SEWAGE FACILITIES PLANNING MODULE SUBMISSION

PROJECT: 129 McKean Street Building Renovations and Additions, 17th Ward City of Pittsburgh Formerly "The Distillery" Building
LOCATION: 129 McKean Street (re-addressed to 59 S. Second St.)

CITY OF PITTSBURGH
ALLEGHENY COUNTY

PENNSYLVANIA

Prepared For:
129 McKean Street, LLC
412 Pine Trees Dr,
Carnegie, PA 15106

Prepared By:
WBCM LLC
600 BURSCA DRIVE
Suite 609
Bridgeville, PA 15017
412-221-1920

WBCM
Designing Infrastructure for Tomorrow®

January 11, 2021

Revisions of February 1, 2021

Project: C20170318.02

WBCM
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1.0 ALCOSAN

alcosan
allegheny county sanitary authority

March 16, 2021

Kevin Wilmot
WBCM, LLC
600 Bursca Drive, Suite 609
Pittsburgh, PA 15017

Re: 129 McKean Street Distillery Building Renovations
129 McKean Street, Pittsburgh, PA 15219
PA DEP Sewage Facilities Planning Module
ALCOSAN Regulator Structure M-06-00

Dear Mr. Wilmot:

We have reviewed the Component 3 Planning Module for the referenced project to be located in the City of Pittsburgh, 17th Ward. The project will generate a peak flow of 5,399 GPD in the ALCOSAN Monongahela River Interceptor and Woods Run Treatment Plant.

The capacity of the ALCOSAN M-06-00 Diversion Structure is approximately 3.14 MGD. The peak dry weather flow is approximately .706 MGD. Sufficient dry weather capacity exists for this connection. However, the ALCOSAN Monongahela River 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 Clean Water Plan.

ALCOSAN has completed and signed the sections required in the Component 3 module and requests that this letter be made part of the planning module submission. If you have any questions regarding this matter, please contact me at 412-732-8046.

Sincerely,

ALLEGHENY COUNTY SANITARY AUTHORITY

Joseph Sparbanie

Joseph A. Sparbanie, P.E.
Civil Engineer

Attachment

cc: T. Dean (w/o attachment)
D. Thornton (w/o attachment)
M. Lichte (w/o attachment)
B. King/ PWSA (w/o attachment)
T. Flanagan/ PaDEP (w/o attachment)
F. Fields/ ACHD (w/o attachment)

WBCM
Job No. File Code
Not To Be Archived
RECEIVED
MAR 23 2021
Circulation Initials

☐ 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 5399 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	876,100	3,066,336	5,142	18,000	7,000	24,600
Conveyance		3,140,000	635,000	706,000	646,800	718,500
Treatment		250,000,000	209,300,000	250,000,000	219,700,000	295,000,000

3. Collection and Conveyance Facilities

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

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

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

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

   b. Collection System

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

   Name of Responsible Agent Barry King, PE, PMP

   Agent Signature BK Date February 11, 2021

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

c. Conveyance System

Name of Agency, Authority, Municipality ALCOSAN

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

Agent Signature [signature]

Date 3-16-21

4. Treatment Facility

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

	YES	NO	
a.	☐	☒	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 Allegheny County Sanitary Authority (ALCOSAN)

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

Agent Signature [signature]

Date 3-16-21

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

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

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

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

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

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

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

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

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

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

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

WBCM
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January 8, 2021

Allegheny County Sewage Authority
Engineering
3300 Preble Ave,
Pittsburgh, PA 15233

Attention: Michael Lichte, P.E.

RE: Sewage Facilities Planning Module Acceptance and Completion
129 MCKEAN STREET, 17TH WARD, (SOUTH SIDE FLATS) PITTSBURGH 15219
Project 20170318.02

Dear Mike:

Whitney, Bailey, Cox & Magnani, LLC (WBCM) would like to provide the enclosed calculations and Project Narrative below. This accompanies the other information, signature sheets, and Planning Module Application enclosed here for your consideration and completion of the Module elements as necessary. The Pittsburgh Water and Sewer Authority Use acceptance is enclosed and the following information is provided for understanding of the project. Please return the table and signature pages as needed and we will forward them for the developer to the City of Pittsburgh for further municipal consideration. Thank you in advance for your consideration.

Project Narrative:
This project is the 129 McKean Street Distillery Project located in the Central Southside Flats neighborhood near the Liberty Bridge overpass. The location was built in 1856, was most recently a printing shop, and in early 20th century was "The Distillery" of Joseph S. Finch & Co., which provides the backdrop for the project name and decor. The proposed building renovations will be done for mixed use food and bulk batch bottling, but not a distillery. The zoning at this location is UR-I (Urban-Industrial). There is one irregular "L" shaped existing lot that will have the existing seven-story (7) building reduced to five-stories (5) and the one-story (1) existing addition onto the main building will be razed to the foundation, and replaced with a new five-story (5) addition constructed with little or no footprint changes. The combined area of the consolidated parcel is approximately 17,260 SF (0.396 Acres). The frontage on McKean Street of this parcel is 52.5'. The South Second Street frontage is approximately 281'. Sewer lateral(s) along with water service(s) for domestic and fire services will be requested on Mckean Street. Plans are that the stormwater will be collected separately from the roof and tapped into the combined sewer. CCTV revealed an existing 15" sewer on McKean Street. It appears by plan a 6" CIP waterline is present on McKean Street.

The Architectural design of the building will require the roof leaders and downspouts to traverse to underground locations. The amount of roof area will not change, as the original building foundations will remain the building footprint. The roof area will remain 10,300 square feet (SF) (0.235 Ac). This will require that they be directed to the nearest main line sewer. Alcosan has an interceptor in the area and does not allow connections. The PWSA system in this area is a combined system with the 15" terra cotta sewer main on McKean Street. The roof water will have to be part of the flow to the PWSA sewer system. The remaining surface water from the project property, with the sidewalks and the street, will continue to become part of the runoff flow that traverses under the railroad and out to the Monongahela River by inlets along the railroad property.

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Drinking Water, Stormwater, and Sewer Use Calculations

Water Use

Existing Water Use: existing water use records unavailable, and PWSA identifies not allowing reduction for existing flows.
Proposed Water Use: Estimated (5399 GPD)(Ref. 1 see attached calculations)* = 5399 gpd
Difference: 5399 gpd additional

Wastewater Generation:

Wastewater Existing Generation to be terminated: PWSA identifies not allowing reduction for existing flows.
Wastewater Proposed Generation: Estimated (5399 GPD)(Ref. 1see attached calculations)* = 5399 gpd
Difference: 5399 gpd additional

Stormwater Generation:

Roof Stormwater Existing Generation: Q=ciA = (0.98(Ref 2))(2.08 in(ref 3))(10,300SF/43,560SF/Ac) = 1.26 CFS
Roof Stormwater Proposed Generation Q=ciA = (0.98 (Ref 2))(2.08 in(ref 3))(10,300SF/43,560SF/Ac) = 1.26 CFS
Difference: 0.0 cfs

Notes:

Note gpd = gallons per day
Note gpcd = gallons per capita day

Note cfs= cubic feet per second
Note Reference 1 Pgh2O Developer's Guide, Chapter 2, Table 2-1
Note Reference 2 Pgh2O Developer's Guide, Chapter 2, Table 2-2
Note Reference 3 PennDOT Drainage Field Manual Rational Rainfall Values Region 3Table 2-2

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

Thank you in advance for any assistance.

Very truly yours,
WHITNEY BAILEY COX & MAGNANI, LLC

Kevin S. Wilmot, PE
Project Manager

Enclosures

2.0 PWSA

Pittsburgh Water & Sewer Authority

October 28, 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:	129 McKean Street
Project Address:	129 McKean Street Pittsburgh, PA 15219
Proposed Flow, gpd:	5,399
EDU's, 400gpd/EDU:	13.5

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)
Kevin Wilmot – Applicant (via email)
Regis Ryan – DEP (via email)
eBuilder – Filing System (via email)

Kevin Wilmot

From: Flanagan, Thomas <thflanagan@pa.gov>
Sent: Wednesday, October 28, 2020 1:51 PM
To: Ana Flores, EIT
Cc: Developer_Tap_in_Permits.20013.50_129_McKean_Street@docs.e-builder.net; Robert Herring, PE, PMP; Barry King, PE, PMP; Kate Mechler, PE; Kevin Wilmot
Subject: RE: [External] Preliminary Determination on the Need for Sewage Planning - 129 McKean Street

Based on the information provided, the Department has determined this project requires sewage planning.

From: Ana Flores, EIT <AFlores@pgh2o.com>
Sent: Wednesday, October 28, 2020 1:29 PM
To: Flanagan, Thomas <thflanagan@pa.gov>
Cc: Developer_Tap_in_Permits.20013.50_129_McKean_Street@docs.e-builder.net; Robert Herring, PE, PMP <RHerring@pgh2o.com>; Barry King, PE, PMP <BKing@pgh2o.com>; Kate Mechler, PE <KMechler@pgh2o.com>; Kevin Wilmot <kwilmot@wbcm.com>
Subject: [External] Preliminary Determination on the Need for Sewage Planning - 129 McKean Street

Tom,

Please refer to the enclosed Preliminary Determination on the Need for Sewage Planning for the 129 McKean Street.

Should you have any questions or concerns, please do not hesitate to contact us directly.

Thanks,
Ana

Ana Flores, EIT
Associate Project Manager
Office: 412.255.8800
Ext: 8035

Pittsburgh Water and Sewer Authority
1200 Penn Ave, Pittsburgh, PA 15222

https://pgh2o.com

Pittsburgh Water & Sewer Authority

October 28, 2020

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

Subject: Preliminary Determination on the Need for Sewage Planning
Project Name: 129 McKean Street
PWSA Project No.: 20013.50

Dear Mr. Flanagan:

Please be advised that the Pittsburgh Water and Sewer Authority has approved the Water and Sewer (W/S) Use Application for the aforementioned Project. We have enclosed the W/S Use Approval Letter and the supporting documentation. The approved sanitary flows are summarized below:

Type of Sanitary Flow	Definition	Flow, gpd
Project Flow	Peak daily flow associated with the Project	5399
Existing Flow	Peak daily flow within the past five years	0
Net Flow	= Project Flow – Existing Flow	5399

Please see below for our Preliminary Determination on the Need for Sewage Planning:

☒ Yes, we believe the Project requires sewage planning
☐ No, we believe the Project does not require sewage planning

Based on the foregoing, please provide a Final Determination on the Need for Sewage Planning.

