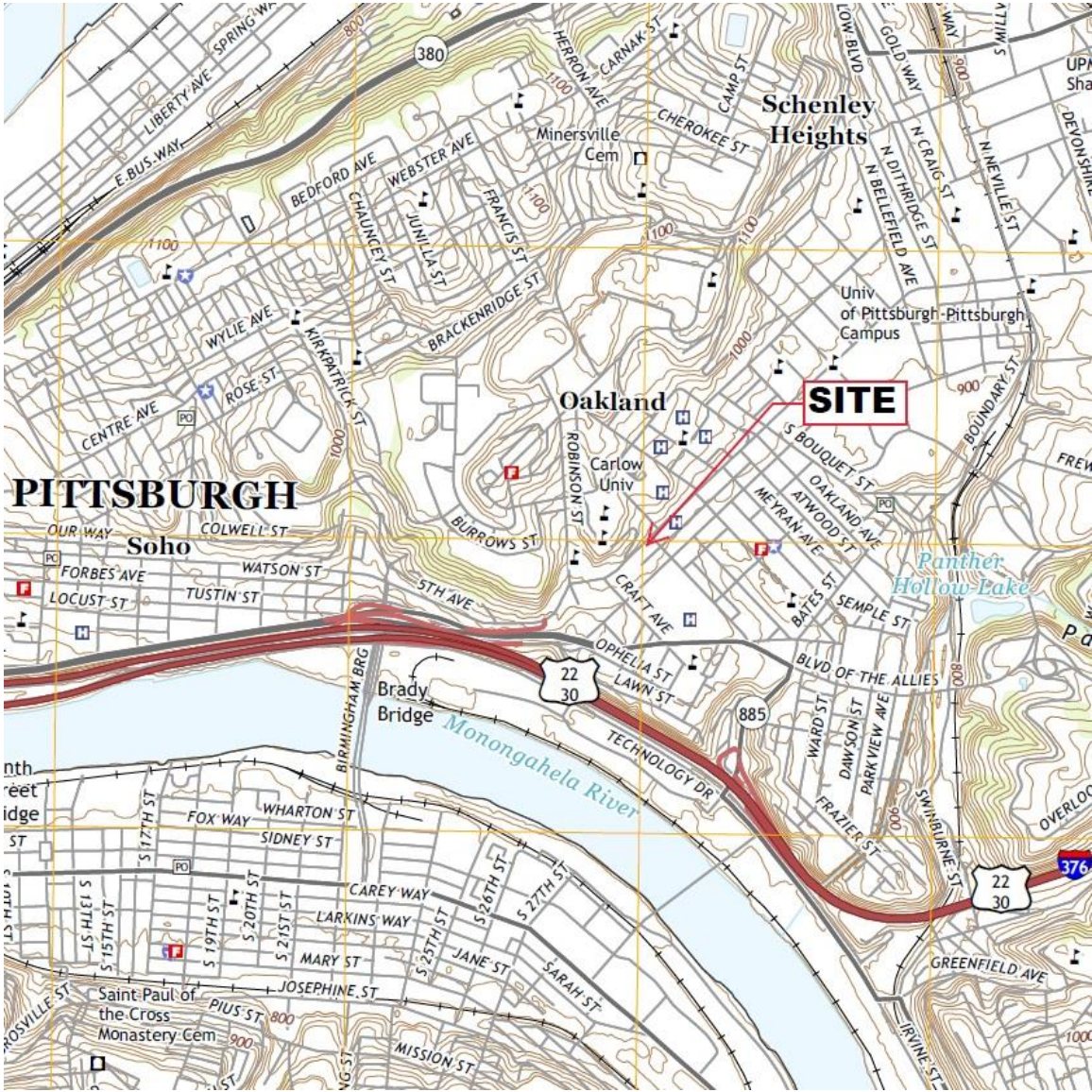
Michael Lichte, P.E.  
Manager of Planning

Attachment

cc:

- T. Dean (w/o attachment)
- D. Thornton (w/o attachment)
- S. McWilliams (w/o attachment)

