GATEWAY

On Call. On Time. On Target.

SEWAGE FACILITIES PLANNING MODULE

C-39619-0001 January 2021

BaumHaus Phase II

5536 Baum Boulevard
City of Pittsburgh
Allegheny County, PA

PREPARED FOR

Stantec Architecture and Engineering, LLC
650 Smithfield Street, Suite 2500
Pittsburgh, PA 15222

SUBMITTED BY

Shannon L. McCullough, GIP
The Gateway Engineers, Inc.
100 McMorris Road
Pittsburgh, PA 15205
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A FULL-SERVICE CIVIL ENGINEERING FIRM

EXHIBITS

EXHIBIT A. Copy of DEP Planning Module Component Letter

EXHIBIT B. Sewage Facilities Planning Module – Component 3 – Sewage Collection and Treatment Facilities

EXHIBIT C. PWSA Water and Sewer Availability Letter

EXHIBIT D. Project Narrative

EXHIBIT E. U.S.G.S. Site Location Map

EXHIBIT F. Sewage Flow Calculations

EXHIBIT G. PWSA Water and Sewer Use Approval

EXHIBIT H. PWSA Tap Allocation Letter

EXHIBIT I. Existing Sewer Flow Calculations

EXHIBIT J. Alternatives Analysis

EXHIBIT K. Sewage Facilities Planning Module – Component 4A – Municipal Planning Agency Review

EXHIBIT L. Sewage Facilities Planning Module – Component 4C – County of Joint Health Department Review

EXHIBIT M. Plot Plan

EXHIBIT A.

Copy of DEP Planning Module Component Letter

pennsylvania
DEPARTMENT OF ENVIRONMENTAL PROTECTION

Southwest Regional Office

August 24, 2020

Shannon McCullough
100 McMorris Road
Pittsburgh, PA 15205

Ref: Planning Module for New Land Development
Act 537 Planning
BaumHaus Phase II
61 EDU's or 24,637 GPD
DEP Code: 02001-20-111
City of Pittsburgh
Allegheny County

Ms. McCullough:

In response to your Mailer Application, enclosed are the Planning Module Forms required for the proposed development.

Please complete the enclosed Planning Module Components (PMCs) and submit them to PWSA for review. A copy of this letter must be attached to the PMC's when submitted through the City of Pittsburgh to the Department. The Department must receive two copies.

The Department will make a completeness determination within ten (10) days of the receipt of this submission. A submission that is determined to be incomplete will be returned. The Department's review will not begin until the submittal is determined by the Department to be complete.

The Department has a fee schedule for Planning Module Component reviews. The fee schedule applies to any project that requires planning. Please include a check or money order for the fee due as indicated under Section R (Review Fee) of the Planning Module.

If you have any questions concerning this matter, please contact me at 412-442-4116 or bvalko@pa.gov.

Sincerely,

Brenden Valko

Brenden Valko
Sewage Planning Specialist
Clean Water Program

Enclosures

cc: City of Pittsburgh

EXHIBIT B.

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

3800-FM-BPNPSM0353 Rev. 2/2015
Form

pennsylvania
DEPARTMENT OF ENVIRONMENTAL PROTECTION

Code No.
02001-20-111

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 # 02001-20-111	**CLIENT ID # 76778**	**SITE ID # 379960**	**APS ID #**	**AUTH ID #**

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

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

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

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

A. PROJECT INFORMATION (See Section A of instructions)

1. Project Name BaumHaus Phase II

2. Brief Project Description Development of a 198 multi-unit apartment complex with associated indoor amenities.

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

Municipality Name	County	City	Boro	Twp
Pittsburgh	Allegheny	☒	☐	☐

Municipality Contact Individual - Last Name	First Name	MI	Suffix	Title
Battistone	Martina			Senior Environmental Planner

Additional Individual Last Name	First Name	MI	Suffix	Title

Municipality Mailing Address Line 1	Mailing Address Line 2
Department of City Planning	200 Ross Street, Suite 4

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

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

C. SITE INFORMATION (See Section C of instructions)

Site (Land Development or Project) Name

Baumhaus Phase II

Site Location Line 1	Site Location Line 2
5536 Baum Boulevard	

Site Location Last Line -- City	State	ZIP+4	Latitude	Longitude
Pittsburgh	PA	15232	40°27'28"N	79°56'08"W

Detailed Written Directions to Site From Bigelow Boulevard, make a left onto Baum Boulevard. The project site will be on the right immediately after the intersection S. Graham Street and Baum Boulevard.

Description of Site Development of a 198 multi-unit apartment complex with associated indoor amenities.

Site Contact (Developer/Owner)

Last Name	First Name	MI	Suffix	Phone	Ext.
Brooks	Jeremiah		AIA,NCARB,LEEDAP	412-394-7160	

Site Contact Title	Site Contact Firm (if none, leave blank)
	Stantec Architecture and Engineering, LLC
FAX	Email
	Jeremiah.Brooks@stantec.com

Mailing Address Line 1	Mailing Address Line 2
650 Smithfield Street	Suite 2500

Mailing Address Last Line -- City	State	ZIP+4
Pittsburgh	PA	15222-3900

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

Last Name	First Name	MI	Suffix
Galbraith	Joseph	M	P.E.

Title	Consulting Firm Name
Project Manager	The Gateway Engineers, Inc.

Mailing Address Line 1	Mailing Address Line 2
100 McMorris Road	

Address Last Line – City	State	ZIP+4	Country
Pittsburgh	PA	15205	United States

Email	Area Code + Phone	Ext.	Area Code + FAX
jgalbraith@gatewayengineers.com	412-921-4030	x125	

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 Sewer Authority (PWSA)

F. PROJECT NARRATIVE (See Section F of instructions)

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

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

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

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

1. **COLLECTION SYSTEM**

a. Check appropriate box concerning collection system

☐ New collection system ☐ Pump Station ☐ Force Main

☐ Grinder pump(s) ☒ Extension to existing collection system ☐ Expansion of existing facility

Clean Streams Law Permit Number _____

b. Answer questions below on collection system

Number of EDU's and proposed connections to be served by collection system. EDU's 76

Connections 2 (1 sewer; 1 sewer & storm)

Name of:

existing collection or conveyance system MH051M003 Dapper Way 24" VCP Combined Sewer

owner PWSA

existing interceptor Allegheny River Interceptor (A-22)

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

NPDES Permit Number for existing facility 25984

Clean Streams Law Permit Number _____

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

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

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

Name of Permittee Agency, Authority, Municipality ALCOSAN

Name of Responsible Agent Michael D. LaMar

Agent Signature _____ Date Dec 18, 2020

(Also see Section I. 4.)

G. PROPOSED WASTEWATER DISPOSAL FACILITIES (Continued)

3. PLOT PLAN

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

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

4. WETLAND PROTECTION

	YES	NO	
a.	☐	☒	Are there wetlands in the project area? If yes, ensure these areas appear on the plot plan as shown in the mapping or through on-site delineation.
b.	☐	☒	Are there any construction activities (encroachments, or obstructions) proposed in, along, or through the wetlands? If yes, Identify any proposed encroachments on wetlands and identify whether a General Permit or a full encroachment permit will be required. If a full permit is required, address time and cost impacts on the project. Note that wetland encroachments should be avoided where feasible. Also note that a feasible alternative **MUST BE SELECTED** to an identified encroachment on an exceptional value wetland as defined in Chapter 105. Identify any project impacts on streams classified as HQ or EV and address impacts of the permitting requirements of said encroachments on the project.

5. PRIME AGRICULTURAL LAND PROTECTION

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

6. HISTORIC PRESERVATION ACT

YES	NO	
☐	☒	Sufficient documentation is attached to confirm that this project is consistent with DEP Technical Guidance 012-0700-001 *Implementation of the PA State History Code* (available online at the DEP website at www.dep.state.pa.us, select “subject” then select “technical guidance”). As a minimum this includes copies of the completed Cultural Resources Notice

Exempt per
0120-PM-PY0003A

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

7. **PROTECTION OF RARE, ENDANGERED OR THREATENED SPECIES**

Check one:

☒ The "Pennsylvania Natural Diversity Inventory (PNDI) Project Environmental Review Receipt" resulting from my search of the PNDI database and all supporting documentation from jurisdictional agencies (when necessary) is/are attached.

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

Applicant or Consultant Initials _____.

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

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

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

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

1. **Waters designated for Special Protection**

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

2. **Pennsylvania Waters Designated As Impaired**

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

3. **Interstate and International Waters**

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

4 **Tributaries To The Chesapeake Bay**

☐ The proposed project result in a new or increased discharge of sewage into a tributary to the Chesapeake Bay. This proposal for a new sewage treatment facility or new flows to an existing facility includes total nitrogen and total phosphorus in the following amounts: _____ pounds of TN per year, and _____ pounds of TP per year. Based on the process design and effluent limits, the total nitrogen treatment capacity of the wastewater treatment facility is _____ pounds per year and the total phosphorus capacity is _____ pounds per year as determined by the wastewater treatment facility permitee. The permitee 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 30,640 gpd
2. Total Sewage Flows to Facilities (pathway from point of origin through treatment plant)

   When providing "treatment facilties" 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	11798055	41293193	243000	2448000	743592	2602572
Conveyance		31.2 mgd	8.8 mgd	10.8 mgd	8.89	10.81
Treatment	209.3	250 mgd	209.3	250	219.7	295 mgd

3. Collection and Conveyance Facilities

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

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

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

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

   b. Collection System

   Name of Agency, Authority, Municipality PWSA

   Name of Responsible Agent Barry King, PE, PMP / Director of Engineering and Construction

   Agent Signature _____ Date November 19, 2020

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

c. Conveyance System

Name of Agency, Authority, Municipality ALCOSAN

Name of Responsible Agent Michael D. LaMotte

Agent Signature

Date 12/18/2020

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

Name of Responsible Agent Michael D. LaMotte

Agent Signature

Date 12/18/2020

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

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

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

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

☐ 2. Recycle and reuse is proposed and the information requested in Section K-2 of the planning module instructions is attached.