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

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

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Pittsburgh PA 15222

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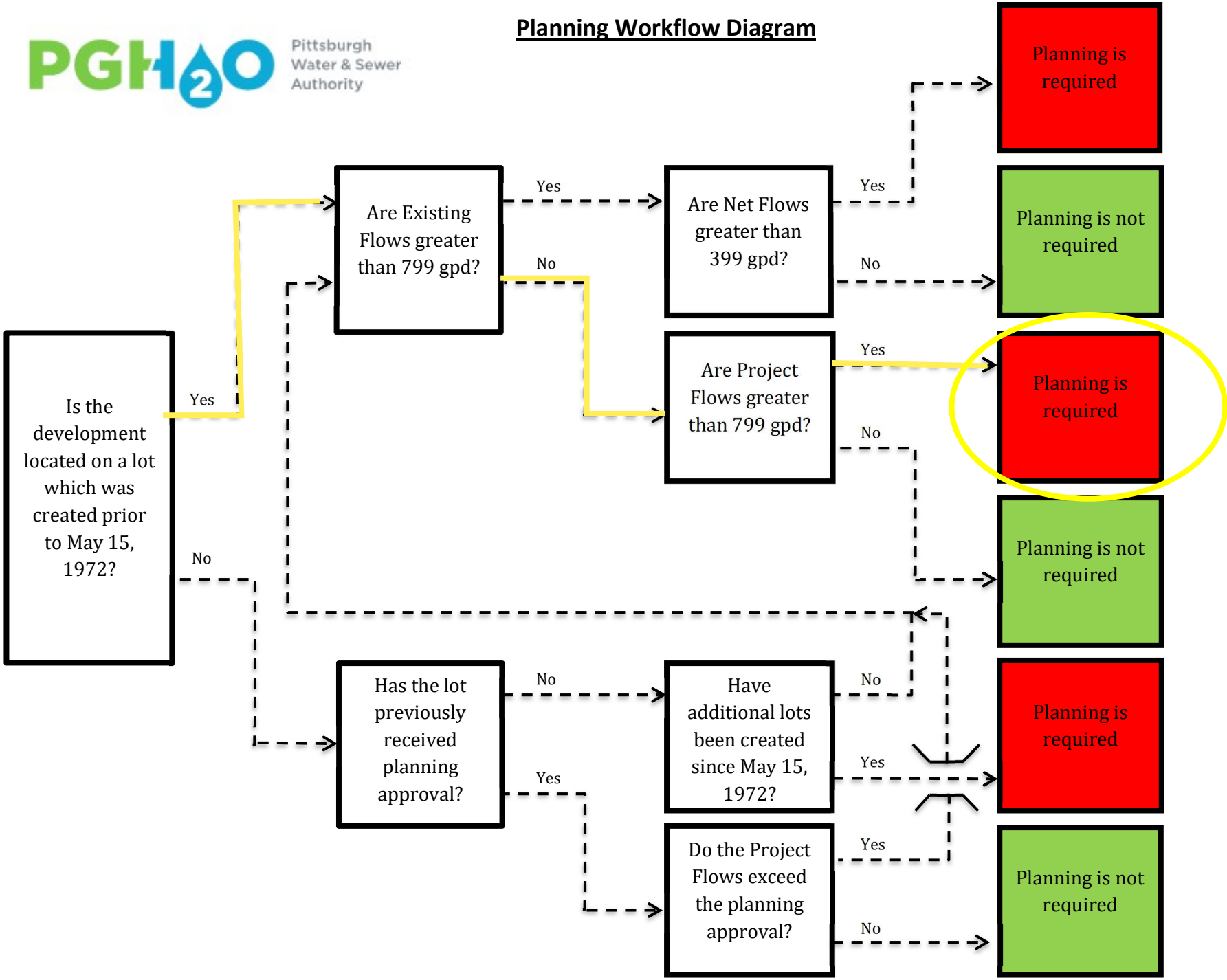
@pgh2o

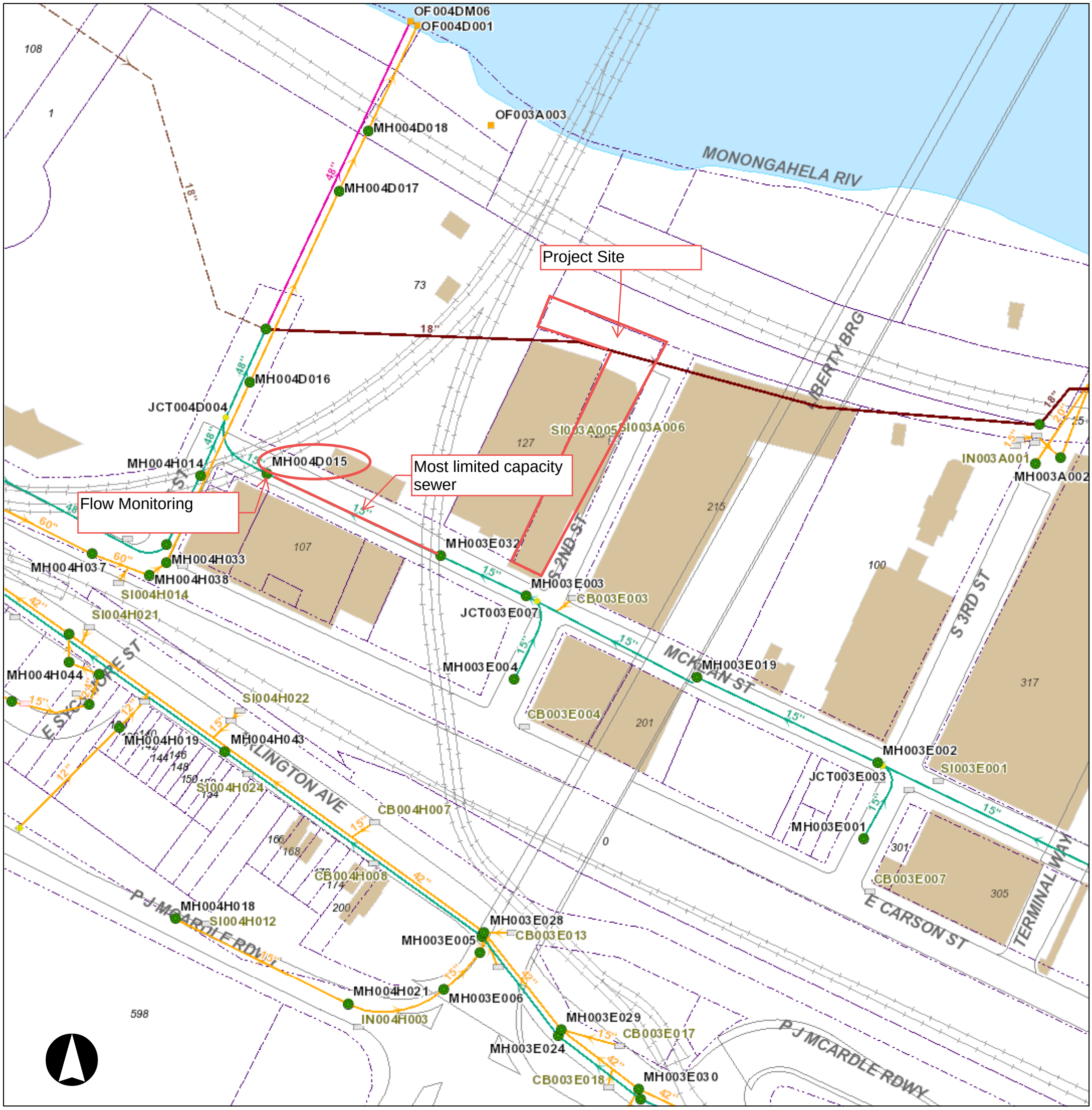
Customer Service /
Emergencies:
412.255.2423

PGH2O Pittsburgh Water & Sewer Authority

Planning Workflow Diagram



129 McKean



Legend

		Pressure Monitoring Station	Private Inlet
	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

0 0.0225 0.045 mi

PGH2O

Date: 10/28/2020

Most Limited Capacity Sewer (MLCS) Spreadsheet

PROJECT NAME:	129 McKean Street
PWSA PROJECT NUMBER:	20013.5
PWSA REVIEWER:	Ana Flores
DATE:	October 27, 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
MH003E003	MH003E032	714.29	713.50	102.40	15	vcp	0.015	1.23	3.927	0.77%	3,186,745
MH003E032	MH004D015	713.50	712.00	206.00	15	vcp	0.015	1.23	3.927	0.73%	3,095,963
MH004D015	JCT004D004	712.00	711.40	84.00	15	vcp	0.015	1.23	3.927	0.71%	3,066,336
JCT004D004	ADC004DM06	710.98	710.00	104.02	48	RCP	0.013	12.57	12.566	0.94%	90,355,146
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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: 129 McKean Street Restoration Project-Formerly the Distillery

Address: 129 McKean Street, 17th Ward
City of Pittsburgh, PA 15219

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

Owner/Developer

Name: 129 McKean Street LLC

Address: 4514 WALNUT RIDGE CIRCLE, MACDONALD, PA 15057

Email: joseph.j@gensedifice.com

Phone Number: 724-495-9713

Consultant

Firm Name: WBCM, LLC

Address: 600 Bursca Drive, Suite 609
Bridgeville, PA 15017

Contact Name: Kevin Wilmot

Email: kwilmot@wbcm.com

Phone Number: 412-221-1920

Flow Data

Type of Flow	Sanitary, gpd	Water, gpd	Storm, cfs
Project Flow	5399	5399	1.26
Existing Flow	0	0	1.26
Net Flow	5399	5399	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: Kevin Wilmot

Signature: 

Date: 10-16-2020

Sewage Production Estimations for Intended Use

129 McKean Street, Pittsburgh, Allegheny County

PWSA System

WBCM Job No.: 2017.0318.02

As Revised October 14, 2020

Prepared For:

129 McKean Street LLC

199 Gilliland Pl.

Pittsburgh, PA 15202

Prepared By:

Whitney, Bailey, Cox & Magnani, LLC

600 Bursca Drive, Suite 609

Bridgeville, PA 15017

Phone: (412) 221-5385

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WBCM
Designing Infrastructure for Tomorrow®

October 18, 2020

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

RE: Water and Sewer Use Application
129 MCKEAN STREET, 17TH WARD, (SOUTH SIDE FLATS) PITTSBURGH 15219
Project 20170318.02

Dear Ladies & Gentlemen:

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

Project Narrative:
This project is the 129 McKean Street Distillery Project located in the Central Southside Flats neighborhood near the Liberty Bridge overpass. The zoning at this location is UR-I (Urban-Industrial). There is one irregular "L" shaped existing lot that will have the existing seven-story (7) building reduced to five-stories (5) and the one-story (1) existing addition onto the main building will be razed to the foundation, and replaced with a new five-story (5) addition constructed with little or no footprint changes. The combined area of the consolidated parcel is approximately 17,260 SF (0.396 Acres). The frontage on McKean Street of this parcel is 52.5'. The South Second Street frontage is approximately 281'. Sewer lateral(s) along with water service(s) for domestic and fire services will be requested on Mckean Street. Plans are that the stormwater will be collected separately from the roof and tapped into the combined sewer. CCTV revealed an existing 15" sewer on McKean Street. It appears by plan a 6" CIP waterline is present on McKean Street.

The Architectural design of the building will require the roof leaders and downspouts to traverse to underground locations. The amount of roof area will not change, as the original building foundations will remain the building footprint. The roof area will remain 10,300 square feet (SF) (0.235 Ac). This will require that they be directed to the nearest main line sewer. Alcosan has an interceptor in the area and does not allow connections. The PWSA system in this area is a combined system with the 15" terra cotta sewer main on McKean Street. The roof water will have to be part of the flow to the PWSA sewer system. The remaining surface water from the project property, with the sidewalks and the street, will continue to become part of the runoff flow that traverses under the railroad and out to the Monongahela River by inlets along the railroad property.

Floor-By-Floor Account of Uses and Wastewater Flow Generation
The concept uses of the building have been the result of market research, and the changing times due to the human factors expected following the pandemic events. The projected uses at present are those presumed to us as envisioned by the owners and developers.
First (1st) Floor:
The first floor's use in the "Factory" area (brown) will be receiving shipment of brewed beer, followed by bottling of the wholesale concentrated product into smaller containers for distribution. This will allow changes to distribution of many different producers/brewers quickly in response to the market. The process of bottling and quality assurance testing will only require five (5) personnel and normal business hours use.
The first floor "Market" will be intended for separate point of sale convenience or boutique food counters without seating or use of the facilities by the general public due to safety concerns (note the "security door"). This portion of the building will not be retail space for use of the lavatories, and only the employee areas (green) will have access to the facilities. Food items will be sold for consumption

elsewhere, or as convenience while using other portions of the building. If the leasing adheres to the envisioned there could be at most four (4) employees and no (zero) patron use of the facilities for this Market. The Title 25 PA CODE Article 73 table of flow generation used by the PWSA did not identify that the employee wastewater flow generation is included with the patron flows. Therefore, the wastewater generated by service employees that would be there through the normal operations period will be added at the same level of use of facilities as employees in any location, including offices. Essentially for security reasons the facilities will be for employees only, with other floors providing general-public use.