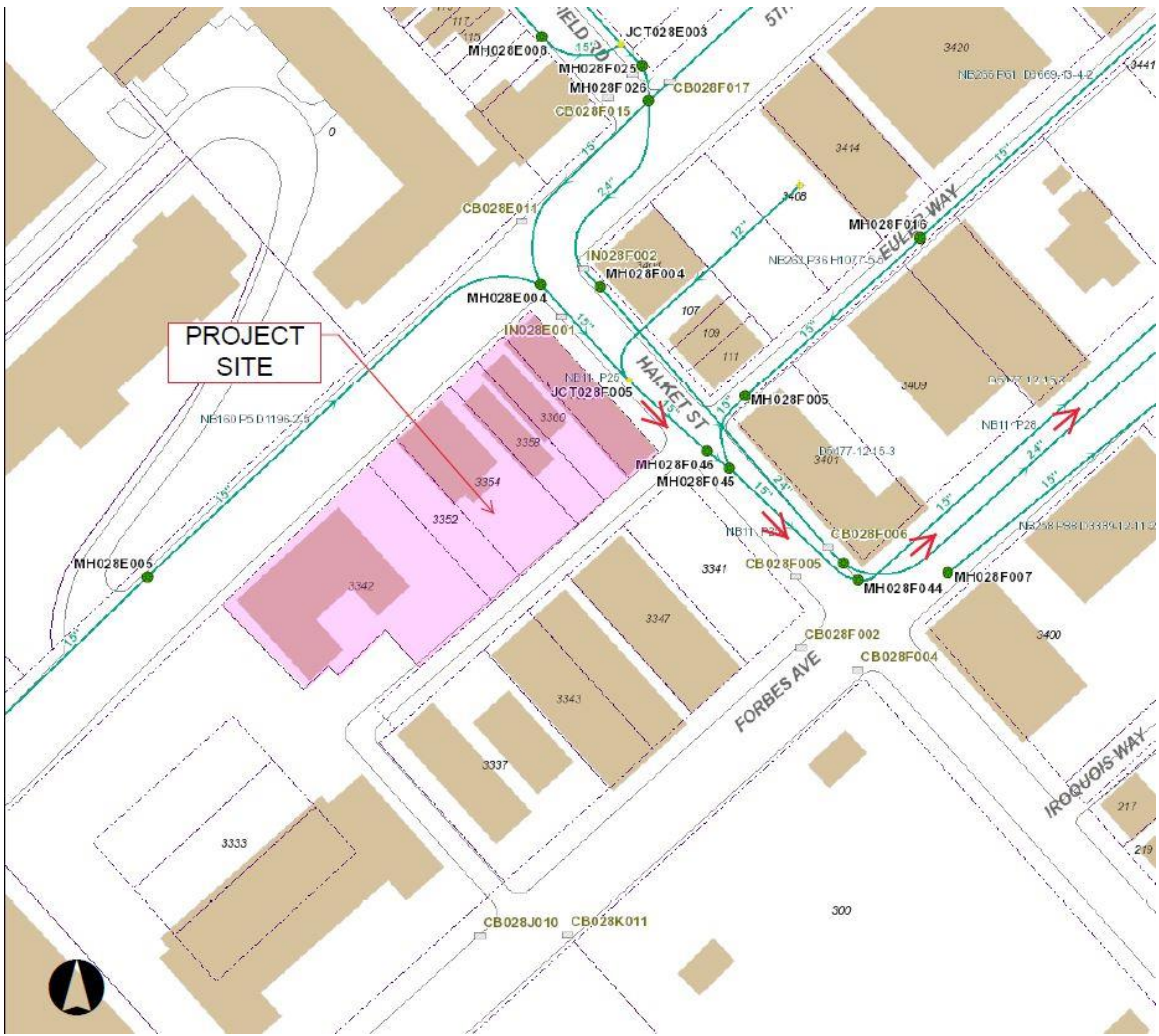
- Barry King, PWSA (w/o attachment)
- T. Flanagan/ PaDEP (w/o attachment)
- Fred Fields, ACHD (w/o attachment)