☐ 3. A discharge to a dry stream channel is proposed, and the information requested in Section K.3. of the planning module instructions are attached.

☐ 4 A discharge to a perennial surface water body is proposed, and the information requested in Section K.4. of the planning module instructions are attached.

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

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

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

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

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

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

O. SEWAGE MANAGEMENT (See Section O of instructions)

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

	Yes	No	
1.	☐	☒	Is connection to, or construction of, a DEP permitted, non-municipal sewage facility or a local agency permitted, community onlot sewage facility proposed.

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

2. Project Flows _____ gpd

	Yes	No	
3.	☐	☐	Is the use of nutrient credits or offsets a part of this project?

If yes, attach a letter of intent to puchase 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.

Joseph M. Galbraith	
Name (Print)	Signature
Project Manager - Professional Engineer	2020-11-05
Title	Date
100 McMorris Road, Pittsburgh, PA 15205	412-310-6053
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 $3,800 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.

   #76 Lots (or EDUs) X $50.00 = $ 3,800

   The fee is based upon:

   - The number of lots created or number of EDUs whichever is higher.
   - For community sewer system projects, one EDU is equal to a sewage flow of 400 gallons per day.

2. For a surface or subsurface discharge system, use the appropriate one of these formulae.

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

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

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

   #_____ Lots (or EDUs) X $35.00 = $ _____

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

   The fee is based upon:

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

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

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

alcosan
allegheny county sanitary authority

December 18, 2020

Shannon L. McCullough
Gateway
100 McMorris Road
Pittsburgh, Pennsylvania 15205

Re: BaumHaus Phase 2 – City of Pittsburgh
PA DEP Sewage Facilities Planning Module
ALCOSAN Regulator Structure A-22-00

Dear Ms. McCullough:

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 30,640 GPD in the ALCOSAN Allegheny Interceptor and Woods Run Treatment Plant.

The capacity at the A-22-00 Regulator Structure is approximately 31.2 MGD. The monitored peak dry weather flow is approximately 10.8 mgd. Dry weather capacity exists for this connection. However, the ALCOSAN Allegheny Interceptor and the Woods Run Treatment Plant do not have the capacity for the flows generated during wet weather periods. This limitation will be addressed as ALCOSAN implements its wet weather facilities 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:
Tina Dean (w/o attachment)
Shawn McWilliams (w/o attachment)
D. Thornton (w/o attachment)
T.Flanagan/PaDEP (w/o attachment)
F. Fields/ACHD(w/o attachment)
Barry King, PWSA (w/o attachment)

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

EXHIBIT C.

PWSA Water and Sewer Availability Letter

WATER AND SEWER AVAILABILITY LETTER REQUEST

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

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

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

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

Information to be submitted by the Applicant:			
Property Owner Name:	Stantec Architecture and Engineering LLC		
Address of Property:	5536 Baum Boulevard, Pittsburgh, PA 15232		
Proposed Use of Site:	Development of a 198 multi-unit apartment complex with associated indoor amenities		
Closest street intersection to the property:	S. Fairmount Street and Baum Boulevard		
Requester Information			
Name:	Shannon L. McCullough (The Gateway Engineers, Inc.)	Date of Request:	07/07/2020
Address:	100 McMorris Road, Pittsburgh, PA 15205		
Phone Number:	412-409-2281		
Email Address:	smccullough@gatewayengineers.com		
Preferred Method of Delivery:	☒ Email ☐ Mail		

PWSA Use Only:

PWSA Water Service Available ☒ Yes ☐ No Size / Location: 4" Baum Blvd

PWSA Sewer Service Available: ☐ Yes ☐ No Size / Location: 15" Baum Blvd., 24" Dapper Way

Applicant must contact separate agency for water and/or sewer service: ☐ Yes ☒ No

Name of separate agency:

PWSA Approval:

Signature and Date

Name (printed) Wendy M. Dean 7/24/2020

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.

Pittsburgh Water & Sewer Authority

July 24, 2020

Shannon L. McCullough
The Gateway Engineers
100 McMorris Road
Pittsburgh, PA 15205

RE: Water and Sewer Availability
5536 Baum Blvd

Dear Ms. McCullough:

In response to your inquiry on 7/7/2020 concerning water and sewer availability for the area referenced above, please be advised that both water and sewers are available near the site, and water and sewer service will be provided in accordance with the policies and procedures of the Pittsburgh Water and Sewer Authority.

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

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

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

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

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

Sincerely,

Wendy M. Dean
Engineering Tech II

cc: PWSA File

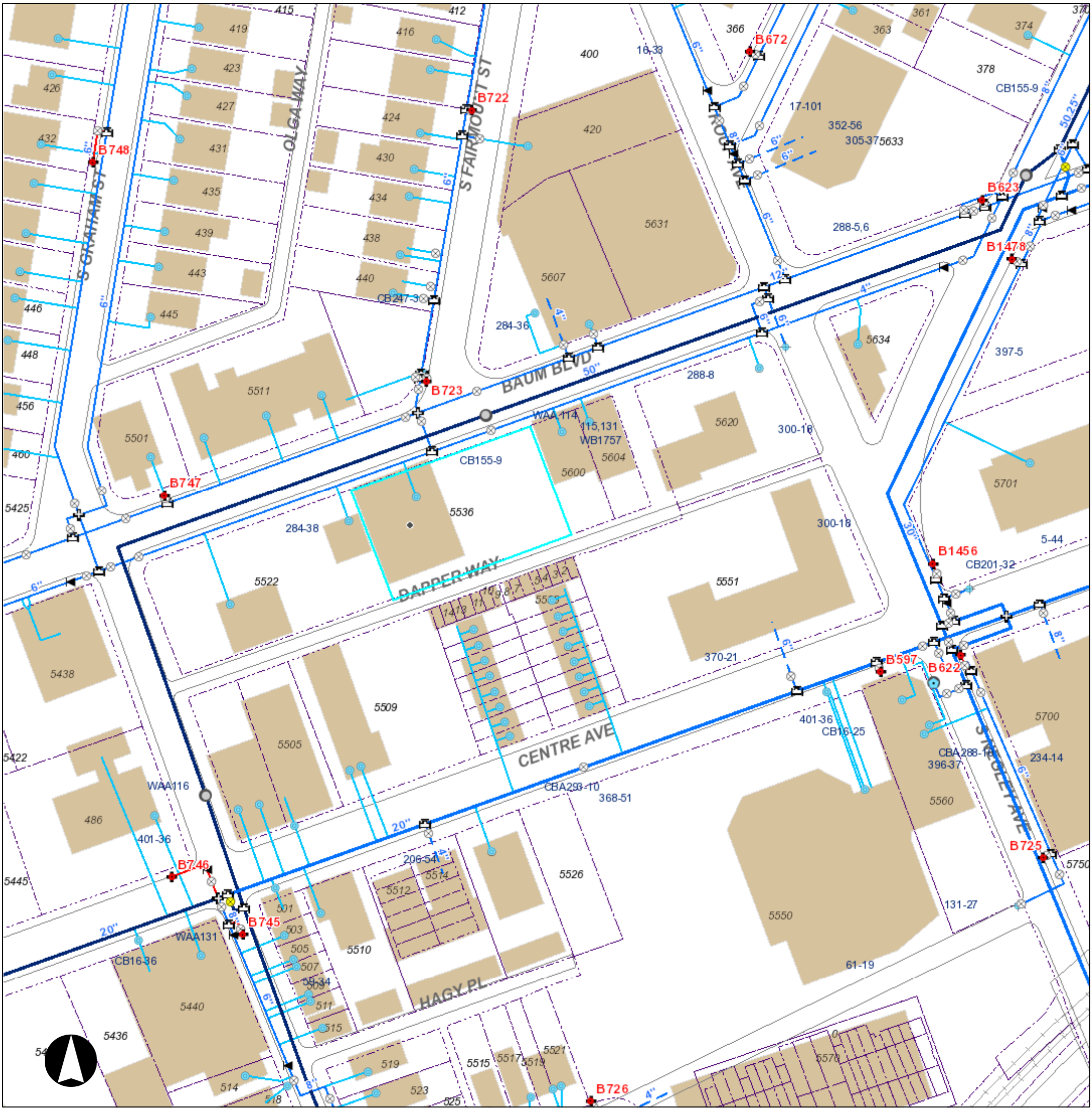
Penn Liberty Plaza I
1200 Penn Avenue
Pittsburgh PA 15222