Second (2nd)Floor:

On the second floor, the patrons will walk through the artisan beverage kiosk areas (green), and purchase types of fast food and drink from a vast assortment of possibilities. These kiosks will be mostly a distribution point for what might otherwise be micro-breweries, and don't individually provide large areas of floor space. Most foods will be pre-prepared elsewhere for convenience, and only expect to see one person providing services in each kiosk. Patrons will proceed to the seating area or exit to other portions of the building or out of the building. The seating areas on the river side (yellow) will provide further selections of soft drink and alcohol beverages and bar seating. The Title 25 PA CODE Article 73 table of flow generation used by the PWSA did not identify that the employee wastewater flow generation is included with the patron flows. Therefore, the wastewater generated by service employees that would be there through the normal operations period will be added at the same level of use of facilities as employees in any location, including offices.

Third (3rd) Floor:

On the third floor, the patrons will walk through the artisan food kiosk areas (green), and purchase types of made to order foods from a vast assortment of possibilities. These kiosks will be mostly a distribution point for what might otherwise be mobile foods, and don't individually provide large areas of floor space. Most foods might be pre-prepared elsewhere for convenience. Since there will be more cooking involved and sale they expect to see two people providing services in each kiosk. Patrons will proceed to the seating area or exit to other portions of the building or out of the building. The seating areas on the river side (blue) will provide further selections of soft drink and alcohol beverages and bar seating. The Title 25 PA CODE Article 73 table of flow generation used by the PWSA did not identify that the employee wastewater flow generation is included with the patron flows. Therefore, the wastewater generated by service employees that would be there through the normal operations period will be added at the same level of use of facilities as employees in any location, including offices.

Fourth (4th) Floor:

The fourth floor will be reserved for offices and members only club space that may or may not include catering from the fourth-floor kitchen facilities. The office count has been reflected for each employee based on an assumed full day presence. The members only area do not provide eating areas, but seating for members or members guests. The fourth-floor catering area may be used on occasion for the club purposes such as special events, but the fourth-floor food preparation areas will primarily be used to support the fifth-floor events that will be intermittent and short duration. The Title 25 PA CODE Article 73 table of flow generation used by the PWSA did not identify that the employee wastewater flow generation is included with the patron flows. Therefore, the wastewater generated by service employees that would be there through the normal operations period will be added at the same level of use of facilities as employees in any location, including offices.

Fifth (5th) Floor:

The fifth floor will be for pre-scheduled events including wedding receptions and similar use. The food preparation and catering will be done from the fourth-floor areas.

Roof Patio Floor:

The roof patio area will be for bar-lounge use. No provisions for food service are expected because of the limited ability to make quick distribution of the food through easy and controlled access. The bar-lounge wait staff and bar-tenders wastewater generation is added to the flow generation values. The Title 25 PA CODE Article 73 table of flow generation used by the PWSA did not identify that the employee wastewater flow generation is included with the patron flows. Therefore, the wastewater generated by service employees that would be there through the normal operations period will be added at the same level of use of facilities as employees in any location, including offices.

Drinking Water, Stormwater, and Sewer Use Calculations

Water Use

Existing Water Use: existing water use records unavailable, and PWSA identifies not allowing reduction for existing flows.
Proposed Water Use: Estimated (5399 GPD)(Ref. 1 see attached calculations)* = 5399 gpd
Difference: 5399 gpd additional

Wastewater Generation:

Wastewater Existing Generation to be terminated: PWSA identifies not allowing reduction for existing flows.
Wastewater Proposed Generation: Estimated (5399 GPD)(Ref. 1see attached calculations)* = 5399 gpd
Difference: 5399 gpd additional

Stormwater Generation:

Roof Stormwater Existing Generation: Q=ciA = (0.98(Ref 2))(2.08 in(ref 3))(10,300SF/43,560SF/Ac) = 1.26 CFS
Roof Stormwater Proposed Generation Q=ciA = (0.98 (Ref 2))(2.08 in(ref 3))(10,300SF/43,560SF/Ac) = 1.26 CFS
Difference: 0.0 cfs

Notes:

Note gpd = gallons per day
Note gpcd = gallons per capita day

Note cfs= cubic feet per second
Note Reference 1 Pgh2O Developer's Guide, Chapter 2, Table 2-1
Note Reference 2 Pgh2O Developer's Guide, Chapter 2, Table 2-2
Note Reference 3 PennDOT Drainage Field Manual Rational Rainfall Values Region 3Table 2-2

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

Thank you in advance for any assistance.

Very truly yours,
WHITNEY BAILEY COX & MAGNANI, LLC

Kevin S. Wilmot, PE
Project Manager

Enclosures

2.0 TABLE SUMMARY CALCULATIONS

2.1 AREA USE CALCULATIONS

Renovation-Additions 129 McKean Street, Pittsburgh, PA 15202	floor plan key	First Floor	Second Floor	Third Floor	Fourth Floor	Fifth Floor	Roof	Daily Turnovers	Total Floor Units	FLOW PER UNIT (gpd/UNIT)	Daily Peak Flow (GDP)	
Employees	green	4	14	16	12	8	4	1	58	10	580	
Factory Employees	brown	5						1	5	35	175	
Bar Only Patrons	blue		65		44			3	327	2	654	
Restaurant Fast-Food Patrons with Bar Access (kitchen and toilet wastes per patron)	yellow			55			62	3	351	8	2808	
Restaurant Patrons Sit-Down Catered Event Seating	red					96		1	96	12	1152	
HVAC condensate Tonnage							25	1	25	1.2	30	
									TOTAL PEAK GPD		5399	
						PROJECT PEAK DAY FLOW			DEP EDU (400 GPD/EDU)		14	EDU
							TAP FEE EDUS		PWSA (300 GPD/TAP)		18	TAPS

3.0 EXHIBIT REFERENCE EXCERPTS

3.1 EXHIBIT A - PWSA Developer Guidelines Chapter 2, Table 2 Sewge Flows Ref to PA-Code Chapter 73, 2019

Page 1 of 2

Table 2-1
Sanitary Sewage Flow Estimates
(Flows are referenced from the PA Code Title 25 Chapter 73 Paragraph 73.17)

Type of Establishment	Projected Sewage Flow (gallons per unit per day)
Single family dwelling (For units of 3 bedrooms or less. For each bedroom over 3, add 100 gallons.)	400
Multiple family dwellings, including townhouses, duplexes, and condominiums	400
Apartments:	
1 bedroom	150
2 bedroom	300
Larger than 2 bedrooms	400
Efficiency Apartments	150
Hotels and motels (per unit)	100
Rooming houses (per unit)	200
Airline catering (per meal served)	3
Airports (per passenger—not including food)	5
Airports (per employee)	10
Beauty shops (per customer chair)	200
Bus service areas not including food (per patron and employee)	5

Page 2 of 2 next sheet

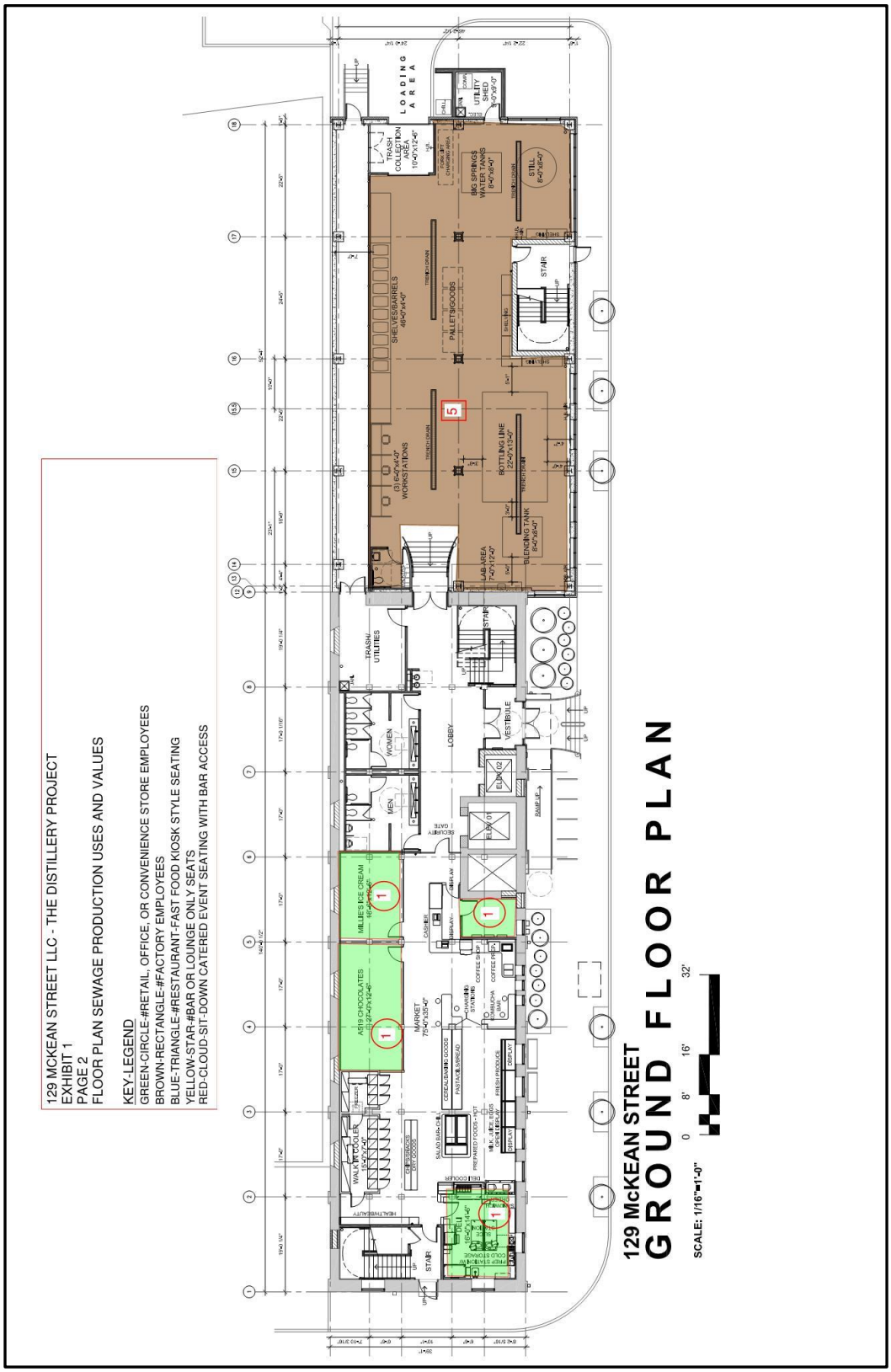
3.5 EXHIBIT E - PWSA Developer Guidelines Chapter 2, Table 2 Sewage Flows Ref to PA-Code Chapter 73, 2019