USGS 7.5 Minute

Pittsburgh East

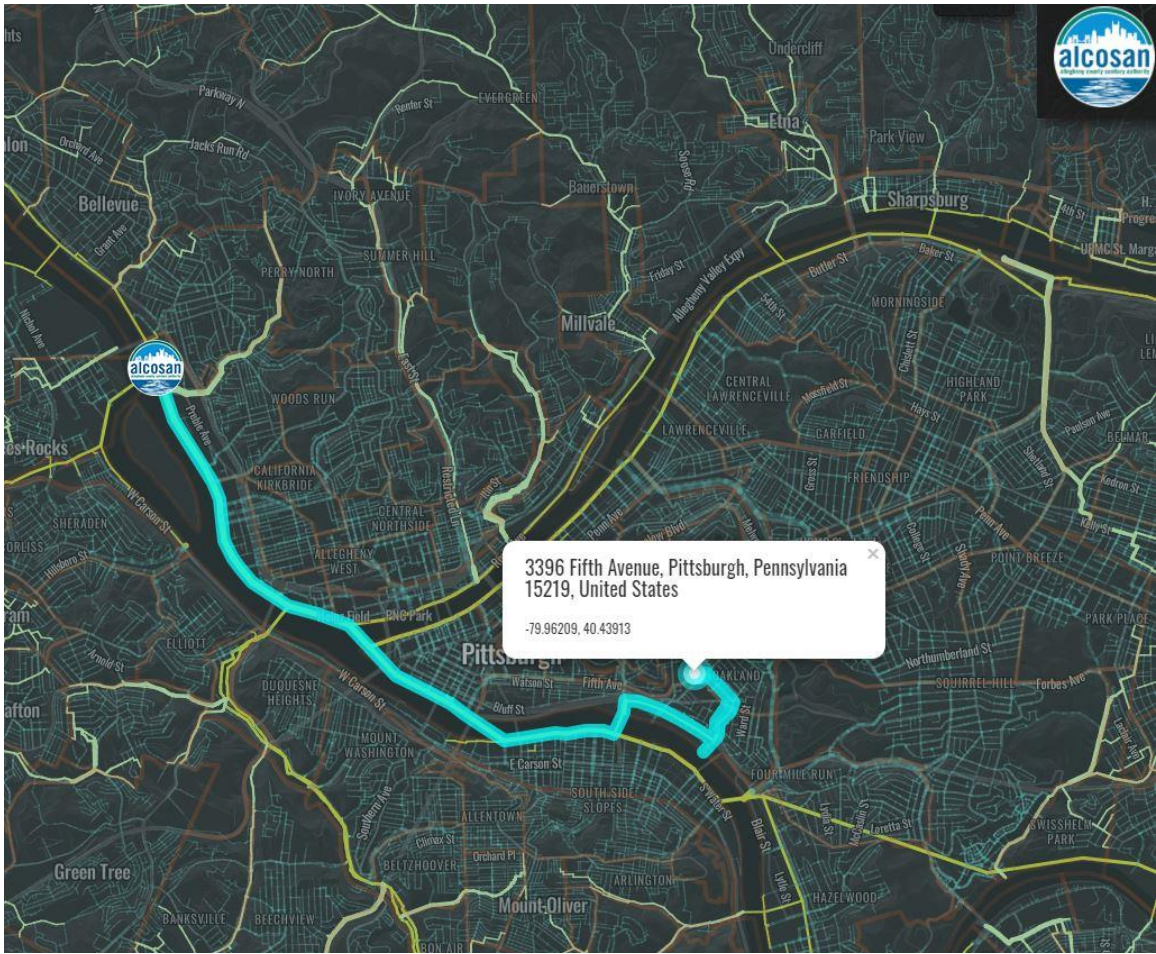
N.T.S.



PWSA SEWER MAP

City of Pittsburgh (Oakland)

SCALE: N.T.S



ALCOSAN MAP

City of Pittsburgh (Oakland)

SCALE: N.T.S.





**Corporate Office**  
35 Wilson Street -- #201 ★ Pittsburgh, PA 15223  
Phone: (412) 781-9660 ★ Fax: (412) 781-5904

**Mars Office**  
123 Ridge Road Suite B ★ Valencia, PA 16059  
Phone: (724) 625-4544 ★ Fax: (724) 625-4549

email@hampton-tech.com  
www.hampton-tech.com

## Flow Calculations for:

### **5<sup>th</sup> and Halket Innovation Research Tower**

3342-3362 Fifth Avenue / City of Pittsburgh, Pennsylvania / 4th Ward  
WALNUT CAPITAL-FIFTH LP is proposing a new building at the corner of Fifth Avenue and Halket street at 3342-3362 Fifth Avenue in the City of Pittsburgh. The following is a synopsis of the water and sewer tapping anticipated for the project.

---

### **5<sup>th</sup> and Halket Innovation Research Tower: Anticipated Water and Sewer Consumption 27,730 gpd**

\*Supporting Calculations (PWSA Procedure Manual Table 2-1)

#### **BUILDING SUMMARY (3342-3362 Fifth Avenue) – EXISTING 3,180 gpd (see calculations below)**

#### **3342 Fifth Avenue Tax Parcel 28-E-19      840 gpd**

=====

TOTAL            840 gpd – Water  
                     840 gpd – Sewer

Office (2 floors) 6,235 sq ft x 2 floors = 12,470 sq ft  
12,470 sq ft / 150 gross = 84 occupants x 10 gallons per occupant = 840 gpd

#### **3356 Fifth Avenue Tax Parcel 28-E-26      530 gpd**

=====

TOTAL            530 gpd – Water  
                     530 gpd – Sewer

Office (3 floors) 2,643 sq ft x 3 floors = 7,929 sq ft  
7,929 sq ft / 150 gross = 53 occupants x 10 gallons per occupant = 530 gpd

#### **3358 Fifth Avenue Tax Parcel 28-E-28      210 gpd**

=====

TOTAL            210 gpd – Water  
                     210 gpd – Sewer

Office (1<sup>st</sup> Floor) – 1,319 sq ft / 150 gross = 9 occupants x 10 gallons per occupant = 90 gpd  
Office (2<sup>nd</sup> Floor) – 1,794 sq ft / 150 gross = 12 occupants x 10 gallons per occupant = 120 gpd