info@pgh2o.com
T 412.255.2423
F 412.255.2475

www.pgh2o.com
@pgh2o

Customer Service /
Emergencies:
412.255.2423

5536 Baum Blvd - Water



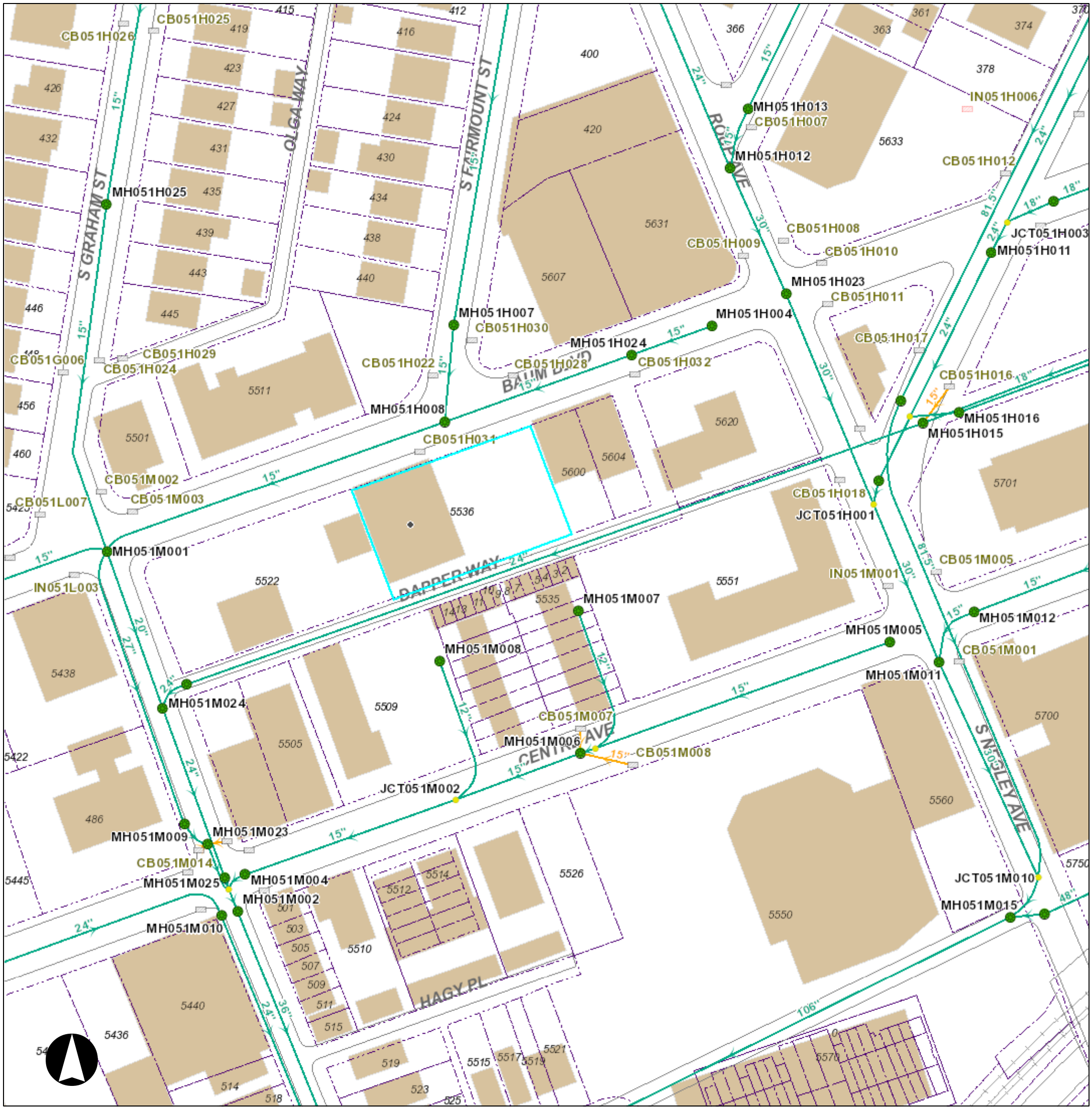
Legend

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

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

Date: 7/24/2020

5536 Baum Blvd - Sewer



Legend

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

0 0.02 0.04 mi

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Date: 7/24/2020

EXHIBIT D.

Project Narrative

Project Narrative

BaumHaus Phase II
5536 Baum Boulevard, 8th Ward, City of Pittsburgh

The proposed BaumHaus Phase II project, owned by Baum Haus Holdings, LLC, involves the development of a 198 multi-unit apartment complex with associated indoor amenities as well as a leasing office. The indoor amenities include a communal kitchen/conference area, co-work space, and gym (no locker room) on the main floor. These areas are intended for resident/employee use only and will not be open to the public. The site previously contained a building used for office/warehouse space. The building existed and was occupied through at least December of 2015. The project site is a 0.48 acre lot (Parcel 51-M-20).

For the purpose of sewage flow/water consumption calculations, the water bills from the previous building were obtained because existing floorplans of the now demolished building could not be obtained. These bills were used to determine the existing water consumption and sewage flow for the site. The proposed floor plans and peak flows provided in Table 2-1 of PWSA's Developers Manual were utilized to determine the proposed peak sewage flow/water consumption. In the proposed floorplans, the apartment complex will contain 92 micro apartments, 100 one-bedroom apartments, and 6 two-bedroom apartments in addition to the indoor amenities previously mentioned totaling to a flow of 30,640 GPD or 76.6 EDUs. Removing the existing flow seen at the site (264 GPD) results in a net flow of 76 EDUs or 30,376 GPD. Refer to the enclosed calculation sheet and floor plans for details regarding the breakdown of the peak sewage flow/water consumption estimates.

The proposed storm and sanitary connections will be separated on site and will wye together 5' from the PWSA owned sewer. The proposed sanitary and storm laterals will tie into the existing PWSA owned 24" combination gravity sewer in Dapper Way. The sewer connects into the Allegheny River Interceptor (A-22) Sewer and then to ALCOSAN's treatment plant where it receives final treatment.

Flow Calculation Summary

Present Flows – Flow Monitoring

One month of flow monitoring was completed by Drnach Environmental in MH051M018 to determine the existing average and peak flows present in the sewer of interest. Flow monitoring began on 9/24/20 and ended on 10/23/20. **Analysis of the received data reports and existing average flow of 0.243 MGD and an instantaneous peak of 2.448 MGD.**

Design Capacity

The existing sewer's average and peak hydraulic capacity were calculated by determining the existing slope of the sewer of interest using the 3RWW Sewer Atlas between the monitoring manhole (MH051M018) and the next upstream manhole (MH051M002), as well as the horizontal distance between the identified manhole lid locations. The sewer was analyzed under full flow conditions, and a peaking factor of 3.5 (combined sewer) was applied to obtain the peak hydraulic capacity per the PWSA Developer's Manual. **The average hydraulic capacity was calculated to be 11.798 MGD and the peak hydraulic capacity was calculated to be 41.293 MGD.**

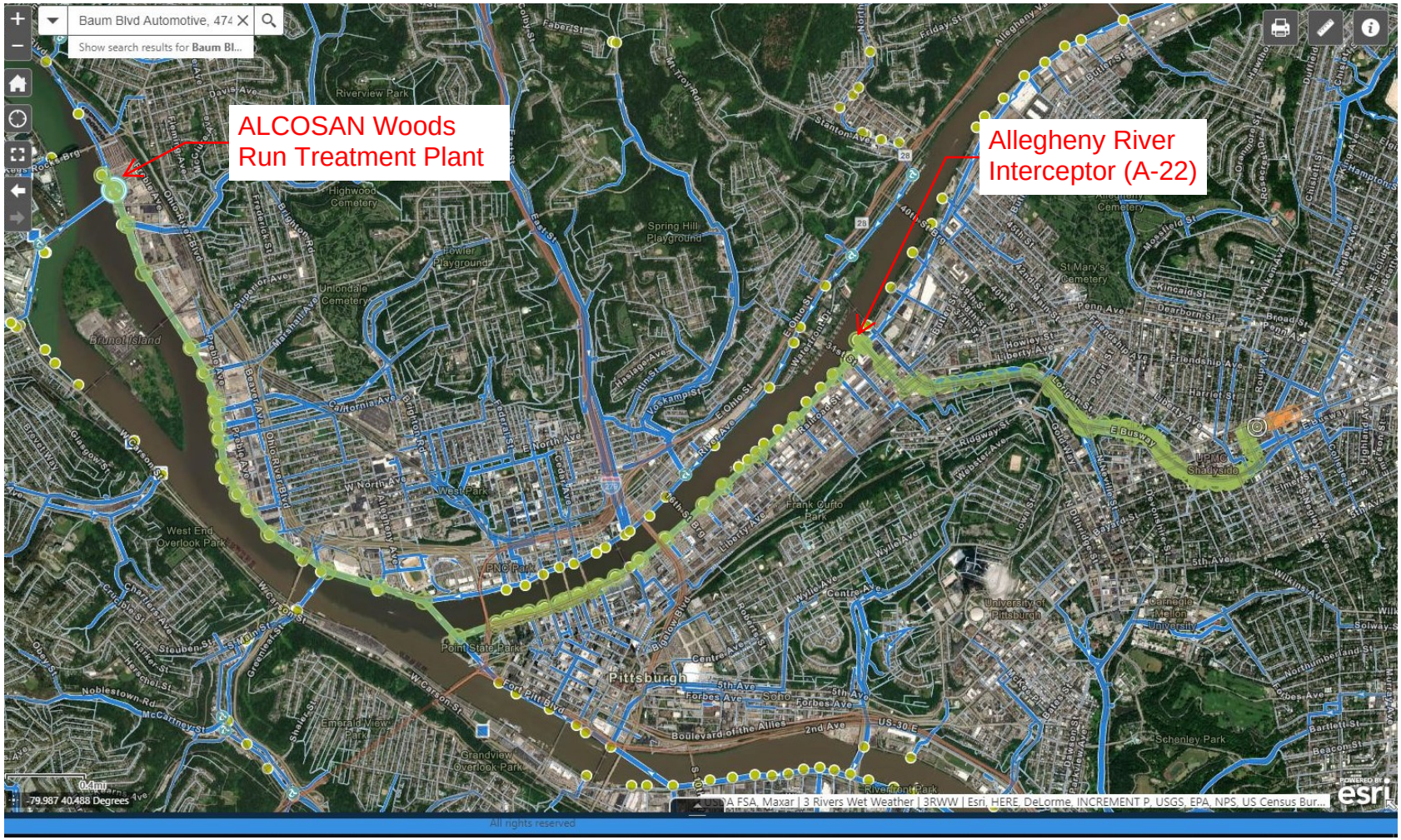
5-Year Projected Flow

Using the equations in the PWSA Developer's Manual, the project flow, 30,640 GPD, was added to the present average and peak flows to determine the projected flow in 5 years**. The projected average flow is estimated to be 0.744 MGD and the projected peak flow is estimated to be 2.603 MGD.** Since the 5-year flows are less than the calculated design capacity of the sewer, the additional flow due to the construction of BaumHaus Phase II will not overload the sewer.