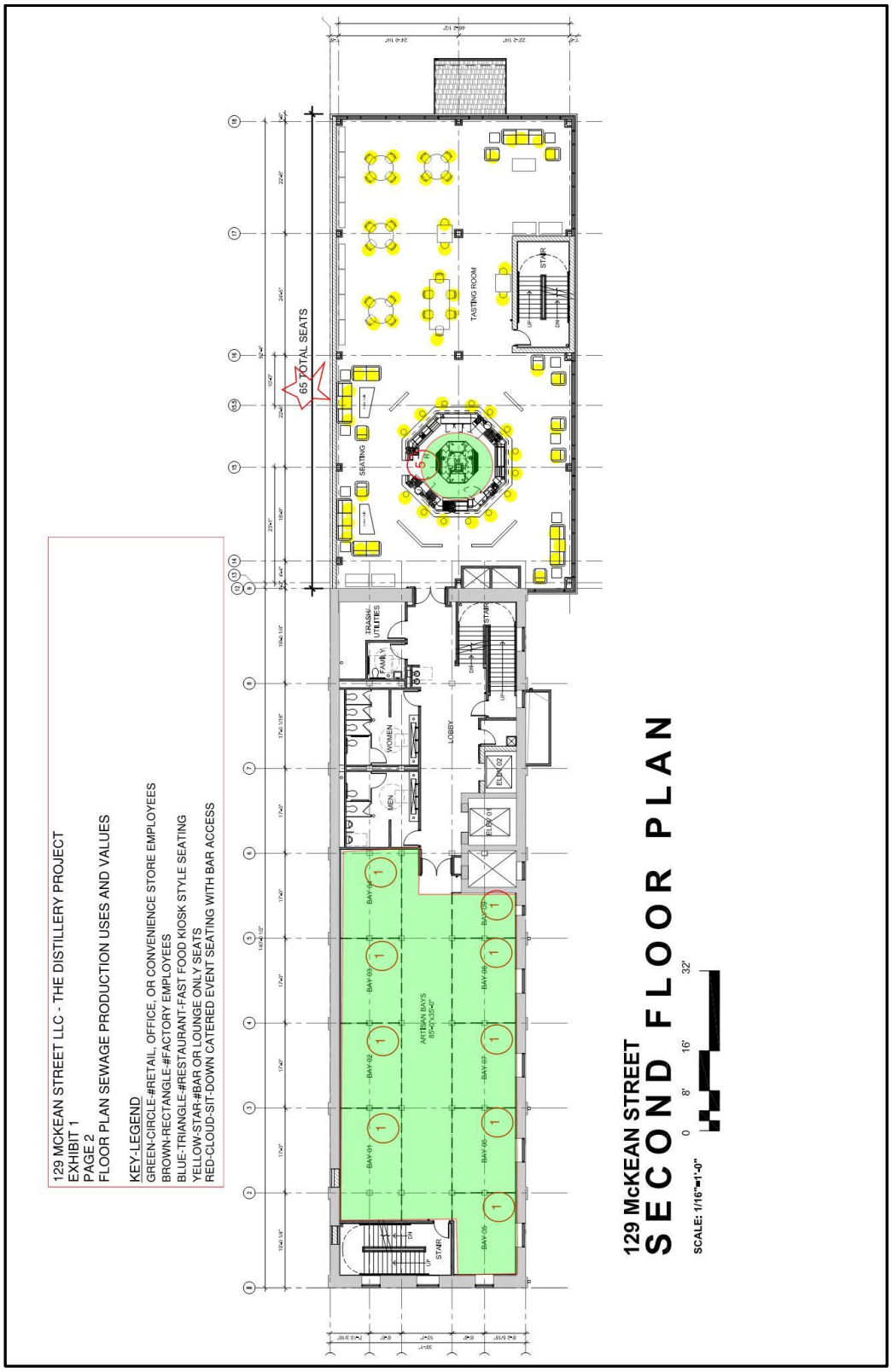
Table 2-1
Sanitary Sewage Flow Estimates (continued)
(Flows are referenced from the PA Code Title 25 Chapter 73 Paragraph 73.17)

Type of Establishment	Projected Sewage Flow (gallons per unit per day)
Country clubs not including food (per patron and employee)	30
Drive-in theaters (not including food—per space)	10
Factories and plants exclusive of industrial wastes (per employee)	35
Laundries, self-service (gallons/regular washer)	400
Laundries, self-service (gallons/front loading washer)	200
Mobile home parks, independent (per space)	400
Theaters (not including food, per auditorium seat)	5
Offices (per employee)	10
Restaurants (toilet and kitchen wastes per patron)	10
(Additional for bars and cocktail lounges)	2
Restaurants (kitchen and toilet wastes, single-service utensils/person)	8.5
Restaurant, fast food (kitchen and toilet wastes/patron)	6
Restaurants (kitchen waste only, single-service utensils/patron)	3
Stores (per public toilet)	400
Stores (per public urinal)	200
Stores (per public sink)	200
Warehouses (per employee)	35
Work or construction camps (semi-permanent) with flush toilets (per employee)	50
Work or construction camps (semi-permanent) without flush toilets (per employee)	35
Churches (per seat)	3
Churches (additional kitchen waste per meal served)	3
Churches (additional with paper service per meal served)	1.5
Hospitals (per bed space, with laundry)	300
Hospitals (per bed space, without laundry)	220
Institutional food service (per meal)	20
Institutions other than hospitals (per bed space)	125
Personal care home (per bed space)	125
Schools, boarding (per resident)	100
Schools, day (without cafeterias, gyms or showers per student and employee)	15
Schools, day (with cafeterias, but no gym or showers per student and employee)	20
Schools, day (with cafeterias, gym and showers per student and employee)	25
Camps, day (no meals served)	10
Camps, winter and summer residential (night and day) with limited plumbing including water-carried toilet wastes (per person)	50
Campgrounds, with individual sewer and water hookup (per space)	100
Campgrounds with water hookup only and/or central comfort station which includes water-carried toilet wastes (per space)	50
Fairgrounds and parks, picnic—with bathhouses, showers, and flush toilets (per person)	15
Fairgrounds and parks, picnic (toilet wastes only, per person)	5
Swimming pools and bathhouses (per person)	10
HVAC condensate from commercial, industrial & institutional facilities	*

* Applicant must estimate the flow in gallons per day of HVAC condensate that will be discharged to a PWSA sanitary or combined sewer.