#### **3360 Fifth Avenue Tax Parcel 28-E-29      1,100 gpd**

=====

TOTAL            1,100 gpd – Water  
                     1,100 gpd – Sewer

Office (1<sup>st</sup> Floor) – 1,486 sq ft / 150 gross = 10 occupants x 10 gallons per occupant = 100 gpd  
Apartments (6 efficiency apartments on 2<sup>nd</sup> and 3<sup>rd</sup> floors) – 6 x 150 gallons per day = 1,000 gpd

#### **3362 Fifth Avenue Tax Parcel 28-E-30      500 gpd**

=====

TOTAL            500 gpd – Water  
                     500 gpd – Sewer

Office (2 floors) – 7,436 sq ft / 150 gross = 50 occupants x 10 gallons per occupant = 500 gpd

3342 Fifth Avenue Tax Parcel 28-E-19	840 gpd
3356 Fifth Avenue Tax Parcel 28-E-26	530 gpd
3358 Fifth Avenue Tax Parcel 28-E-28	210 gpd
3360 Fifth Avenue Tax Parcel 28-E-29	1,100 gpd
3362 Fifth Avenue Tax Parcel 28-E-30	500 gpd

*TOTAL EXISTING = 3,180 gpd*

**BUILDING SUMMARY (Fifth Avenue and Halket Street) - PROPOSED**

Residential	0 gpd
Commercial	23,710 gpd
=====	
<b>TOTAL</b>	<b>23,710 gpd – Water</b>
	<b>23,710 gpd – Sewer</b>

**PROPOSED PROJECT FLOW – Fifth Avenue and Halket Street, City of Pittsburgh**

Commercial Space Calculation

Retail

9 toilets x 400 gpd per toilet = 3,600 gpd  
 9 urinals x 200 gpd per urinal = 1,800 gpd  
 9 sinks x 200 gpd per sink = 1,800 gpd  
 TOTAL RETAIL= 7,200 gpd

Office/Laboratory

Second Floor – 25,056 sq ft / 100 gross = 251 occupants  
 Third - Eighth Floor – 27,549 sqft per floor x 6 floors = 165,294 sqft / 100 gross = 1653 occupants  
 Ninth Floor – 23,313 sqft / 100 gross = 234 occupants  
 Tenth Floor – 23,294 sqft / 100 gross = 233 occupants  
 2,371 occupants x 10 gpd = 23,710 gpd

TOTAL PROPOSED = **30,910 gpd**

**NET FLOW – Fifth Avenue and Halket Street, City of Pittsburgh**

Proposed Flow 30,910 gpd – Existing Flow 3,180 gpd = 27,730 NET FLOW

TOTAL NET FLOW= **27,730 gpd**

**5<sup>th</sup> and Halket Innovation Research Tower:  
 Proposed Stormwater Runoff (4.249 cfs)**

**Pre Development Runoff**

Total Drainage area = (33,598 sf) 0.7713 acres =  $A_t$   
 Total Impervious area = (33,598 sf) 0.7713 acres =  $A_i$   
 Total Pervious area = (0 sf) 0.0000 acres =  $A_p$

Impervious coefficient = 0.95 =  $C_i$   
 Pervious coefficient = 0.45 =  $C_p$

$$\begin{aligned} &(\text{Impervious area} * C_i) / \text{Total Drainage area} = C_{avg} \\ &(0.7713 * 0.95) / 0.7713 = 0.95 \\ &(\text{Pervious area} * C_p) / \text{Total Drainage area} = C_{avg} \\ &(0.000 * 0.45) / 0.6219 = 0.00 \end{aligned}$$

---


$$\sum C_{avg} = 0.95 = \text{weighted coefficient} = C$$

The peak discharge Q is equal to the weighted coefficient C (0.95), based on the characteristics of the surface; multiplied by the rainfall intensity I (5.8 in/hr); multiplied by the total drainage area (0.7713 acres). Thus  $Q = (0.95)*(5.8)*(0.7713) = \mathbf{4.249 \text{ cfs (25-year storm intensity event)}}$

**The existing runoff is 4.249 cfs**

### **Developed Runoff**

$$\begin{aligned} \text{Total Drainage area} &= (33,598 \text{ sf}) 0.7713 \text{ acres} = A_t \\ \text{Total Impervious area} &= (33,598 \text{ sf}) 0.7713 \text{ acres} = A_i \\ \text{Total Pervious area} &= (0 \text{ sf}) 0.000 \text{ acres} = A_p \end{aligned}$$

$$\begin{aligned} \text{Impervious coefficient} &= 0.95 = C_i \\ \text{Pervious coefficient} &= 0.45 = C_p \end{aligned}$$

$$\begin{aligned} &(\text{Impervious area} * C_i) / \text{Total Drainage area} = C_{avg} \\ &(0.7713 * 0.95) / 0.7713 = 0.95 \\ &(\text{Pervious area} * C_p) / \text{Total Drainage area} = C_{avg} \\ &(0.000 * 0.45) / 0.6219 = 0.00 \end{aligned}$$