Sewer Mapping

BaumHaus Phase II

5536 Baum Boulevard, 8th Ward, City of Pittsburgh



Source: 3RWW Sewer Atlas

EXHIBIT E.

U.S.G.S. Site Location Map

NORTH

USGS SITE LOCATION MAP
PITTSBURGH EAST
QUADRANGLE

GRAPHIC SCALE

0 1000 2000 4000

(IN FEET)

1 inch = 2,000 ft.

SITE LOCATION MAP

Project Number: 39619-0001
Drawing Scale: 1" = 2000'
Date Issued: JULY 2020
Index Number: -
Drawn By: KRH
Checked By: JMG
Project Manager: JMG

USGS

BAUMHAUS PHASE II

5536 BAUM BOULEVARD
PITTSBURGH, PA 15232

PREPARED FOR:

STANTEC ARCHITECTURE AND ENGINEERING, LLC
650 SMITHFIELD STREET, SUITE 2500
PITTSBURGH, PA 15222

Date	No	REVISION RECORD
-	---	-
-	---	-
-	---	-
-	---	-
-	---	-
-	---	-
-	---	-
-	---	-

GATEWAY®
The Gateway Engineers, Inc.
Full-Service Civil Engineering & Surveying
Pittsburgh, PA
gatewayengineers.com 855-634-9284

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Path & Filename=G:\Projects\39000\39619 BaumHaus Phase II-0001 Civil - Permitting\Dwg\02-Sheet\USGS Site Location Map.dwg
Plot Date=7/21/2020 8:31 AM Shannon L. McCullough, NGICP
Save Date=7/13/2020 9:38 AM

EXHIBIT F.

Sewage Flow Calculations

Anticipated Sewage Flow Calculations

BaumHaus Phase II
Baum Boulevard, 8th Ward, City of Pittsburgh

Peak Existing Flow

5536 Baum Blvd, Pittsburgh, PA 15232

Average Consumption = 106 GPD
Used 2.5 multiplier to obtain peak flow/consumption
Peak Consumption= (106 GPD) x (2.5 multiplier)
Peak Consumption = 264 GPD
(Refer to enclosed existing water bill spreadsheet)

Peak Proposed Flow

Total efficient apartments (aka micro) = 92 units
Total 1 bedroom apartments = 100 units
Total 2 bedroom apartments = 6 units
Office space = 378 sf

Water Use and Sanitary Flows from Table 1 of Section 3 within the PWSA Developer's Manual[1]:
Efficiency = 150 GPD/unit
1 bedroom = 150 GPD/unit
2 bedrooms = 300 GPD/unit
Office = 10 GPD/employee

Maximum Floor Area Allowances per occupant[2]: Business area = 100 sf per occupant
Office Area= 378 sf
Total Number of Employees = 378 sf / 100 sf per occupant = 4 employees

Peak Flow Calculation:
[92 units x (150 GPD/unit)] + [100 units x (150 GPD/unit)] + [6 units x (300 GPD/unit)] + [4 employees x (10 GPD/employee)] = 30,640 GPD

Net Flow

Net Sewage Flow = Peak Proposed Flow – Peak Existing Flow
Net Sewage Flow = 30,640 GPD – 264 GPD
Net Sewage Flow = 30,376 GPD

Net Sewage Flow = Net Water Use ∴
Net Water Usage = 30,376 GPD (76 EDU's)

Sources:
[1] Table 1, Section 3, PWSA Developer's Manual
[2] Table 1004.1.2 Maximum Floor Area Allowances per Occupant, 2015 International Building Code and Commentary Vol. 1

EXHIBIT G.

PWSA Water and Sewer Use Approval

Pittsburgh Water & Sewer Authority

August 19, 2020

Shannon L. McCullough, NGICP
Gateway Engineers
100 McMorris Road
Pittsburgh, PA 15205

Subject: Water and Sewer (W/S) Use Approval
Project Name: BaumHaus Phase II
PWSA Project No.: 20013.83

Dear Shannon:

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

Type of Flow	Sanitary, gpd	Water, gpd	Storm, cfs
Project Flow	30,640	30,640	0.23
Existing Flow	264	264	0.24
Net Flow	30,376	30,376	

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

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

Sincerely,

Ana Flores, EIT
Associate Project Manager

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

Water and Sewer (W/S) Use Application Form

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

Requirements

- ☒ Application Fee
- ☒ Application Form
- ☒ Narrative
- ☒ Flow Calculations
- ☒ Site Plan
- ☒ Floor Plan

Project Info

Project Name: BaumHaus Phase II

Address: 5536 Baum Boulevard
Pittsburgh, PA 15232

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

Owner/Developer

Name: Baum Haus Holdings, LLC

Address: 650 Smithfield Street, Suite 2500
Pittsburgh, PA 15222

Email: Jeremiah.Brooks@stantec.com

Phone Number: 412-394-7160

Consultant

Firm Name: The Gateway Engineers, Inc.

Address: 100 McMorris Road
Pittsburgh, PA 15205

Contact Name: Shannon L. McCullough

Email: smccullough@gatewayengineers.com

Phone Number: 412-409-2281

Flow Data

Type of Flow	Sanitary, gpd	Water, gpd	Storm, cfs
Project Flow	30,640 GPD	30,640 GPD	0.23cfs
Existing Flow	264	264	0.24cfs
Net Flow	30,376	30,376	Not Required

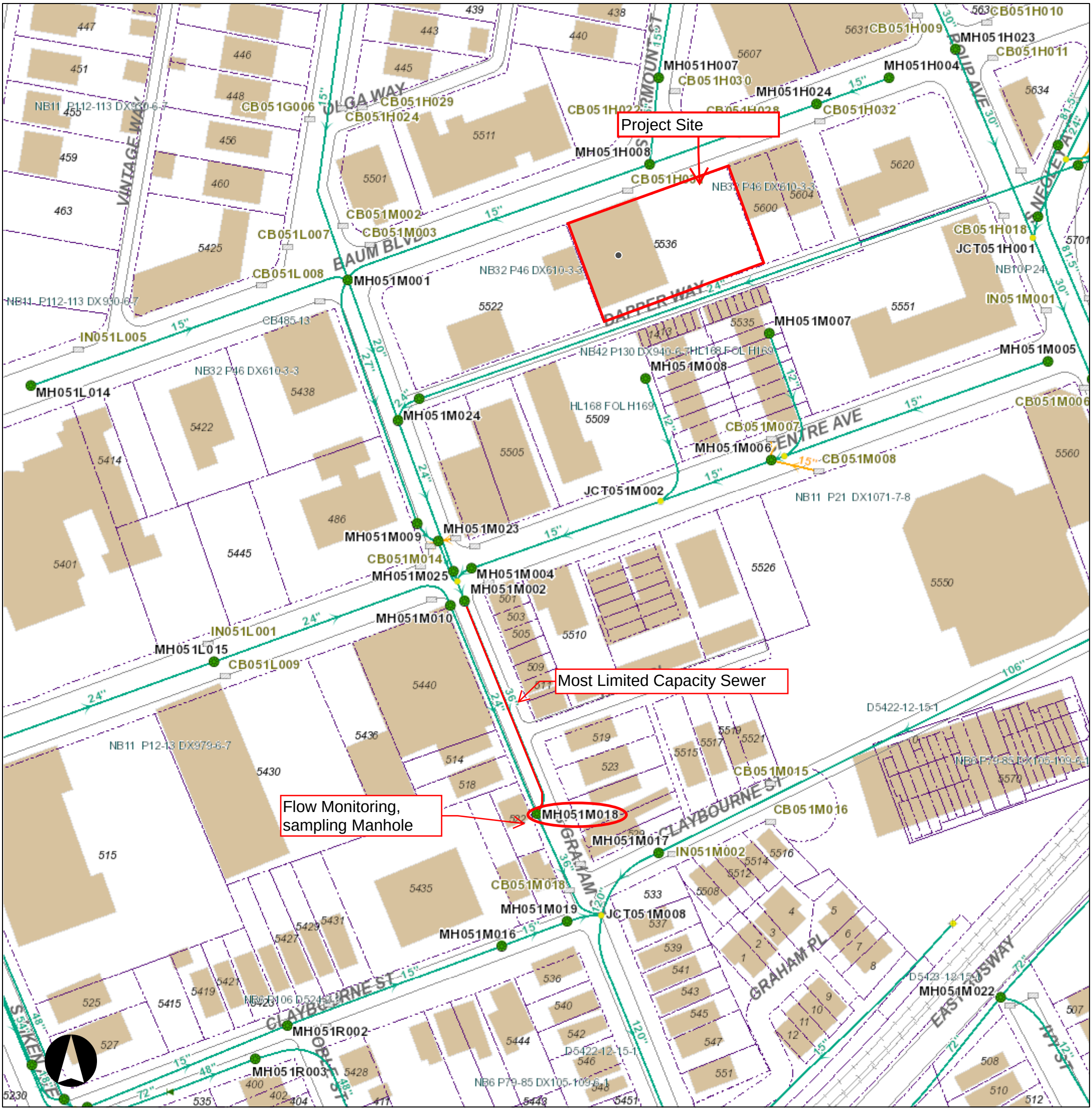
Signature By signing below, I hereby certify, to the best of my knowledge, that the information provided within the Water and Sewer Use Application is true, complete and accurate.