FLOOR PLANS


129 MCKEAN STREET LLC - THE DISTILLERY PROJECT
EXHIBIT 1
PAGE 2
FLOOR PLAN SEWAGE PRODUCTION USES AND VALUES
KEY-LEGEND
GREEN-CIRCLE-#RETAIL, OFFICE, OR CONVENIENCE STORE EMPLOYEES
BROWN-RECTANGLE-#FACTORY EMPLOYEES
BLUE-TRIANGLE-#RESTAURANT-FAST FOOD KIOSK STYLE SEATING
YELLOW-STAR-#BAR OR LOUNGE ONLY SEATS
RED-CLOUD-SIT-DOWN CATERED EVENT SEATING WITH BAR ACCESS
129 McKEAN STREET
GROUND FLOOR PLAN
SCALE: 1/16"=1'-0"
0
8'
16'
32'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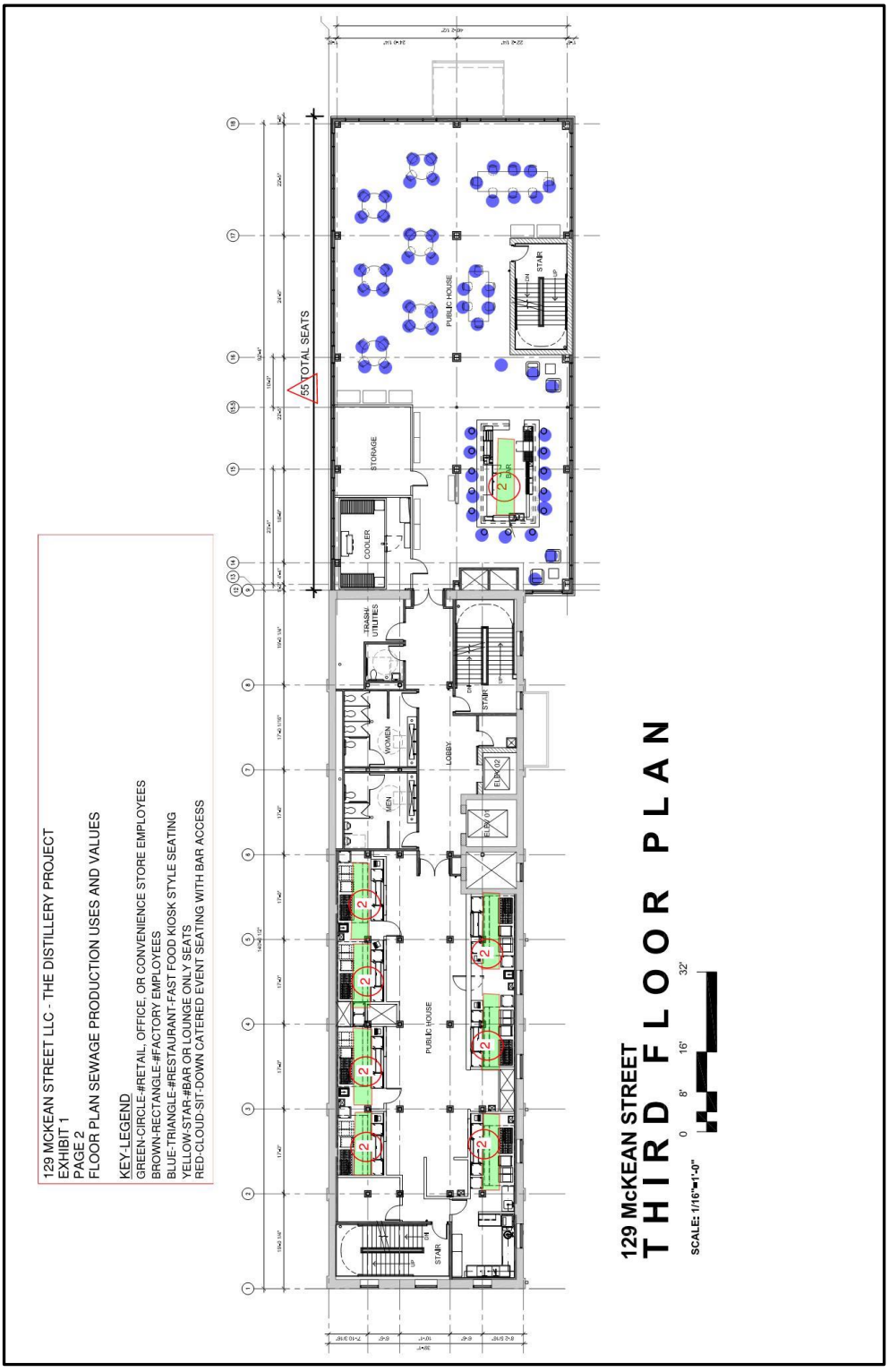
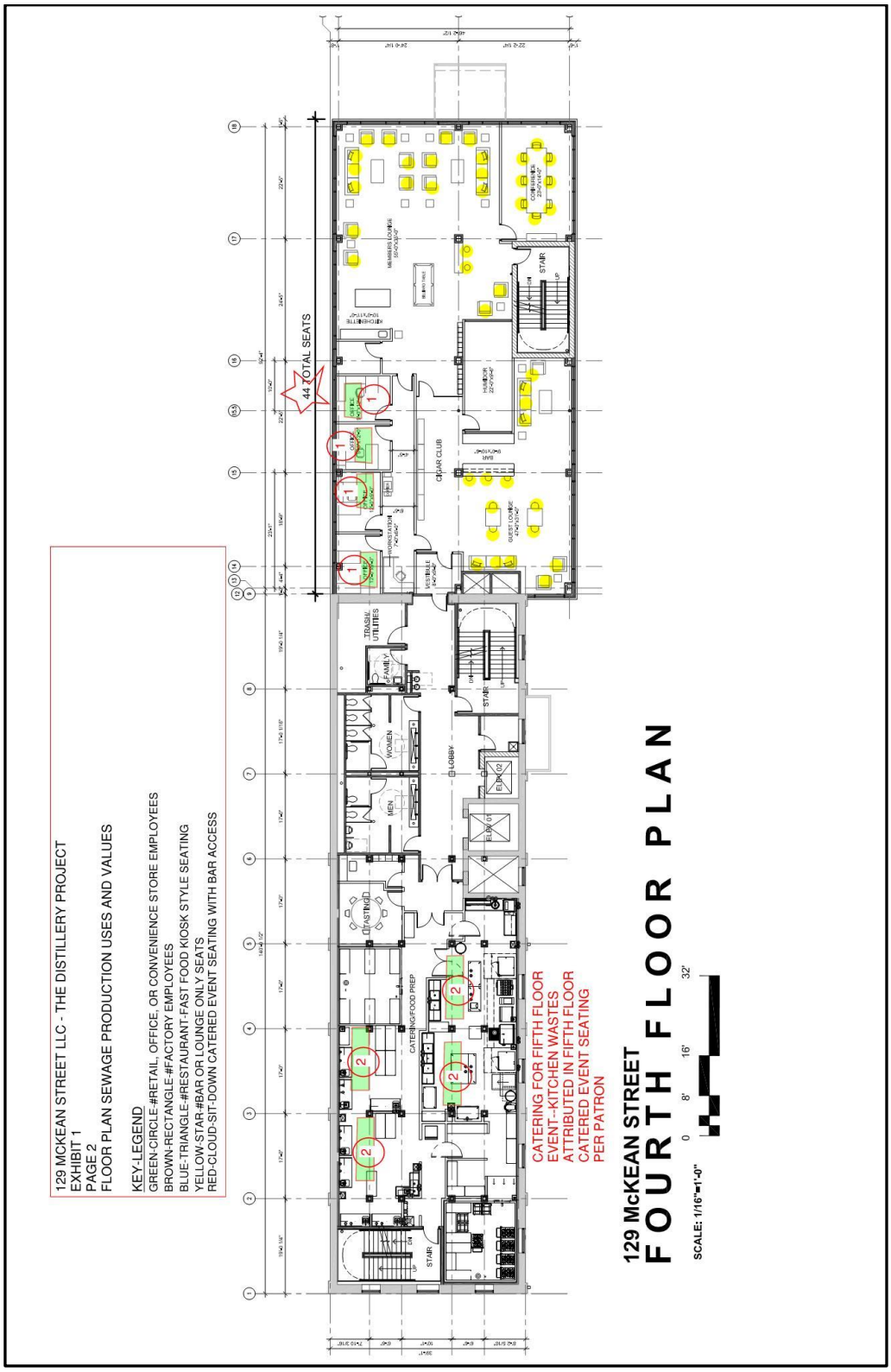
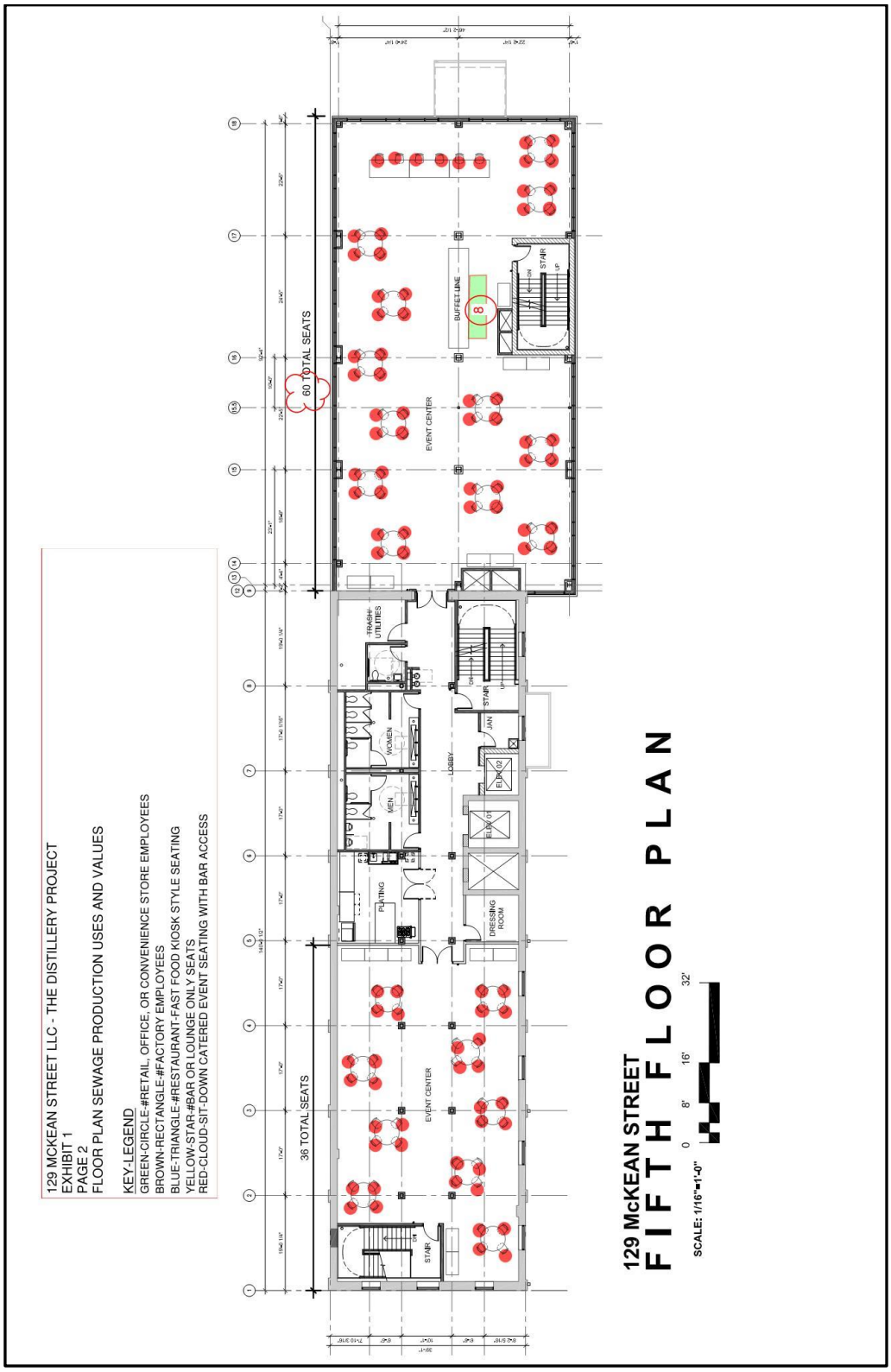
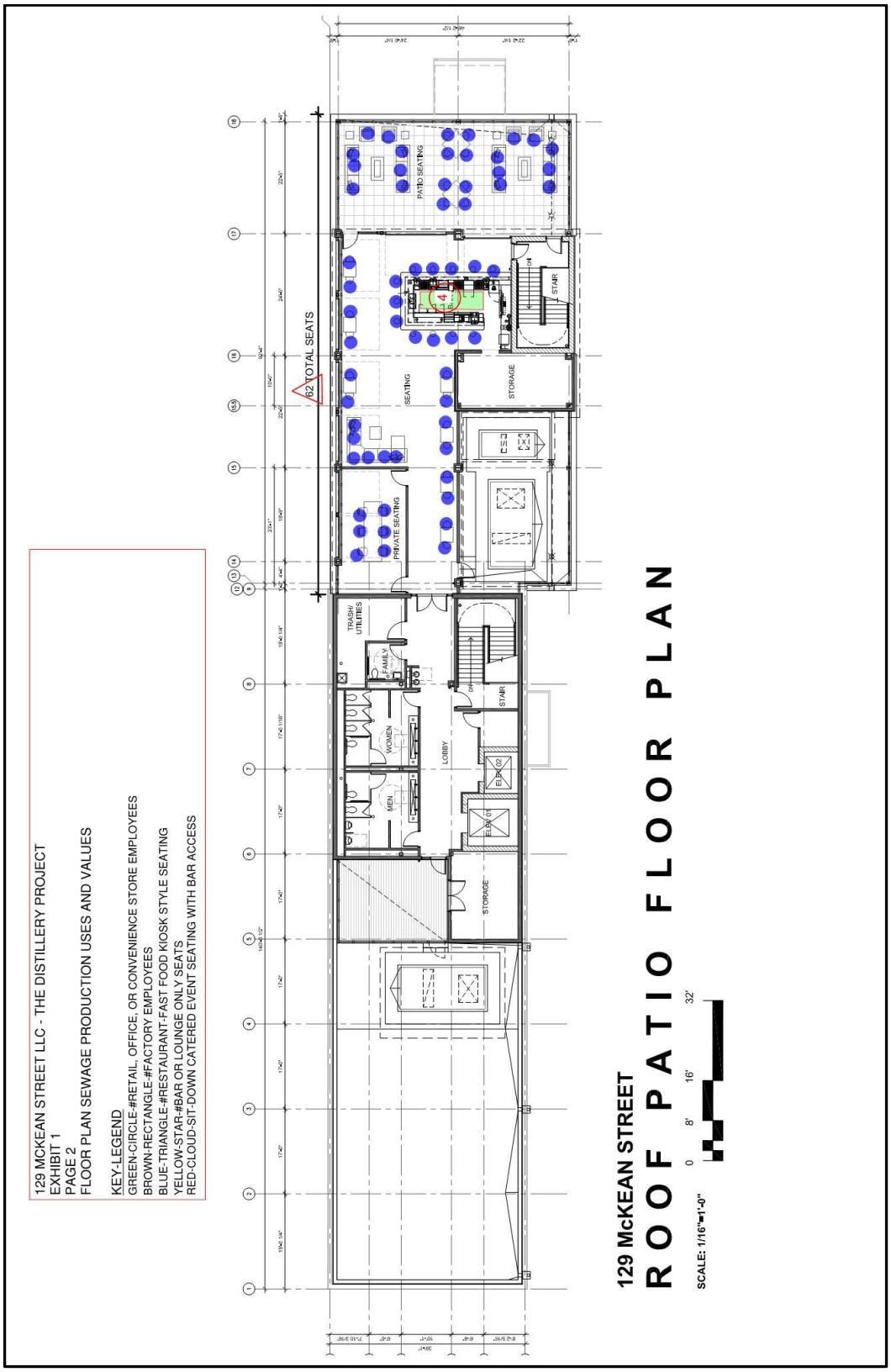
RED-CLOUD-SIT-DOWN CATERED EVENT SEATING WITH BAR ACCESS
65 TOTAL SEATS
TASTING ROOM
SEATING
TRASH-UTILITIES
FAMILY
WOMEN
MEN
LOBBY
ELEV 01
ELEV 02
STAIR
ARTISAN BAYS
BAY-01
BAY-02
BAY-03
BAY-04
BAY-05
BAY-06
BAY-07
BAY-08
129 McKEAN STREET
SECOND FLOOR PLAN
SCALE: 1/16"=1'-0"
0
8'
16'
32'









LOT PLAN AND SURVEY

GENERAL NOTES

1. Bearings shown hereon are based upon the bearings shown on the Madonna Land Company Consolidation Plat, recorded in Plat Book 273, page 127 in the Allegheny County Department of Real Estate.

2. The underground utilities shown on this survey have been located from field surveys information, markings provided by the utility companies and existing drawings obtained from utility companies. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated, although he does certify that they are located as accurately as possible from available information.

3. Contour Interval = 1'. (Elevations shown hereon are based upon GPS observation on August 29, 2017 and are to the North American Vertical Datum of 1988 (NAVD 88) (GEOID–12a).

4. There was no observed evidence of current earth moving work, building construction or building additions.

5. The surveyor knows of no known recent or proposed changes in street right–of–way lines, street or sidewalk construction or repairs.

6. There is no observed evidence of this site being used as a solid waste dump, sump, or sanitary landfill.

7. There are no delineated wetland areas located on the subject premises.

8. Iron pins with cap set are 5/8"ø rebar, 30" in length with a yellow plastic I.D. cap that bears the inscription "MDM 724–934–2810".

ZONING INFORMATION

Zoning District – UI (Urban Industrial)
A multi–use building is a permitted use within this zoning district.