---


$$\sum C_{avg} = 0.95 = \text{weighted coefficient} = C$$

The peak discharge Q is equal to the weighted coefficient C (0.95), based on the characteristics of the surface; multiplied by the rainfall intensity I (5.8 in/hr); multiplied by the total drainage area (0.7713 acres). Thus  $Q = (0.95)*(5.8)*(0.7713) = \mathbf{4.249 \text{ cfs. (25-year storm intensity event)}}$

**The proposed runoff is 4.249 cfs**



**SEWAGE FACILITIES PLANNING MODULE**  
**Fifth and Halket Innovation Research Tower**  
**APPENDIX C: PROJECT NARRATIVE**





**Corporate Office**  
35 Wilson Street -- #201 ★ Pittsburgh, PA 15223  
Phone: (412) 781-9660 ★ Fax: (412) 781-5904

**Mars Office**  
123 Ridge Road Suite B ★ Valencia, PA 16059  
Phone: (724) 625-4544 ★ Fax: (724) 625-4549

*email@hampton-tech.com*  
*www.hampton-tech.com*

## **Project Narrative:** **5<sup>th</sup> and Halket Innovation Research Tower**

3396 Fifth Avenue

City of Pittsburgh, Pennsylvania, 4<sup>th</sup> Ward

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### **General**

WALNUT CAPITAL-FIFTH LP is proposing a new 10-story commercial building at the corner of Fifth Avenue and Halket Street at 3396 Fifth Avenue in the City of Pittsburgh. The following is a synopsis of the water and sewer tapping anticipated for the project.

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### **Existing Use**

The project site consists of 6 lots encompassing 0.771 acres with 5 buildings that will be demolished for the construction of the new 10-story building. Each of the 5 existing buildings were used as offices. All utilities to the 5 structures will be properly terminated per the standards by each authority.

### **Proposed Use**

Fifth and Halket Innovation Research Tower is a new 10-story commercial building housing retail spaces on the first floor with frontage on 5<sup>th</sup> Avenue and the rest of the building is programmed for office and laboratory spaces. The lower levels of the building will function as a parking garage for tenants and a loading/receiving dock with access to Euler Way. Access to the building will be through a plaza at the corner of 5<sup>th</sup> Avenue and Halket Street.

### **Anticipated Water Consumption, Sanitary and Storm Sewer Flows**

Domestic water will be provided to the new building via a proposed 6" tap into the existing 15" main located in Fifth Avenue. The lateral will split at the curb to provide 6" Domestic and 6" Fire service into the meter set inside the building as shown in PWSA Detail WS-C1.

All of the existing water laterals and sewer laterals will be properly terminated for the construction of the new building.

All sanitary and storm sewer flows will tap into the existing PWSA 15" combined sewer main in Halket Street. A detailed flow calculation for sanitary and for storm has been provided in a separate document attached to this application. The proposed use has an

anticipated water and sewer consumption of 27,730 gpd NET and a proposed stormwater runoff of 4.249 cfs. All sewage will travel by gravity within the M-19A sewershed to the Monongahela Interceptor where it will be conveyed to the ALCOSAN Wood's Run Water Treatment Plant.

Please see the attached flow calculations for further details of the water and sewer consumption of the existing use in comparison to the proposed use.



**DEP Sewage Facilities Planning Module  
Chapter 94 Consistency Determination  
Limited Sewer Flow Calculation Spreadsheet**

Legend:

Output Data
Input Data

Project Name: Fifth & Halket Innovation Research Tower  
 Project Location: Fifth Avenue  
 Preparer: Tom Taylor  
 Date: December 7, 2020  
 Project Flow, gpd: 27730

Upstream Structure	Downstream Structure	Upstream Invert	Downstream Invert	Length, ft.	Diam., in.	Material	n	Flow Depth, in.	Area, sf	Wetted P, ft.	Slope
MH 028E004	MH 028F046	924.74	915.7	144.87	15	Victified Clay	0.015	0.6	1.23	3.927	6.24%

Design Average Flow, gpd	Design Peak Flow, gpd	Present Average Flow, gpd	Present Peak Flow, gpd	Projected Average Flow, gpd	Projected Peak Flow, gpd
2,582,507	9,038,773	23,233	81,317	53,512	187,291





**SEWAGE FACILITIES PLANNING MODULE**  
**Fifth and Halket Innovation Research Tower**  
**APPENDIX D: PROPOSED WASTEWATER DISPOSAL FACILITIES**



## **Fifth and Halket Innovation Research Tower**

City of Pittsburgh, Allegheny County, Pennsylvania

Sewage Facilities Planning Module

Appendix D: Proposed Wastewater Disposal Facilities

### **Appendix D**

#### **Proposed Wastewater Disposal Facilities**

##### 1. Collection System

The Fifth and Halket Innovation Research Tower development will tap an existing 15-inch public sewage collection system in Halket Street.