Name, printed: Shannon L. McCullough

Signature: Shannon L. McCullough

Date: 07/24/2020

BaumHaus Phase 2



Legend

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

mi
0 0.0225 0.045

PGH2O

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

Date: 8/19/2020

Most Limited Capacity Sewer (MLCS) Spreadsheet

PROJECT NAME:	BaumHaus Phase II
PWSA PROJECT NUMBER:	20013.83
PWSA REVIEWER:	Ana Flores
DATE:	August 19, 2020

LEGEND:

Output Data
Input Data
Questionable Data
Hydraulically Limited Sewer

Upstream MH	Downstream MH	Upstream Invert	Downstream Invert	Length, ft	Diam., in.	Material	n	Area, sf	Wetted P, ft	Slope	Flow, gpd
MH051H024	MH051H008	872.49	870.51	191.43	15	vcp	0.015	1.23	3.927	1.03%	3,688,912
MH051H008	MH051M001	870.51	868.24	350.43	15	vcp	0.015	1.23	3.927	0.65%	2,918,146
MH051M001	MH051M024	877.97	867.26	160.99	20	vcp	0.015	2.18	5.236	6.65%	20,149,668
MH051M024	MH051M025	867.26	865.81	185.41	24	vcp	0.015	3.14	6.283	0.78%	11,251,801
MH051M025	JCT051M006	867.26	865.81	185.41	24	vcp	0.015	3.14	6.283	0.78%	11,251,822
JCT051M006	MH051M002	864.82	864.05	23.05	36	brick	0.016	7.07	9.425	3.34%	64,147,449
MH051M002	MH051M018	864.05	860.58	249.23	36	brick	0.016	7.07	9.425	1.39%	41,439,668
MH051M018	JCT051M008	860.58	847.57	136.29	36	rcp	0.013	7.07	9.425	9.55%	133,547,746
JCT051M008	MH051S030	847.57	845.79	267.68	120	rcp	0.013	78.54	31.416	0.66%	873,924,021
MH051S030	MH051S028	845.79	842.95	374.43	120	rcp	0.013	78.54	31.416	0.76%	933,347,070
MH051S028	JCT051R012	843.03	841.24	197.86	132	rcp	0.013	95.03	34.558	0.90%	1,314,325,508
JCT051R012	MH051R011	843.15	842.9	26.36038	60	brick	0.016	19.63	15.708	0.95%	133,549,584
MH051R011	MH051R022	842.9	841.84	110.8479	72	brick	0.016	28.27	18.850	0.96%	218,065,830
MH051R022	JCT051R009	841.79	841.45	31.69272	72	brick	0.016	28.27	18.850	1.07%	230,971,304
JCT051R009	MH051R023	841.22	837.45	157.1615	96	brick	0.016	50.27	25.133	2.40%	743,816,612
MH051R023	JCT051R006	837.45	836.352	86.56379	96	brick	0.016	50.27	25.133	1.27%	540,880,538
JCT051R006	MH051R013	836.352	833.638	301.634	96	brick	0.016	50.27	25.133	0.90%	455,546,904
MH051R013	JCT051R001	833.638	830.274	323.8215	96	brick	0.016	50.27	25.133	1.04%	489,489,568
JCT051R001	MH051R017	830.724	830.49	26.00054	102	brick	0.016	56.75	26.704	0.90%	535,544,527
MH051R017	JCT051P009	830.48	829.26	153.5132	102	brick	0.016	56.75	26.704	0.79%	503,252,397
JCT051P009	JCT051P008	829.26	829.06	24.87836	102	brick	0.016	56.75	26.704	0.80%	506,154,308
JCT051P008	MH051P012	829.06	827.33	217.8946	102	brick	0.016	56.75	26.704	0.79%	503,012,331
MH051P012	MH051P019	827.33	824.4	356.1747	102	brick	0.016	56.75	26.704	0.82%	512,013,099
MH051P019	MH051P020	824.4	823.78	72.30319	102	brick	0.016	56.75	26.704	0.86%	522,752,256
MH051P020	MH051K019	823.78	819.72	429.7308	102	brick	0.016	56.75	26.704	0.94%	548,710,905
MH051K019	MH051J009	819.72	815.98	473.2283	102	brick	0.016	56.75	26.704	0.79%	501,856,171
MH051J009	JCT051J008	815.97	814.68	173.3972	102	brick	0.016	56.75	26.704	0.74%	486,914,431
JCT051J008	MH051J007	814.68	814	10.55947	114	brick	0.016	70.88	29.845	6.44%	1,927,190,763
MH051J007	MH051J008	814	803.76	488.0534	114	rcp	0.013	70.88	29.845	2.10%	1,353,892,622
MH051J008	MH026M004	803.76	781.86	1130.605	114	rcp	0.013	70.88	29.845	1.94%	1,300,871,904
MH026M004	JCT026M002	781.86	779.5	151.5949	114	rcp	0.013	70.88	29.845	1.56%	1,166,222,985
JCT026M002	MH026M010	779.5	778.599	79.16052	129	rcp	0.013	90.76	33.772	1.14%	1,386,550,225

EXHIBIT H.

PWSA Tap Allocation Letter

Pittsburgh Water & Sewer Authority

August 19, 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:	BaumHaus Phase II
Project Address:	5536 Baum Boulevard Pittsburgh, PA 15232
Proposed Flow, gpd:	30,376
EDU's, 400gpd/EDU:	75.94

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 412-255-8800 x8035 or AFlores@pgh2o.com.

Sincerely,

Ana Flores, EIT
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)
Shannon L. McCullough, NGICP – Applicant (via email)
Regis Ryan – DEP (via email)
eBuilder – Filing System (via email)

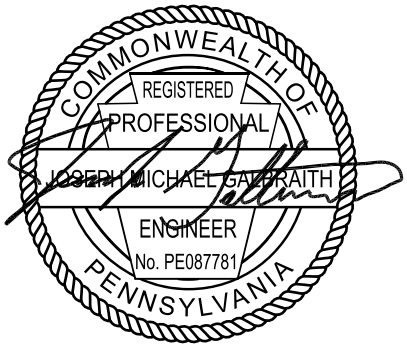
EXHIBIT I.

Existing Sewer Flow Calculations

BaumHaus Phase II		
Sewage Capacity Calculations		
Pipe Diameter (per Flow Monitoring Report) =	36	in
Upstream Invert Elevation (per 3RWW Sewer Atlas) =	864.05	
Downstream Invert Elevation (per 3RWW Sewer Atlas) =	860.58	
Pipe Length (per 3RWW Sewer Atlas) =	249.23	ft
Slope =	1.39	%
Mannings n =	0.016	(Brick)
Design Capacity		
Sewer Type (Combined/Separate)	Combined	
Peaking Factor	3.5	
Peak Hydraulic Capacity (Using Mannings Equation full-flow)	63.89	cfs
	41,293,193	GPD
Average Hydraulic Capacity (Peak Capacity divided by Peaking Factor)	11,798,055	GPD
Present Flows - MH051M018		
Present Average Flows (Flow data, refer to "Data Analysis" spreadsheet)	0.243	MGD
	243,000	GPD
Present Peak Flows (Flow data, refer to "Data Analysis" spreadsheet)	2.448	MGD
	2,448,000	GPD
Project Flow		
Project Flow	30,640	GPD
Projected Flows		
Projected Peak [(Present Peak Flow + Project Flow) x 1.05]	2,602,572	*GPD
Projected Average (Projected Peak Flow divided by Peaking Factor)	743,592	*GPD