Minimum Lot Area	– none
Minimum Lot Width	– none
Minimum Front Yard Setback	– none
Minimum Side Yard Setback	– 10 feet
Minimum Rear Yard Setback	– when adjacent to a way – none
Maximum Building Height	– 60 feet (not to exceed 4 stories)
Maximum Lot Coverage	– none
Maximum Floor Area Ratio	– when not located within 1500 ft of a Major Transit Facility – 3:1 when located within 1500 ft of a Major Transit Facility – 4:1

Zoning information was obtained from:

City of Pittsburgh
City Planning
200 Ross Street
Pittsburgh, PA 15219
(412) 255–2200

UTILITY SERVICE INFORMATION

Water Service
PWSA
441 Smithfield Street
Pittsburgh, PA 15222
(412) 255–8631
Bob Hutton

Gas Service
Equitable Gas Co.
100 Allegheny Center
Pittsburgh, PA 15212
(412) 395–3000
John Van Jura

Sanitary Sewer
PWSA
441 Smithfield Street
Pittsburgh, PA 15222
(412) 255–8631
Bob Hutton

Electric Service
Duquesne Light Co.
2611 Preble Avenue
Pittsburgh, PA 15233
(412) 393–2902
Dave Shannon

Storm Sewer
PWSA
441 Smithfield Street
Pittsburgh, PA 15222
(412) 255–8631
Bob Hutton

Telephone Service
Verizon
201 Stanwix Street
Pittsburgh, PA 15222
(412) 633–5005
Chuck Browning

LEGEND OF SYMBOLS

Contour Line – 725 –
Water Line – W – W – W –
Gas Line – G – G – G –
Overhead Electric, Telephone & Cable Line – E/T/C –
Overhead Electric Line – E – E – E –
Overhead Telephone Line – T – T – T –
Underground Cable line – UC – UC – UC –
Underground Electric Line – UE – UE – UE –
Underground Fiber Optic Line – FO – FO – FO –
Combined Sewer
Setback Line
Depressed Curb
Chain Link Fence – X – X – X –
Tree Line
Iron Pin Found
Iron pin w/cap set (Unless otherwise noted)
Storm Inlet
Traffic Flow Arrow
Storm Manhole
Benchmark
Sanitary Manhole
Electric Meter
Telephone Manhole
Gas Meter
Cleanout
Gas Valve
Utility Pole
Water Meter
Sign
Fire Hydrant
Guy Wire
Existing Curb Elevations: TC=Top of Curb (725.50 TC), FC=Bottom of Curb (725.00 FC)
Elec. Pedestal
Tele. Pedestal
Right–of–Way R/W
Spot Elevation 725.50
Terra Cotta T.C.
Bollard
Asphalt
Concrete

FLOOD ZONE NOTE

This site is located partly in Zone AE and partly in Zone X of the Flood Insurance Rate Map 42003C0361H, Community No. 420063, Panel 0361, Suffix H, bearing an effective date of 09–26–14. Zone X is considered to be outside the 100–year floodplain. Zone AE is within an area designated as being in the 100–year floodplain. The base flood elevation at this site is 730.00 feet.

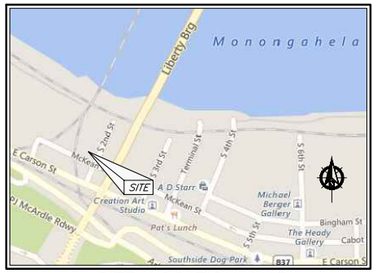
SCHEDULE B – SECTION 2 ITEMS

Per Fidelity National Title Insurance Company Title Commitment No. 1718390, bearing an effective date of April 27, 2017:

There are no plottable survey related matters contained within this title commitment for the subject premises.

STATEMENT OF ENCROACHMENTS

There are no encroachments visible as a result of this ALTA/NSPS Land Title Survey.



SITE LOCATION MAP
SCALE: 1"=500'

LEGAL DESCRIPTION

ALL THAT CERTAIN lots or pieces of ground situate in the Seventeenth Ward of the City of Pittsburgh, County of Allegheny and Commonwealth of Pennsylvania, bounded and described as follows:

BEING known as Lot 1 of the Madonna Land Company Consolidation Plan as recorded in Plan Book Volume 273, Page 127 on February 27, 2012, in the Department of Real Estate of Allegheny County, Pennsylvania and being more particularly bounded and described as follows:

BEGINNING at a mag nail found at the intersection of of the northerly right–of–way line of McKean Street (40' right–of–way width) with the westerly right–of–way line of South Second Street (variable right–of–way width);

THENCE following the northerly right–of–way line of McKean Street, N 65°05'00" W, a distance of 52.50 feet to a drill found at the dividing line between the herein described property and property now or formerly of Modern Reproductions, Inc., recorded in Deed Book 6941, Page 123;

THENCE leaving the northerly right–of–way line of McKean Street and following said dividing line for the following two courses and distances:

1) N 24°55'00" E, a distance of 248.00 feet to an iron pin with cap set;
2) By the arc of a circle curving to the right, having a radius of 1667.28 feet, an arc length of 80.91 feet and a chord that bears N 73°30'21" W for a distance of 80.91 feet to an iron pin with cap set on the easterly line of property now or formerly of Forest City Station Square Associates, L.P., recorded in Deed Book 15177, Page 66;

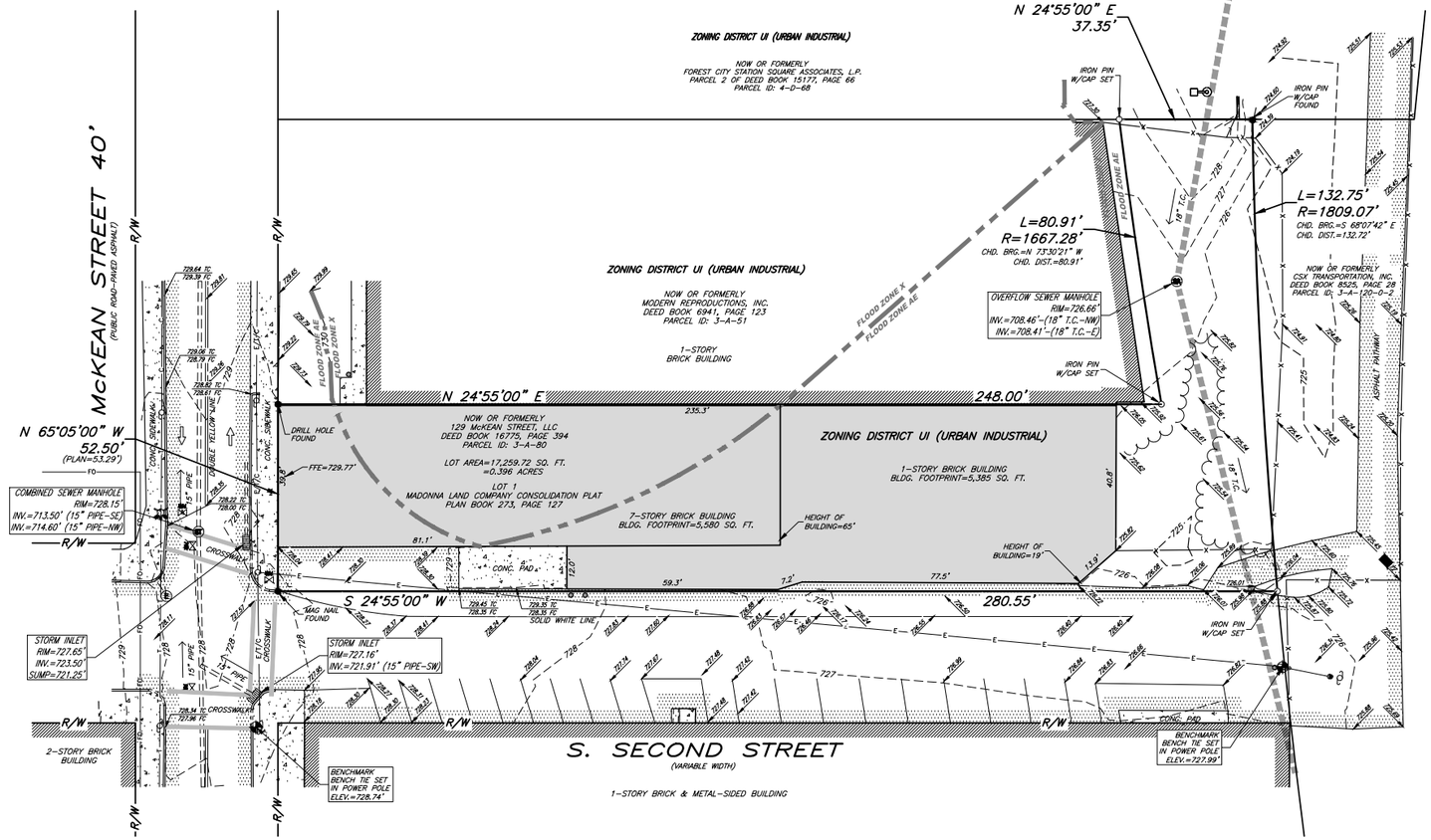
THENCE following the dividing line between the herein described property on the east and property of Forest City Station Square Associates, L.P. on the west, N 24°55'00" E, a distance of 37.35 feet to an iron pin with cap found on the southerly line of property now or formerly of CSX Transportation, Inc., recorded in Deed Book 8525, Page 28;

Thence following the southerly line of property of CSX Transportation by the arc of a circle curving to the left having a radius of 1809.07 feet, an arc length of 132.75 feet and a chord that bears S 68°07'42" E for a distance of 132.72 feet to a point on the westerly right–of–way line of South Second Street;

THENCE following the westerly right–of–way line of South Second Street, S 24°55'00" W, a distance of 280.55 feet to the POINT OF BEGINNING.

CONTAINING within said bounds a total of 0.396 Acres (17,259.72 square feet).

BEING the same property which Whiskey Barrel Flats, L.P., a Pennsylvania limited partnership, granted and conveyed unto WBF Real Estate Holdings, LLC, a Pennsylvania limited liability company, by Deed in Lieu of Foreclosure dated October 22, 2015 and recorded October 27, 2015, with the Department of Real Estate of Allegheny County, Pennsylvania in Deed Book Volume 16176, Page 25.



SERIAL NUMBER:20172300850 (DESIGN)
SERIAL NUMBER:20172300843 (DIG)

CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE – STOP CALL
PENNSYLVANIA ONE CALL SYSTEM, INC.
1–800–242–1776

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

SURVEYOR'S CERTIFICATION

PROPERTY OF 129 McKEAN STREET, LLC
129 McKean Street
17th Ward, City of Pittsburgh, County of Allegheny
Commonwealth of Pennsylvania

Certified To:129 McKean Street, LLC and
Fidelity National Title Insurance Company

The undersigned certifies that to the best of his professional knowledge, information and belief, this map or plat and the survey on which it is based was made on the date shown below and was made (i) in accordance with "Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys" jointly established and adopted by ALTA and NSPS in 2016; (ii) in accordance with the "Boundary and Topographical Survey Requirements" for 129 McKean Street, LLC, and includes Items 1, 2, 3, 4, 5, 6, 7a), 8, 10, 11, 13 and 16–19 of Table A as specifically defined therein, and (iii) pursuant to the Accuracy Standards (as adopted by ALTA and NSPS and in effect on the date of this certification) of an urban survey.

Howard G. McIlvried
Registered Land Surveyor No. 049396–R
In the Commonwealth of Pennsylvania
Date of Field Survey: August 30, 2017
Date of Last Revision: September 5, 2017
Project No. 7363

No.	DATE	REVISIONS DESCRIPTION	INIT.
1	09/05/17	ORIGINAL SUBMITTAL	WJM

McILVRIED, DiDIANO, & MOX, LLC
Site Planners – Engineers – Surveyors
Project Mgmt.
Pittsburgh, PA 15205
Ph.: (724) 934–2810 Fax: (724) 934–2811
mcilvriedway@mcilvriedmox.com
www.mcilvriedmox.com

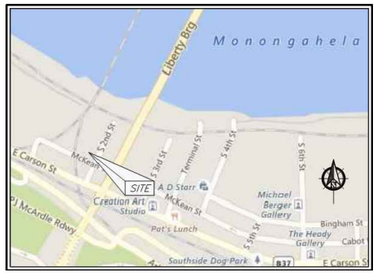
Property of 129 McKean Street, LLC
129 McKean Street
17th Ward, City of Pittsburgh, County of Allegheny
Commonwealth of Pennsylvania

ALTA/NSPS LAND TITLE SURVEY

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
HOWARD G. McILVRIED
LAND SURVEYOR
No. 049396–R

SCALE:	1"=20'
DATE:	09/05/17
DRAWN BY:	WJM
CHECKED BY:	HGM
SHEET NUMBER:	1 of 1
PROJECT NO. 7363	

SITE UTILITY PLAN



SITE LOCATION MAP
SCALE: 1" = 500'

NOW OR FORMERLY
MODERN REPRODUCTIONS, INC.
DEED BOOK 6941, PAGE 123
PARCEL ID: 3-A-51

NOW OR FORMERLY
129 McKEAN STREET, LLC
DEED BOOK 16775, PAGE 394
PARCEL ID: 3-A-80
LOT AREA=17,259.72 SQ. FT. / 0.396 ACRES
LOT 1
MADONNA LAND COMPANY CONSOLIDATION PLAT
PLAN BOOK 273, PAGE 127

OVERFLOW SEWER
MANHOLE RIM=726.66'
INV.=708.46'-(18" T.C.-NW)
INV.=708.41'-(18" T.C.-E)

IRON PIN
W/CAP SET

IRON PI
W/CAP

EX. CONC. SIDEWALK

DRILL HOLE FOUND

MAG NAIL FOUND

15" PIPE

FLOOD ZONE AE

RAMP UP

UP

18" T.C.