##### 2. Wastewater Treatment Facility

The Fifth and Halket Innovation Research Tower development will be serviced by the existing ALCOSAN treatment facility.

##### 3. Social Economic Justification

The proposed project does not involve a discharge of treated effluent.

##### 4. Plot Plan

The proposed project involves the construction of one (10) ten story building. The building will house retail space on the first floor and the second thru ninth floors are programmed for office and laboratory space.

Drawing "SFPM" provides a plot plan and addresses the requested information (as outlined in the Instructions for Completing Component 3 – Sewage Collection and Treatment Facilities) as summarized in Table D-1.

##### 5. Wetland Protection

No wetlands have been identified within the proposed project area.

##### 6. Primary Agricultural Land Protection

The Fifth and Halket Innovation Research Tower development does not involve the disturbance of prime agricultural lands.

##### 7. Historic Preservation Act

A Cultural Resources Notice was not submitted to the PMHC, Bureau of Historic Preservation. Per DEP/PMHD policies and procedures implementation of the history code list of Exemptions May 2066 (0120-PM-PY003a Rev. 5/2006) Component 3 – Sewage Collection and Treatment Facilities is exempt if the earth disturbance is less than 10 acres. The earth disturbance for the site is less than 10 acres.

**TABLE D-1**

**The Fifth and Halket Innovation Research Tower development  
SEWAGE FACILITIES PLANNING MODULE**

**PLOT PLAN**

<b>Information Requested</b>	<b>Plot Plan (Drawing SFPM)</b>
a. Existing and proposed buildings	Proposed buildings in the project area are shown on Drawing "SFPM".
b. Lot lines and lot sizes	Drawing "SFPM" shows the overall view of the proposed development. Refer to Appendix C for project narrative.
c. Adjacent lots	Drawing "SFPM" shows adjacent properties.
d. Remainder of tract	Not Applicable.
e. Existing/proposed sewage facilities	The existing private collection system is identified on Drawing "SFPM".
f. Tap-in or extension to point of connection of existing collection system	Tap-in to existing private sewer line is shown on Drawing "SFPM".
g. Existing and proposed water supplies	The existing water main and taps are shown on Drawing "SFPM".
h. Existing/proposed right-of-way	Not Applicable.
i. Existing/proposed buildings, streets, roadways, access roads, etc.	Drawing "SFPM" shows listed items.
j. Designated recreational/open area	Recreational and open spaces are identified on Drawing "SFPM".
k. Wetlands	No wetlands have been identified within the Fifth and Halket Innovation Research Tower development.
l. Flood plains/flood prone areas/floodways	Not Applicable.
m. Prime Agricultural Land	No agricultural lands are found on site.
n. Other Facilities	Drawing "SFPM" shows existing utility lines.
o. Orientation to North	Shown on Drawing "SFPM".
p. Location of all site Testing Activities	Not Applicable.
q. Soil Type Boundaries	Shown on Drawing "SFPM". UCD (Urban Land - Culleoka complex)
r. Topographic lines/elevations	Shown on Drawing "SFPM".

**SEWAGE FACILITIES PLANNING MODULE  
Fifth and Halket Innovation Research Tower  
APPENDIX E: CULTURAL RESOURCE NOTICE**





## **Fifth and Halket Innovation Research Tower**

City of Pittsburgh, Allegheny County, Pennsylvania

Sewage Facilities Planning Module

Appendix E: Cultural Resource Notice

### **Appendix E**

#### **Cultural Resource Notice**

A Cultural Resources Notice was not submitted to the PMHC, Bureau of Historic Preservation. Per DEP/PMHD policies and procedures implementation of the history code list of Exemptions May 2066 (0120-PM-PY003a Rev. 5/2006) component 3 – sewage collection and treatment facilities is exempt if the earth disturbance is less than 10 acres. The earth disturbance for the site is less than 10 acres.



**SEWAGE FACILITIES PLANNING MODULE**  
**Fifth and Halket Innovation Research Tower**  
**APPENDIX F: ALTERNATIVE SEWAGE FACILITIES ANALYSIS**



## **Fifth and Halket Innovation Research Tower**

City of Pittsburgh, Allegheny County, Pennsylvania

Sewage Facilities Planning Module

Appendix F: Alternative Sewage Facilities Analysis

### **Appendix F**

#### **Alternative Sewage Facilities Analysis**

There are two options for providing sewage services to the proposed office building at the Fifth and Halket Innovation Research Tower development. Option 1 is to create 1 (1) new tap on the existing 15” PWSA public collection system that runs in Halket Street just upstream of manhole MH028F046. The Pittsburgh Water and Sewer Authority (PWSA) owns and operates the line. PWSA has been consulted about providing sewage services to the project (Option 1) and this is their preferred option. Option 2 would be to construct an on-lot system within the development area. Some concerns with option 2 are that the area required to construct these facilities are not ideal for urbanized areas as they require a relatively large footprint. The project would not be economical viable with this option. Sewerage would be conveyed to both options via lateral from the building.