*Projected Flows are less than the Design Capacity

	Input
	Output

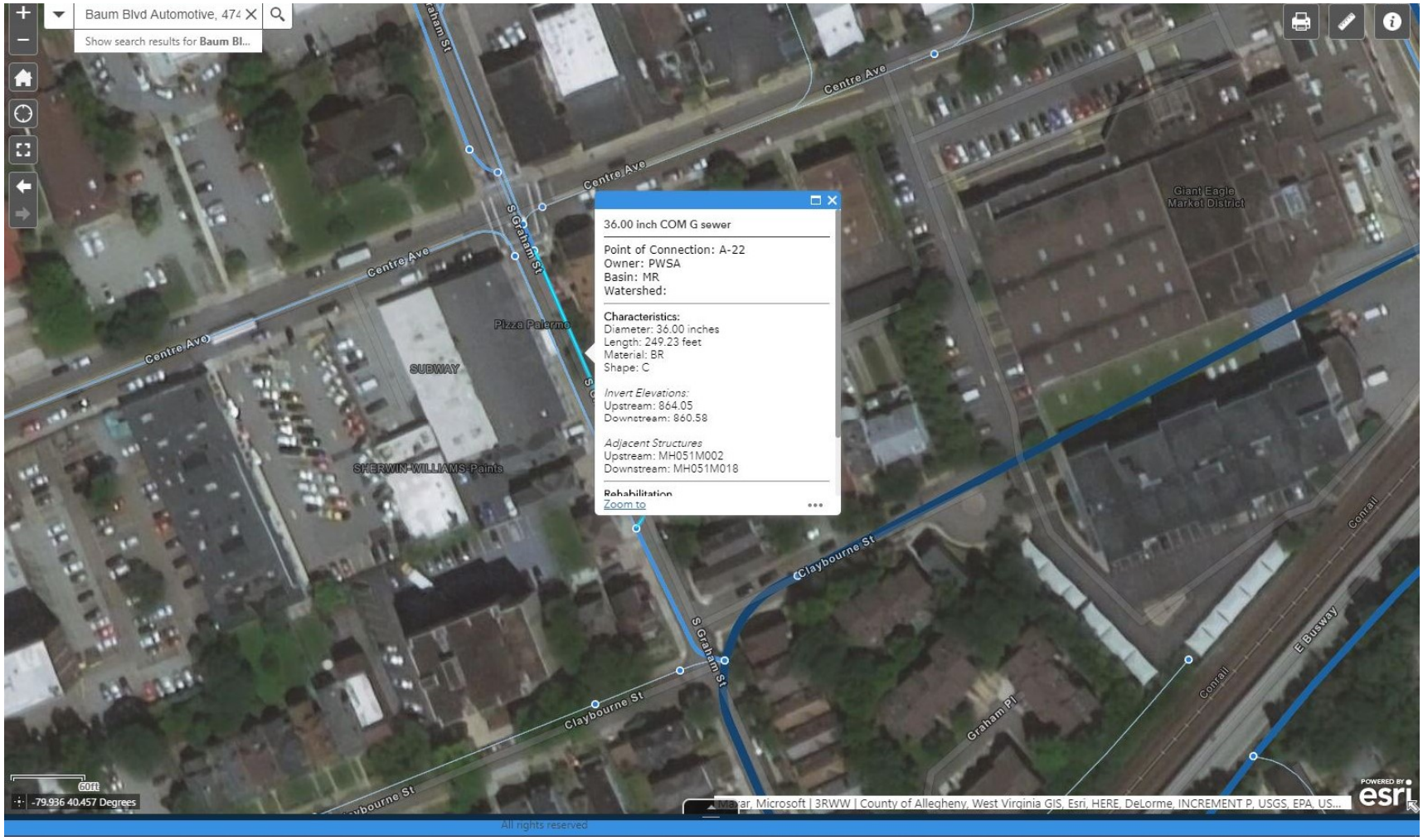


ATTACHMENT 1 – SEWER DATA

Sewer Mapping

BaumHaus Phase II

5536 Baum Boulevard, 8th Ward, City of Pittsburgh



Source: 3RWW Sewer Atlas

ATTACHMENT 2 – CAPACITY CALCULATIONS

Channel Report

Hydraflow Express Extension for Autodesk® AutoCAD® Civil 3D® by Autodesk, Inc. Wednesday, Nov 4 2020

Sewer Design Capacity - MH051H008 / MH051M001

Circular

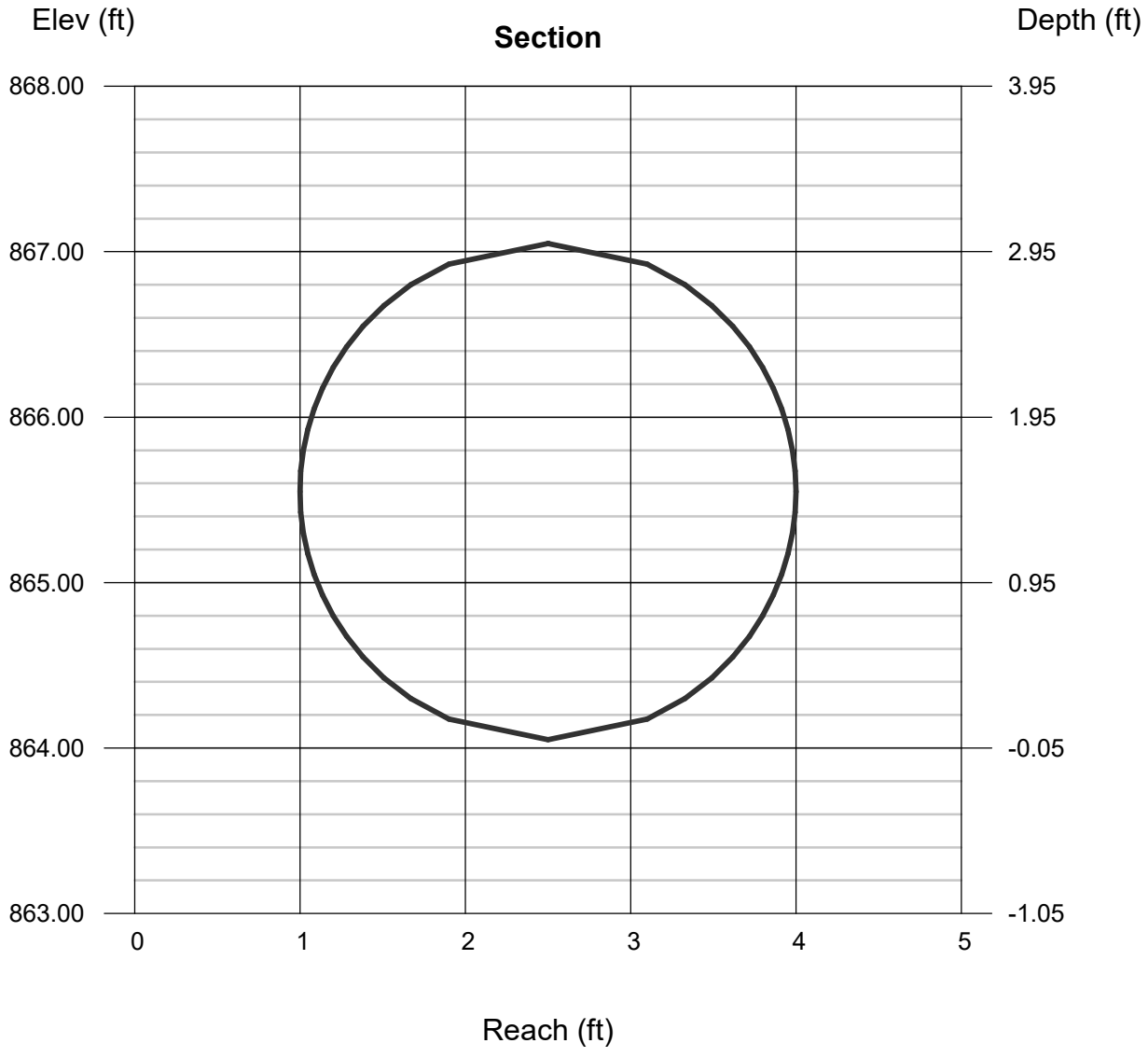
Diameter (ft)	= 3.00
Invert Elev (ft)	= 864.05
Slope (%)	= 1.39
N-Value	= 0.016

Calculations

Compute by:	Known Depth
Known Depth (ft)	= 3.00 ← FULL FLOW

Highlighted

Depth (ft)	= 3.00
Q (cfs)	= 63.89
Area (sqft)	= 7.07
Velocity (ft/s)	= 9.04
Wetted Perim (ft)	= 9.42
Crit Depth, Yc (ft)	= 2.57
Top Width (ft)	= 0.00
EGL (ft)	= 4.27



Pittsburgh Water & Sewer Authority

November 19, 2020

Shannon L. McCullough
The Gateway Engineers, Inc
100 McMorris Road
Pittsburgh, PA 15205

Subject: Sewage Facilities Planning Module (SFPM)
Approval for Collection System Flows
Project Name: BaumHaus Phase II (Project)
PWSA Project No.: 20013.83

Dear Shannon:

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 412-255-8800 x8035 or aflores@pgh2o.com.

Sincerely,

Ana Flores, EIT
Associate Project Manager

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

PGH2O Pittsburgh Water & Sewer Authority

MEMO

To: Barry King, P.E. - Director of Engineering and Construction

From: Ana Flores

Date: November 18, 2020

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

Chapter 94 Consistency Determination

Project Name: BaumHaus Phase II (Project)

Project Address: 5536 Baum Blvd Pittsburgh, PA 15232

PWSA Project Number: 20013.83

Dear Barry,

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

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

Our review was based on information provided by others under the assumption that this information was accurate and complete. Should you have any questions, please do not hesitate to contact me directly.

Yours truly,

Ana Flores, EIT
Associate Project Manager

Enclosures
cc: Robert Herring, P.E. - PWSA
e-Builder – Filing System

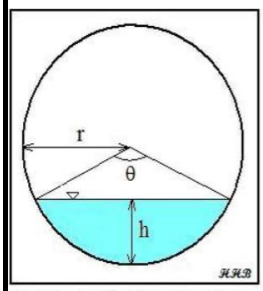
Penn Liberty Plaza I
1200 Penn Avenue
Pittsburgh PA 15222
info@pgh2o.com
T 412.255.2423
F 412.255.2475
www.pgh2o.com
@pgh2o
Customer Service / Emergencies:
412.255.2423

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

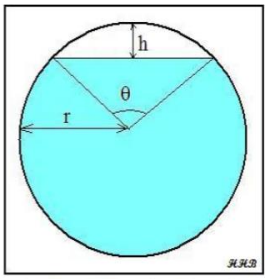
PROJECT NAME:	BaumHaus Phase II
PWSA PROJECT NUMBER:	20013.83
PWSA REVIEWER:	Ana Flores
DATE:	November 18, 2020

LEGEND: Input Data | Output Data

Section A: Manning Equation for Partially Filled Pipes



Partially Full Pipe Flow Parameters (Less Than Half Full)



Partially Full Pipe Flow Parameters (More Than Half Full)

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

$$Q = \left(\frac{1.49}{n}\right) \times A \times R^{2/3} \times S^{1/2} \qquad R = \frac{A}{P} \qquad \Theta = 2 \times \cos^{-1}\left(\frac{r-h}{r}\right)$$

$$A_{<50\%\ Full} = \frac{r^2(\Theta - \sin\Theta)}{2} \qquad P_{<50\%\ Full} = r \times \Theta$$