S. SECOND STREET
(VARIABLE WIDTH)

PLAN
SCALE: 1" = 10'

LEGEND

	EXISTING PROPERTY LINE
860	EXISTING INDEX CONTOUR
862	EXISTING INTERMEDIATE CONTOUR
	EXISTING EDGE OF BITUMINOUS / CONCRETE
	EXISTING BUILDING
X X X	EXISTING FENCE LINE
D D	EXISTING STORM SEWER
SS	EXISTING SANITARY SEWER
E E	EXISTING ELECTRIC O=OVERHEAD U=UNDERGROUND
W W	EXISTING WATER
860	PROPOSED INDEX CONTOUR
859	PROPOSED INTERMEDIATE CONTOUR
	PROPOSED INTERMEDIATE LOT LINE
SS	PROPOSED SANITARY SEWER SERVICE
W W	PROPOSED WATER SERVICE
OHE	PROPOSED ELECTRIC SERVICE OVERHEAD
E E	PROPOSED ELECTRIC SERVICE UNDERGROUND
G G	PROPOSED GAS SERVICE
	PROPOSED DRAINAGE
	STORMWATER CATCHMENT TO BMP

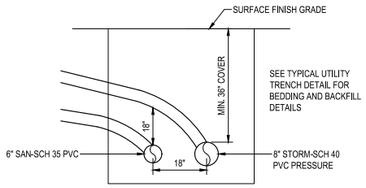
	EXISTING BITUMINOUS / CONCRETE
O	EXISTING SANITARY MANHOLE
	EXISTING INLET
UP	EXISTING UTILITY POLE
GUY	EXISTING GUY WIRE
LP	EXISTING LIGHT POLE
	EXISTING BORE HOLE
WV	EXISTING WATER BOX
	EXISTING FIRE HYDRANT
DS	DOWNSPOUT
VTRAP	VENTED SEWER P-TRAP
CO	CLEANOUT
CBO	PROPOSED CURB BOX
GVO	PROPOSED GATE VALVE AND MEG BC
GVO	PROPOSED GAS SERVICE VALVE
MTR	PROPOSED WATER 3/4"-5/8" METER P
	PROPOSED BITUMINOUS /RESTORATION
	PROPOSED SIDEWALK RESTORATION

KEY NOTES:

SS-1 6" PVC SANITARY SEWER
SS-2 8" PVC STORM DRAIN
SS-3 4" x 6" SAN. LAT WYE
SS-4 4" VENTED TRAP (ADD VENT TOP IN PLAN)
SS-5 4" x 8" STORM ROOF LEADER WYE

G-1 NEW 3" GAS SERVICE

W-1 NEW 6" WATER LINE
W-2 NEW COMBINED SERVICE 6"X12" HOT TAP SLEEVE AND 6" GATE VALVE ON MAIN WATERLINE
W-3 NEW 6"X4" TEE TO 4" DOMESTIC FROM 6" FIRE SERVICE LINE-METERS INSIDE BUILDING



SANITARY STORM TRENCH
CROSS SECTION

SERIAL NUMBER: 20193161799 (DIG)
SERIAL NUMBER: 20193161799 (DESIGN)

CALL BEFORE YOU DIG !
PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE - STOP-CALL
PENNSYLVANIA ONE CALL SYSTEM, INC.
1-800-242-1776

DPW REVIEW BOX	
CHECKED BY:	
DATE:	

CAUTION:
IF THIS DRAWING IS A REDUCTION,
USE THE GRAPHIC SCALES.

1"=10'-0" 10 0 5 10 20

811 Know what's below. Call before you dig.

SUBMISSION STAMP
NOT FOR CONSTRUCTION

NO.	DATE	REVISION	BY

WHITNEY BAILEY COX & MAGNANI, LLC
300 East Joppa Road Suite 200
Baltimore, MD 21286
410.512.2400 www.wbcm.com

WBCM
Designing Infrastructure for Tomorrow®

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

License # 79802 Expiration Date: 12/31/2021

UTILITY PLAN

THE DISTILLERY AT 129 MCKEAN STREET
129 McKEAN STREET
PITTSBURGH, PA 15219

DESIGNED:	X.X.X.
DRAWN:	R.S.S.
CHECKED:	B.W.L.
SCALE:	1" = 10'
DATE:	04/22/20
PROJECT:	2017.0318.02.0
DRAWING:	

C208

Jun 12, 2020 - 11:23am User: hhwang
P:\2017\17031802\Drawings\07-Site\201703180 2-C201-Site Plan.dwg

SITE PLANNING MODULE
CONVEYANCE CAPACITY ANALYSIS
FOR PWSA TAP ALLOCATIONS

Planning Module Conveyance System Capacity Analysis

129 McKean Street, Pittsburgh, Allegheny County

The Distillery Project Development Renovations to the Existing Building at 129 McKean Street

PWSA System

WBCM Job No.: 2017.0318.02

January 8, 2021

Revisions of February 1, 2021

PA Professional Engineer's License: Kevin Wilmot # 071989

Prepared For:

129 McKean Street LLC

199 Gilliland Pl.

Pittsburgh, PA 15202

Prepared By:

Whitney, Bailey, Cox & Magnani, LLC

600 Bursca Drive, Suite 609

Bridgeville, PA 15017

Phone: (412) 221-5385

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1.0 NARRATIVE

General

The Developer, 129 McKean Street LLC, is proposing to construct added floors to an existing part of the one-story addition and renovate the existing seven-story building by removing floors, with the plan for eventual 5-story mixed commercial and event space.

This project is the 129 McKean Street Distillery Project located in the Central Southside Flats neighborhood near the Liberty Bridge overpass. The location was built in 1856, was most recently a printing shop, and in early 20th century was "The Distillery" of Joseph S. Finch & Co., which provides the backdrop for the project name and decor. The proposed building renovations will be done for mixed use food and bulk batch bottling, but not a distillery. The zoning at this location is UR-I (Urban-Industrial). There is one irregular "L" shaped existing lot that will have the existing seven-story (7) building reduced to five-stories (5) and the one-story (1) existing addition onto the main building will be razed to the foundation, and replaced with a new five-story (5) addition constructed with little or no footprint changes. The combined area of the consolidated parcel is approximately 17,260 SF (0.396 Acres). The frontage on McKean Street of this parcel is 52.5'. The South Second Street frontage is approximately 281'.

Refer to the Narrative and calculations provided in the report "Draft Modified Sewage Production Report" of October 2020 for the analysis provided to determine the expected sewage production rates from the intended uses in the building. The resulting analysis predicts the total Project Flow of 5399 gallons per day (GPD) to go into the system as sanitary wastewater. The combined system will also have to contain the stormwater that will not change in amount of rate from the pre-existing conditions. The summary below is from the report and the narrative letters addressing the project to the sewage authorities.

Total Project Sewage Production: 5399 GPD

Total Pre-Development Sewage Production Validated: 0 GPD

Total Increase of Sewage during dry-weather: 5399 GPD

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

Methodology

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

Table 1

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

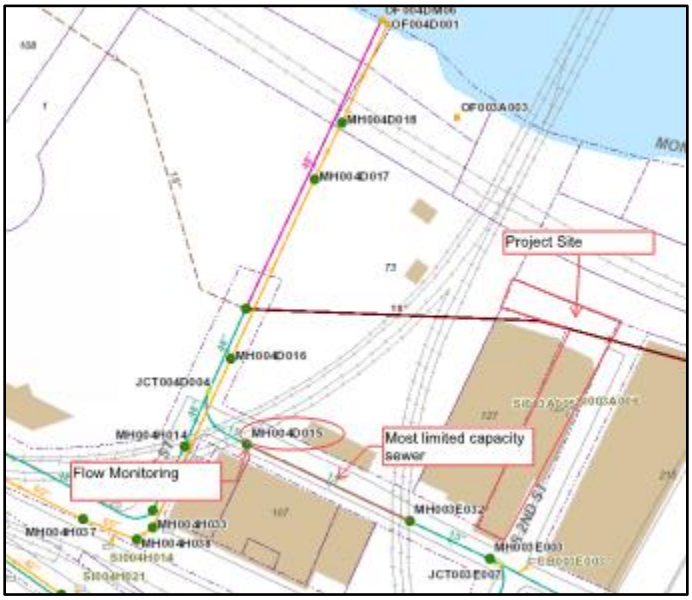
The following table provides the methodology applied to the calculation of flows and application of those additional to the existing dry weather flow to determine if an overload would be expected to the existing system from the new development.

Table 2

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

Since this development is expected to provide a peak sewage flow of 5399 gallons per day (GPD), which exceeds the 2,000 GPD ceiling a contract consultant installed a flow meter at the downstream point identified by the PWSA. That location was provided by PWSA in the Plate of the PWSA mapping of the sewer system shown below.

Map 1



The results of the flow metering for "dry weather" (Reference 3RWW and EPA requirements) averaged peak flow between 6AM-8AM and 6PM-8PM will be used as the base dry weather flow present in the existing system at the most critical downstream section of the system. The expected peak flow of the new development will be added to that, and the sewer section analyzed for the impact of flow to the maximum capacity of the pipe at "full-flow" conditions (larger hydraulic flow values can exist at 98% of depth) for the pipe section. In this case the PWSA was able to provide the pipe size, slope, materials and roughness coefficients, capacity, as well as the direction to use the manning's equation for calculations. The calculations of the PWSA for the most limited capacity sewer section were provided with the Sewer Use Approval as in the Table below.

Table 3

Most Limited Capacity Sewer (MLCS) Spreadsheet

PROJECT NAME:	129 McKean Street
PWSA PROJECT NUMBER:	20013.5
PWSA REVIEWER:	Ana Flores
DATE:	October 27, 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
MH003E003	MH003E032	714.29	713.50	102.40	15	vcp	0.015	1.23	3.927	0.77%	3,186,745
MH003E032	MH004D015	713.50	712.00	206.00	15	vcp	0.015	1.23	3.927	0.73%	3,095,963
MH004D015	JCT004D004	712.00	711.40	84.00	15	vcp	0.015	1.23	3.927	0.71%	3,066,336
JCT004D004	ADC004DM06	710.98	710.00	104.02	48	RCP	0.013	12.57	12.566	0.94%	90,355,146

The flow metering data is not specifically identified in the Developer's Guide to be analyzed using an average flow recorded daily multiplied by the peaking factor, or to use the peak daily period (6-8AM and 6-8 PM) data to derive the existing peak flow rate. To use the most conservative approach the results of the flow metering for "dry weather" were used to determine the impacts on the system at the critical minimum capacity section of the system using two methods. This was done to ensure either method did not predict an overload. The two approaches were as follows.

1. Use the dry-weather (sewage and infiltration only) Average Daily Flow Data recorded and multiply it by the peaking factor (3.5 for combined systems) to determine the Existing Peak Flow Rate to add the predicted New Development Peak Rate.
2. Use the Peak period flow data recorded (6-8AM and 6-8 PM) to average the peak rate and add the new development predicted flows.

2.0 RESULTS

2.1 FLOW METERING SUMMARY

The complete tabulations of the flow metering data, the validation by scatter-graph (checking for sensor fouling or electronic drift) analysis, and graphed results are included in Appendix A.

The flow metering results of the flow metering for "Average Flow Rate" averaged over the hourly average flow rates from the accumulated flow metering data are provided in tabled format below.