1. The chosen disposal method is Option 1, an ultimate method, and that is to create an 8” tap to an existing 15” combination sewer line. The net flow for the proposed development is 27,730 gpd (70 EDU’s).
2. The surrounding properties are zoned for commercial and are fully developed. They are serviced by Municipal Collection – Pittsburgh Water and Sewer Authority. Regional Conveyance and Treatment – Allegheny County Sanitary Authority (ALCOSAN)
3. The PWSA is in the process of completing local as well as regional and multi-municipal feasibility studies. At this time there is no indication that there would be public/private projects proposed. The PWSA has capacity to service the land uses.
4. The approved method of sewage disposal in the City of Pittsburgh’s official Sewage Facilities Plan is public sewers.
5. There are no existing sewage management programs in the area.
6. The chosen method of tapping into an existing 15-inch combination collection system to serve the development would serve the short and long-term needs because it can convey the required 27,730 GPD (70 EDU’s) to meet the full development of the site.

Option 2 was not chosen because on-lot sewerage is not recommended in urban areas.

Using the current sewage flow estimates would result in an on-site system that may cover substantial amounts of land. The topography and urban nature of the surrounding area limit potential area that can support this method. This system is impractical to build and operate successfully over time and has been discounted in the

1.
  - a. An area of concern for picking the preferred disposal method was the need to avoid unnecessary earth disturbance and avoid methods that would have long-term maintenance concerns that could degrade the environment
  - b. The topography and soils will not work for subsurface absorption system and the flow is too large.
  - c. The sewage treatment plant to be utilized is the existing ALCOSAN facility that is permitted through the PA DEP
  - d. The existing sewage collection system and proposed extension are adequately

sized to accept the increase in flow

- e. The chosen disposal method is the most cost effective for the developer as it will require the least amount of public infrastructure improvement to service the development. This method will minimize to the highest extent practicable the long-term maintenance costs for the new collection system.
2. The existing collection system is owned and operated by PWSA.

**SEWAGE FACILITIES PLANNING MODULE**  
**Fifth and Halket Innovation Research Tower**  
**APPENDIX G: PNHP CORRESPONDENCE**





## 1. PROJECT INFORMATION

Project Name: **Fifth and Halket Innovation Research Tower**

Date of Review: **8/3/2020 02:13:37 PM**

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

Project Area: **1.45 acres**

County(s): **Allegheny**

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

ZIP Code: **15213**

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

Watersheds HUC 8: **Lower Monongahela**

Watersheds HUC 12: **Streets Run-Monongahela River**

Decimal Degrees: **40.438683, -79.962316**

Degrees Minutes Seconds: **40° 26' 19.2593" N, 79° 57' 44.3363" W**



## 2. SEARCH RESULTS

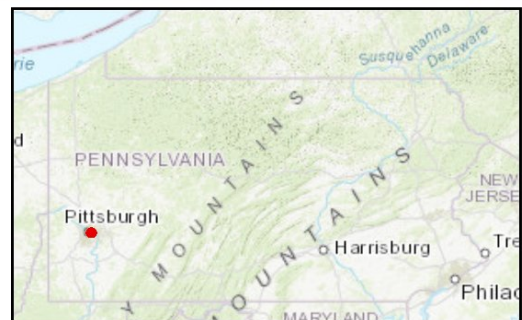
Agency	Results	Response
PA Game Commission	No Known Impact	No Further Review Required
PA Department of Conservation and Natural Resources	No Known Impact	No Further Review Required
PA Fish and Boat Commission	No Known Impact	No Further Review Required
U.S. Fish and Wildlife Service	No Known Impact	No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