OR

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

Section B: Data for Calculations

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

Proposed Project Flows		
Variable	Value	Units
Q_p	30,640	gpd

Variable	*Value*	*Units*
Material	brick	
n	0.016	unitless
S	0.014	ft/ft
h	3.000	ft
D	3.00	ft
P.F.	3.5	unitless

Section C: Calculations for Design and/or Permitted Capacities

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

Design Capacity, Average		
Variable	Value	Unit
$Q_{d, avg}$	11,830,172	gpd

Design Capacity, Peak		
Variable	Value	Unit
D	3.000	ft
r	1.500	ft
A	7.069	ft^2
P	9.425	ft
R	0.750	ft
$Q_{d, peak}$	64	cfs
$Q_{d, peak}$	41,405,600	gpd

Section D: Calculations for Present Flows

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

Present Flows, Average		
Variable	Value	Unit
$Q_{ex, avg}$	243,000	gpd

Present Flows, Peak		
Variable	Value	Unit
$Q_{ex, peak}$	2,448,000	gpd

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

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

Projected Flow Calculations		
Variable	Value	Unit
$Q_{proj, avg}$	743,592	gpd
$Q_{proj, peak}$	2,602,572	gpd

Section F: Compare Results with Applicant's Submission

Variable	PWSA, gpd	Applicant, gpd	Difference, gpd	Difference, %
$Q_{d, avg}$	11,830,172	11,798,055	32,117	0%
$Q_{d, peak}$	41,405,600	41,293,193	112,407	0%
$Q_{ex, avg}$	243,000	243,000	0	0%
$Q_{ex, peak}$	2,448,000	2,448,000	0	0%
$Q_{proj, avg}$	743,592	743,592	0	0%
$Q_{proj, peak}$	2,602,572	2,602,572	0	0%

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

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

1. Project Flows 30,640 gpd
2. Total Sewage Flows to Facilities (pathway from point of origin through treatment plant)

   When providing "treatment facilties" 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	11798055	41293193	243000	2448000	743592	2602572
Conveyance						
Treatment						

3. Collection and Conveyance Facilities

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

   YES NO

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

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

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

   b. Collection System

   Name of Agency, Authority, Municipality PWSA

   Name of Responsible Agent Barry King, PE, PMP / Director of Engineering and Construction

   Agent Signature  Date November 19, 2020

EXHIBIT J.

Alternatives Analysis

Alternatives Analysis

BaumHaus Phase II
5536 Baum Boulevard, 8th Ward, City of Pittsburgh

The proposed short-term and long-term ultimate method of sanitary sewage conveyance and treatment of the total 30,640 GPD or 76.6 EDU peak flow from the proposed building will involve the use of adequately design storm and sanitary sewer laterals, owned and maintained by the property owner, connecting into the PWSA owned 24" combination gravity sewer system located in Dapper Way. This public sewer connects into ALCOSAN's Allegheny River Interceptor (A-22) and sewage flows via gravity to the ALCOSAN Treatment Plant at Woods Run.

The project site is surrounded by residential and commercial buildings. All adjacent properties utilize the existing public sewer system as their ultimate sewage disposal conveyance system and the ALCOSAN Treatment Plant as their ultimate sewage treatment method. There are no feasible sewage facilities alternatives because access to the public sewer system is available and the proposed building occupies majority of the property.

EXHIBIT K.

Sewage Facilities Planning Module – Component 4A – Municipal Planning Agency Review

pennsylvania
DEPARTMENT OF ENVIRONMENTAL PROTECTION

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
BaumHaus Phase II

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

1. Date plan received by municipal planning agency January 7, 2021
2. Date review completed by agency January 12, 2021

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

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

SECTION C. AGENCY REVIEW (continued)

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

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

Name: Martina Battistone

Title: Senior Environmental Planner

Signature: Martina Wolf Battistone

Date: January 12, 2021

Name of Municipal Planning Agency: City of Pittsburgh Dept of City Planning

Address 200 Ross Street 4th Floor Pittsburgh, PA 15219

Telephone Number: (412) 255-2516

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.

EXHIBIT L.

Sewage Facilities Planning Module – Component 4C County of Joint Health Department Review

3850-FM-BCW0362C 6/2016

pennsylvania
DEPARTMENT OF ENVIRONMENTAL PROTECTION

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF CLEAN WATER

DEP Code #:
02001-20-111

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

Baum Haus Phase II

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

1. Date plan received by county or joint county health department January 7, 2021

   Agency name Allegheny County Health Department (ACHD)

2. Date review completed by agency January 8, 2021

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

Yes	No		
☒	☐	1.	Is the proposed plan consistent with the municipality's Official Sewage Facilities Plan?
			If no, what are the inconsistencies?
☐	☒	2.	Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality?
			If yes, describe
☐	☒	3.	Is there any known groundwater degradation in the area of this proposal?
			If yes, describe
☒	☐	4.	The county or joint county health department recommendation concerning this proposed plan is as follows: ACHD recommends approval. See attached letter.
		5.	Name, title and signature of person completing this section:

Name: Freddie Fields

Title: Environmental Health Engineer III

Signature: Freddie Fields

Date: January 8, 2021

Name of County Health Department: ACHD

Address: 3901 Penn Avenue, Building #5, Pittsburgh, PA 15224-1318

Telephone 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

January 8, 2021

Shannon L. McCullough, GIP
The Gateway Engineers, Inc.
100 McMorris Road,
Pittsburgh, PA 15205

RE: SEWAGE FACILITIES PLANNING MODULE, ALLEGHENY COUNTY
Baum Haus Phase II; City of Pittsburgh,

Dear Ms. McCullough:

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 January 7, 2021. The project proposes the following:

Project Description:	Baum Haus Phase II. Proposing the development of a 198 multi-unit apartment complex on a 0.48-acre lot (parcel 51-M-20) with a communal kitchen/conference area, co-worker space, and gym (no locker room) on main floor (for residence/employee only) as well as leasing office located at 5536 Baum Boulevard in the City of Pittsburgh, Allegheny County.
Sewage Flow:	30,640 GPD
Conveyance:	The flow from this site will be conveyed to the Pittsburgh Water & Sewer Authority (PWSA) collection system to ALCOSAN POC A-22 to the Allegheny River interceptor and then to the ALCOSAN Treatment Plant at Woods Run.
Sewer's Owner:	PWSA (collection) and ALCOSAN (interceptor)
Name of Sewage Treatment Plant:	ALCOSAN

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

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

The ACHD has no objection to the approval of this project. If you have any questions, please call me at 412-578-8046.

Sincerely,

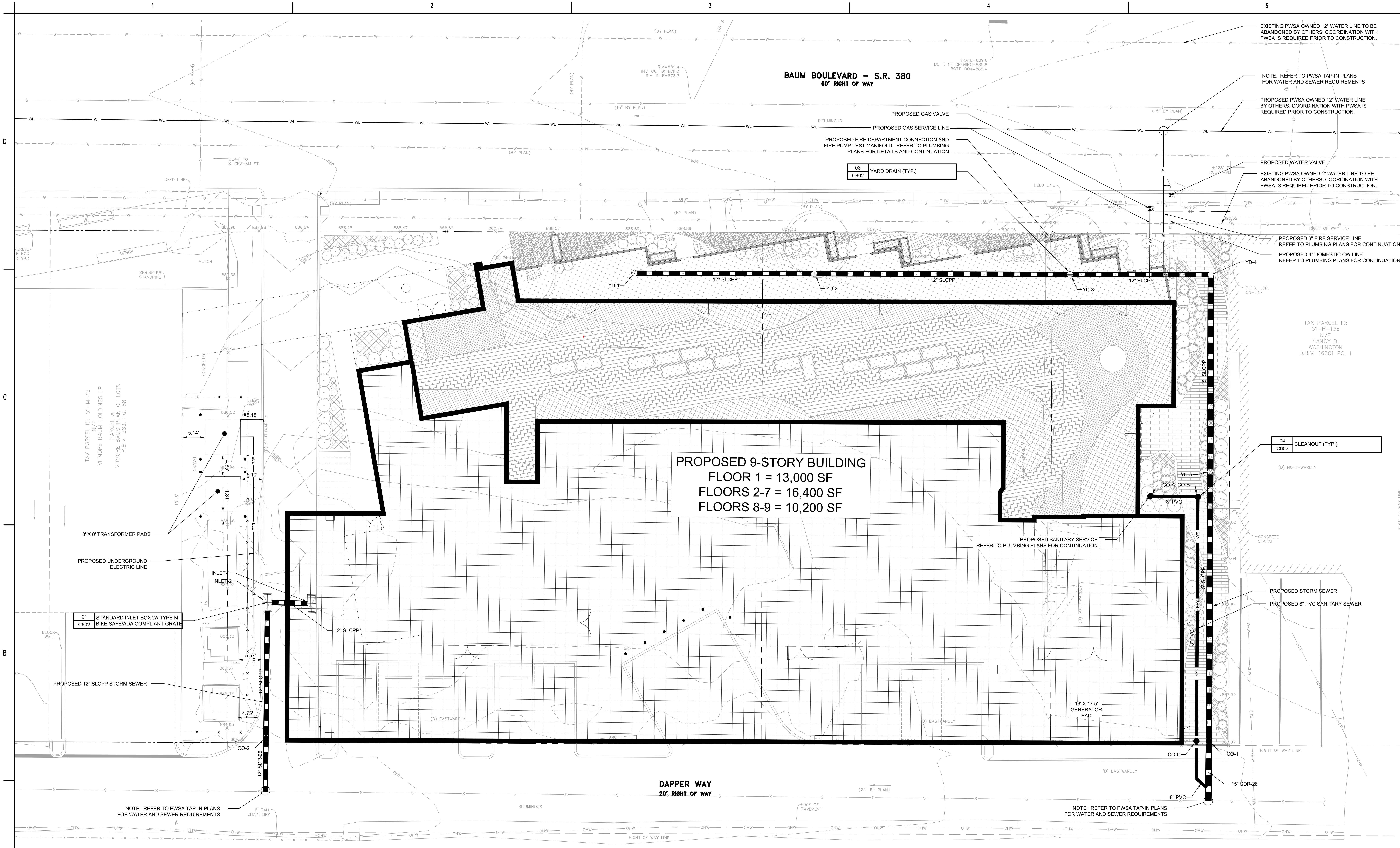
Freddie Fields, M.B.A.
Environmental Health Engineer III
Water Pollution Control & Solid Waste Management

FF/cb
Enclosure

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

EXHIBIT M.

Plot Plan



BAUM BOULEVARD – S.R. 380
60' RIGHT OF WAY
EXISTING PWSA OWNED 12" WATER LINE TO BE ABANDONED BY OTHERS. COORDINATION WITH PWSA IS REQUIRED PRIOR TO CONSTRUCTION.
NOTE: REFER TO PWSA TAP-IN PLANS FOR WATER AND SEWER REQUIREMENTS
PROPOSED PWSA OWNED 12" WATER LINE BY OTHERS. COORDINATION WITH PWSA IS REQUIRED PRIOR TO CONSTRUCTION.
PROPOSED GAS VALVE
PROPOSED GAS SERVICE LINE
PROPOSED FIRE DEPARTMENT CONNECTION AND FIRE PUMP TEST MANIFOLD. REFER TO PLUMBING PLANS FOR DETAILS AND CONTINUATION
03 C602 YARD DRAIN (TYP.)
PROPOSED WATER VALVE
EXISTING PWSA OWNED 4" WATER LINE TO BE ABANDONED BY OTHERS. COORDINATION WITH PWSA IS REQUIRED PRIOR TO CONSTRUCTION.
PROPOSED 6" FIRE SERVICE LINE REFER TO PLUMBING PLANS FOR CONTINUATION
PROPOSED 4" DOMESTIC CW LINE REFER TO PLUMBING PLANS FOR CONTINUATION
YD-1
YD-2
YD-3
YD-4
YD-5
12" SLCPP
15" SLCPP
TAX PARCEL ID: 51-H-136 N/F NANCY D. WASHINGTON D.B.V. 16601 PG. 1
04 C602 CLEANOUT (TYP.)
CO-A
CO-B
8" PVC
PROPOSED 9-STORY BUILDING
FLOOR 1 = 13,000 SF
FLOORS 2-7 = 16,400 SF
FLOORS 8-9 = 10,200 SF
PROPOSED SANITARY SERVICE REFER TO PLUMBING PLANS FOR CONTINUATION
PROPOSED STORM SEWER
PROPOSED 8" PVC SANITARY SEWER
TAX PARCEL ID: 51-M-15 N/F VITMORE BAUM HOLDINGS LP PARCEL A VITMORE BAUM PLAN OF LOTS P.B.V. 283, PG. 88
8' X 8' TRANSFORMER PADS
PROPOSED UNDERGROUND ELECTRIC LINE
INLET-1
INLET-2
01 C602 STANDARD INLET BOX W/ TYPE M BIKE SAFE/ADA COMPLIANT GRATE
PROPOSED 12" SLCPP STORM SEWER
16' X 17.5' GENERATOR PAD
CO-1
CO-2
CO-C
12" SDR-26
15" SDR-26
DAPPER WAY
20' RIGHT OF WAY
NOTE: REFER TO PWSA TAP-IN PLANS FOR WATER AND SEWER REQUIREMENTS
NORTH

UTILITY PLAN NOTES:

1. THE CONTRACTOR SHALL COMPLY AT ALL TIMES WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, PROVISIONS, AND POLICIES GOVERNING SAFETY AND HEALTH, INCLUDING THE FEDERAL CONSTRUCTION SAFETY ACT (PUBLIC, LAW 91-54), FEDERAL REGISTER, CHAPTER XVII, PART 1926 OF TITLE 29 REGULATIONS, OCCUPATIONAL SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION, AND SUBSEQUENT PUBLICATIONS UPDATING THESE REGULATIONS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR EXAMINING THE AREAS AND CONDITIONS UNDER WHICH THE PROJECT IS TO BE CONSTRUCTED PRIOR TO THE SUBMISSION OF A BID. SUBMISSION OF A BID SHALL BE CONSTRUED TO MEAN THE CONTRACTOR HAS REVIEWED THE SITE AND IS FAMILIAR WITH CONDITIONS AND CONSTRAINTS OF THE SITE.
3. BEFORE EXCAVATION, ALL UNDERGROUND UTILITIES SHALL BE LOCATED IN THE FIELD BY THE PROPER AUTHORITIES. THE CONTRACTOR SHALL CONTACT PENNSYLVANIA ONE CALL SYSTEMS, INC. AT 8-1-1. THE LOCATION OF UTILITIES AND UNDERGROUND STRUCTURES ARE APPROXIMATE AND MAY NOT ALL BE SHOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND EXACT LOCATION OF ALL UTILITIES AND UNDERGROUND STRUCTURES.
4. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO BID AND PERFORM ALL UTILITY WORK IN COMPLIANCE TO APPLICABLE LOCAL AND STATE CODES AND REGULATIONS.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FEES ASSOCIATED WITH THE INSTALLATION, INSPECTING, TESTING AND FINAL ACCEPTANCE OF PROPOSED UTILITIES CONSTRUCTION.
6. UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE RESPECTIVE UTILITY COMPANY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE UTILITIES ARE INSTALLED CORRECTLY TO MEET PROJECT REQUIREMENTS WHETHER PERFORMED BY THE CONTRACTOR OR NOT.
7. ALL CABLE, ELECTRIC, GAS, STORM AND SANITARY SEWER, TELEPHONE AND WATER SERVICE LINE TRENCHES LOCATED UNDER PROPOSED PAVEMENT AREAS SHALL BE BACKFILLED WITH 100% STONE MATERIAL TO THE PROPOSED PAVING SECTION IN ACCORDANCE WITH THE DETAIL SHOWN ON THE CONSTRUCTION DETAIL SHEETS.
8. THERE SHALL BE NO CONSTRUCTION OF ELECTRIC TRANSFORMERS, TELEPHONE OR CABLE JUNCTION BOXES, GAS METERS OR SIMILAR DEVICES PLACED OVER ANY OTHER UNDERGROUND UTILITY.
9. CONTRACTOR TO PROVIDE SHOP DRAWINGS ON ALL STORM SEWER MANHOLES AND INLETS.
10. AN AS-BUILT DRAWING OF NEW UTILITY SERVICES SHALL BE PREPARED BY THE CONTRACTOR AND SUBMITTED TO THE OWNER UPON COMPLETION OF THE PROJECT.
11. ALL STORM PIPE SHALL BE HDPE, SMOOTH INTERIOR, CORRUGATED POLYETHYLENE PIPE UNLESS OTHERWISE NOTED. ALL STORM SEWER CONSTRUCTION MATERIALS AND METHODS SHALL BE IN ACCORDANCE WITH PENNDOT SPECIFICATIONS. ALL JOINTS SHALL BE WATERTIGHT.
12. THE CONTRACTOR SHALL ASSURE THAT THERE IS POSITIVE DRAINAGE TO THE EXISTING INLETS UPON PLACEMENT OF NEW PAVEMENT.
13. CONTRACTOR TO COORDINATE WITH THE BUILDING PLUMBING AND SITE ELECTRICAL PLANS TO ASSURE ACCURACY OF THE UTILITY CONNECTIONS TO THE BUILDING.
14. CONDUIT LOCATIONS TO SITE LIGHT POLES TO BE COORDINATED WITH THE SITE ELECTRICAL PLAN.
15. THE ALLEGHENY COUNTY HEALTH DEPARTMENT SHALL BE CONTACTED FOR INSPECTION OF ALL PRIVATE SANITARY SEWERS, WATER LINES, AND STORM SEWER LINES WHERE THEY CONNECT TO A PUBLIC SEWER SYSTEM. ALL WATER AND SEWER LINES MUST BE INSTALLED BY A REGISTERED PLUMBER.
16. THE ROOF COLLECTOR SYSTEM SHALL BE TRAPPED PRIOR TO CONNECTING TO THE SITE STORM SEWER SYSTEM.
17. THE WATERLINE SHALL HAVE A MINIMUM OF 48" OF COVER AND BE AT LEAST 1 FOOT ABOVE THE SANITARY SEWER IF WITHIN 10 FEET OF THE HORIZONTAL DISTANCE OF THE SEWER.

UTILITY LEGEND

Symbol	Description
SAN	PROPOSED SANITARY LATERAL
(heavy dashed line)	PROPOSED STORM LINE
WL	PROPOSED WATER LINE (BY OTHERS)
wl	PROPOSED WATER SERVICE LATERAL
GAS	PROPOSED GAS SERVICE LATERAL

GRAPHIC SCALE

0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

811
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Permit/Seal

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Client/Project
LAUREL REAL ESTATE SERVICES, LLC
BaumHaus Phase II
5536 Baum Boulevard
Pittsburgh, PA 15232

Project No.:218011437
File Name: N/A
Scale: 1" = 10'

JMG	JMG	JMG	2020.07.27
Dwn.	Dsgn.	Chkd.	YYYY.MM.DD

Title
UTILITY PLAN

Revision:
Drawing No.
C300

ORIGINAL SHEET - ARCH D