## Fifth and Halket Innovation Research Tower

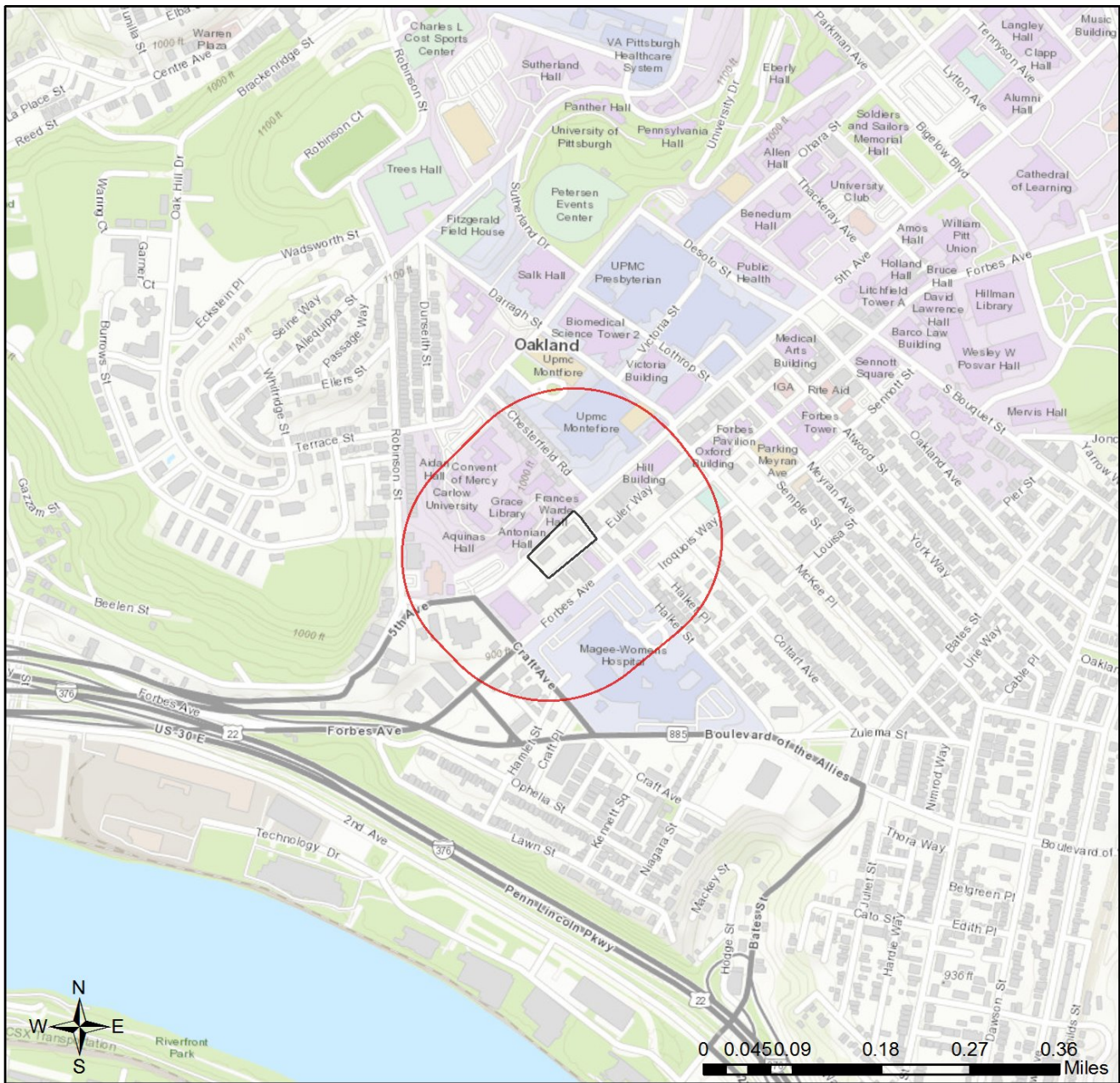


-  Project Boundary
-  Buffered Project Boundary



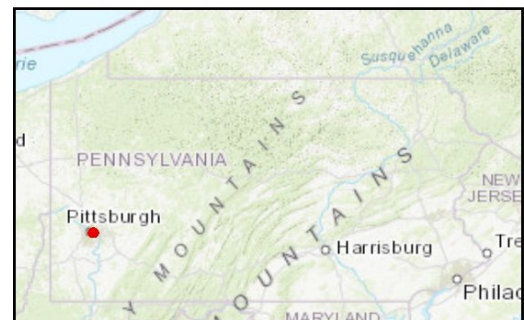
Service Layer Credits: Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community  
Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community  
Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO,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

## Fifth and Halket Innovation Research Tower



- Project Boundary
- Buffered Project Boundary

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



## 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](http://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](mailto: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](mailto: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](mailto: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](mailto:RA-PGC_PNDI@pa.gov)  
NO Faxes Please

## 7. PROJECT CONTACT INFORMATION

Name: \_\_\_\_\_  
Company/Business Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City, State, Zip: \_\_\_\_\_  
Phone: (\_\_\_\_) \_\_\_\_\_ Fax: (\_\_\_\_) \_\_\_\_\_  
Email: \_\_\_\_\_

## 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

\_\_\_\_\_  
date

**SEWAGE FACILITIES PLANNING MODULE**  
**Fifth and Halket Innovation Research Tower**  
**APPENDIX H: PUBLIC NOTICE**





**Appendix H**  
**Public Notice**

Public notice was not filed because the necessary thresholds were not met in Component 3 – Sewage Collection and Treatment Facilities, Section P “Public Notification Requirement”. All questions were answered no, therefore a public notice is not required.