Table 4

MH004D015				
Average Daily Dry Weather Flow				
November 25, 2020 through December 24, 2020				
Commercial and Light Industrial Area-South Side Flats				
11/24-12/24/2020				
24 hr Dry Weather Date	**Averge Daily Flow Rate** (MGD)		**Peak Daily Flow Rate**	(MGD)
27-Nov	0.007	*	x(3.5)	0.025
28-Nov	0.004		x(3.5)	0.014
29-Nov	0.003		x(3.5)	0.011
5-Dec	0.006		x(3.5)	0.021
6-Dec	0.004		x(3.5)	0.014
7-Dec	0.005	*	x(3.5)	0.018
8-Dec	0.006	*	x(3.5)	0.021
9-Dec	0.006		x(3.5)	0.021
10-Dec	0.005		x(3.5)	0.018
11-Dec	0.007		x(3.5)	0.025
13-Dec	0.004	*	x(3.5)	0.014
15-Dec	0.005		x(3.5)	0.018
Average of all days	0.005			0.018
* Full 24 hour period not used due to precipitation				

The flow metering results of the flow metering for "dry weather" averaged over the hours for the PWSA prescribed peak flow hours between 6AM-8AM and 6PM-8PM are provided in tabled format below.

Table 5

MH004D015						
Average Hourly Dry Weather Flow						
November 25, 2020 through December 24, 2020						
Commercial and Light Industrial Area-South Side Flats						
11/24-12/24/2020						
		AVG	**MAX**	**MIN**	**2-4AM Dry Weather**	
MGD		**mgd**	**mgd**	**mgd**	**Infiltration (mgd)**	
6:00	AM	0.005	0.007	0.003	0.003	
7:00	AM	0.006	0.008	0.003	0.003	
8:00	AM	0.006	0.011	0.003	0.003	
6:00	PM	0.005	0.007	0.003	0.003	
7:00	PM	0.004	0.008	0.003	0.003	
8:00	PM	0.004	0.007	0.003	0.003	
		AVG	**MAX**	**MIN**		
CFS		**cfs**	**cfs**	**cfs**		
6:00	AM	0.007737	0.010831	0.004642		
7:00	AM	0.009284	0.012379	0.004642		
8:00	AM	0.009284	0.017021	0.004642		
6:00	PM	0.007737	0.010831	0.004642		
7:00	PM	0.006189	0.012379	0.004642		
8:00	PM	0.006189	0.010831	0.004642		
Max 24-hour Precipitation 0.86 inches Corresponding to Max Hourly Average Flow of 0.191 mgd						
mgd-million gallons per day; cfs-cubic feet per second						
Dates With Dry Weather Used Can Be Found Tabled In Appendix A						

The Flow Metering Results were used to choose the maximum peak flow that the proposed development would be additional to during dry weather peak periods to determine the impact to capacity. The maximum hourly average of peak flow rate was 0.011 MGD.

2.2 CAPACITY SUMMARY

The maximum peak flow rate expected for production from the new development was determined in other reports to be 5399 gallons per day (0.005399 mgd). The resulting total peak flow is tabulated below. The Existing Peak Flow Rate was calculated to be a larger value for the Average Daily Flow Rate multiplied by a peaking factor and is 0.018 MGD (18,000 gpd).

Table 6

MH004D015		129 McKean Street Distillery Project Flow Metering				
Capacity Evaluation						
Pipe Size/Material/ID:		15" Vitrified Clay Pipe ID=14.9-15.1 inches				
Mannings Coefficient:		0.015				
Total Pipe Capacity	**=**	**3.02**	**MGD**	=	**4.68**	**CFS**
Present Peak Flow	=	0.0180	MGD	=	0.027852	CFS
Additional Development Peak Flow						
	=	0.0054	MGD	=	0.008356	CFS
Total Peak Flow	=	0.0234	MGD	=	0.036208	CFS

The results of evaluation of the pipe flow capacity in 2-dimensional analysis using Manning's equation are tabulated below. The flow rate (Q) was incrementally input and AutoDesk Hydraflow Express extension to Civil 3D AutoCAD was used to calculate the values of depth. The results of various and full flow conditions are tabled for the specific pipe section identified as the limited section in the conveyance system.

Table 7

Depth	Q	Area	Veloc	Wp
(ft)	(cfs)	(sqft)	(ft/s)	(ft)
0.12	0.099	0.063	1.56	0.80
0.25	0.414	0.173	2.39	1.15
0.37	0.918	0.305	3.01	1.44
0.50	1.579	0.451	3.50	1.70
0.62	2.357	0.607	3.88	1.95
0.74	3.156	0.759	4.16	2.20
0.87	3.928	0.905	4.34	2.46
0.99	4.577	1.036	4.42	2.75
1.12	4.990	1.145	4.36	3.10
1.24	4.680	1.208	3.88	3.90

The peak daily dry weather flow and new development flow were input as one value and the resulting depth of flow determined and are tabled below.

Table 8

Channel Report

Hydraflow Express Extension for Autodesk® AutoCAD® Civil 3D® by Autodesk, Inc. Friday, Jan 8 2021

Circular		**Highlighted**	
Diameter (ft)	= 1.24	Depth (ft)	= 0.08
		Q (cfs)	= 0.036
		Area (sqft)	= 0.03
Invert Elev (ft)	= 713.50	Velocity (ft/s)	= 1.08
Slope (%)	= 0.73	Wetted Perim (ft)	= 0.64
N-Value	= 0.015	Crit Depth, Yc (ft)	= 0.08
		Top Width (ft)	= 0.61
Calculations		EGL (ft)	= 0.10
Compute by:	Known Q		
Known Q (cfs)	= 0.04		

The peak daily dry weather flow and new development flow will produce a depth of flow at 0.08 inches from the invert of the pipe far below the fifteen inches of diameter. The total peak dry weather flow with the development is 0.036 CFS (23,400 GPD). The full pipe flow capacity is 4.75 CFS (3.07 MGD). The projected 5-year project flows are tabled below.

Table 9

MH004D015	129 McKean Street Distillery Project Flow Metering				
Capacity Evaluation Prediction					
Pipe Size/Material/ID:	15" Vitrified Clay Pipe ID=14.9-15.1 inches				
Mannings Coefficient:	0.015				
Total Pipe Capacity	= 3,066,336 gpd Peak				
3,066,336 gpd Peak/3.5 PF = 876,100 gpd Average					
Present Peak Flow	=	0.0180	MGD		
Added Development Peak Flow	=	0.0054	MGD		
Total Peak Flow	=	0.0234	MGD		
5-Year Predicted Existing Peak Flow	0.0180 MGD	x 1.05 =	0.0189	MGD	
5-Year Predicted Project Peak Flow	0.0054 MGD	x1.05 =	0.0057	MGD	
5-Year Predicted Total Peak Flow	0.0234 MGD	x1.05 =	0.0246	MGD	
5-Year Predicted Project AVG Flow	0.0189 MGD	/3.5 =	0.0054	MGD	
5-Year Predicted Existing AVG Flow	0.0057 MGD	/3.5 =	0.0016	MGD	
5-Year Predicted Total AVG Flow	0.0246 MGD	/3.5 =	0.0070	MGD	

3.0 REFERENCE EXHIBITS

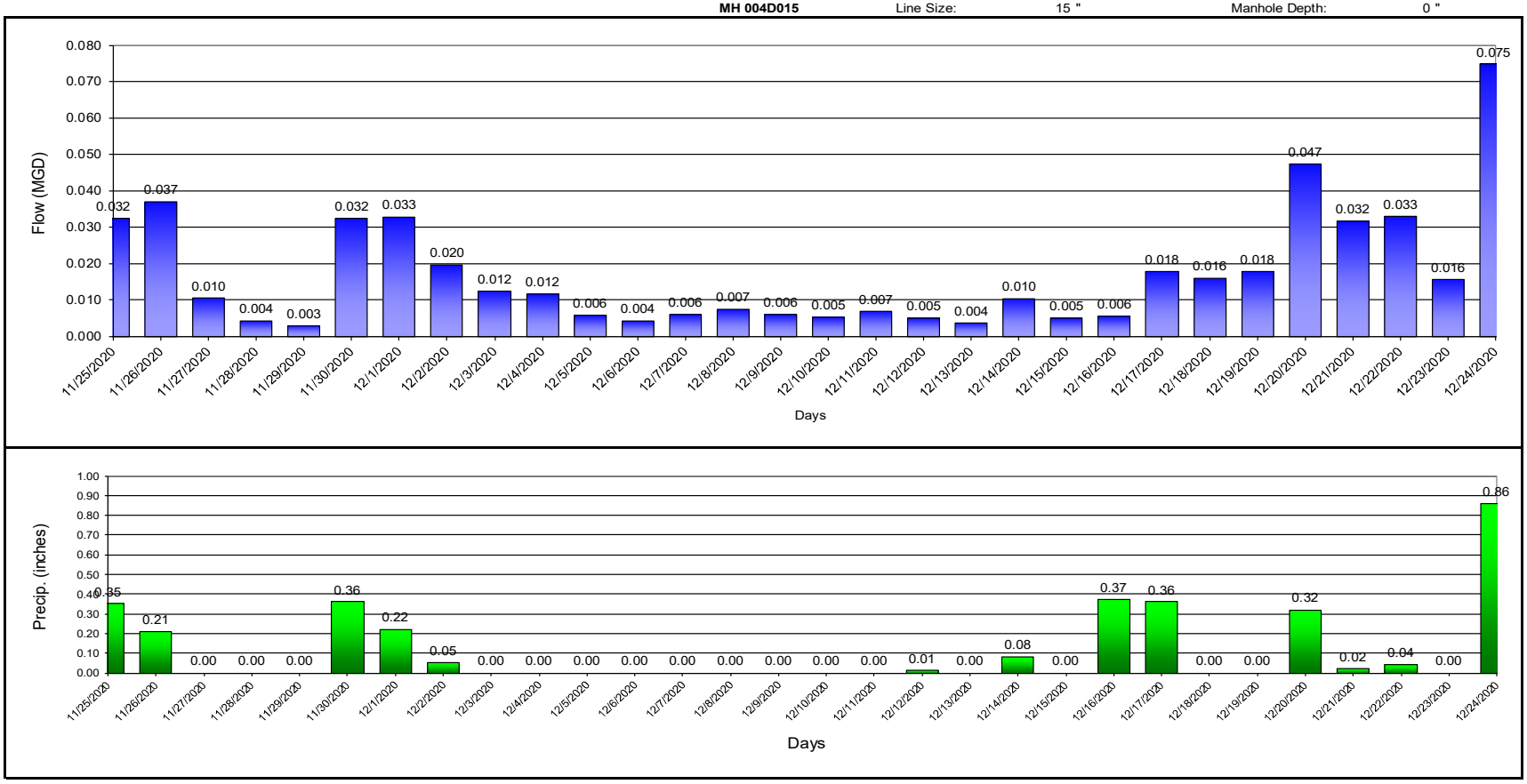
APPENDIX A - FLOW METERING REPORT RESULTS

DRNACH ENVIRONMENTAL, INC. **MH 004D015** November 25, 2020 through December 24, 2020

Date:	11/25/2020	11/26/2020	11/27/2020	11/28/2020	11/29/2020	11/30/2020	12/01/2020	12/02/2020	12/03/2020	12/04/2020	12/05/2020	12/06/2020	12/07/2020	12/08/2020	12/09/2020	12/10/2020
Flow:	0.032	0.037	0.010	0.004	0.003	0.032	0.033	0.020	0.012	0.012	0.006	0.004	0.006	0.007	0.006	0.005
Precip.:	0.35	0.21	0.00	0.00	0.00	0.36	0.22	0.05	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Date:	12/11/2020	12/12/2020	12/13/2020	12/14/2020	12/15/2020	12/16/2020	12/17/2020	12/18/2020	12/19/2020	12/20/2020	12/21/2020	12/22/2020	12/23/2020	12/24/2020
Flow:	0.007	0.005	0.004	0.010	0.005	0.006	0.018	0.016	0.018	0.047	0.032	0.033	0.016	0.075
Precip.:	0.00	0.01	0.00	0.08	0.00	0.37	0.36	0.00	0.00	0.32	0.02	0.04	0.00	0.86

MH 004D015 Line Size: 15 " Manhole Depth: 0 "

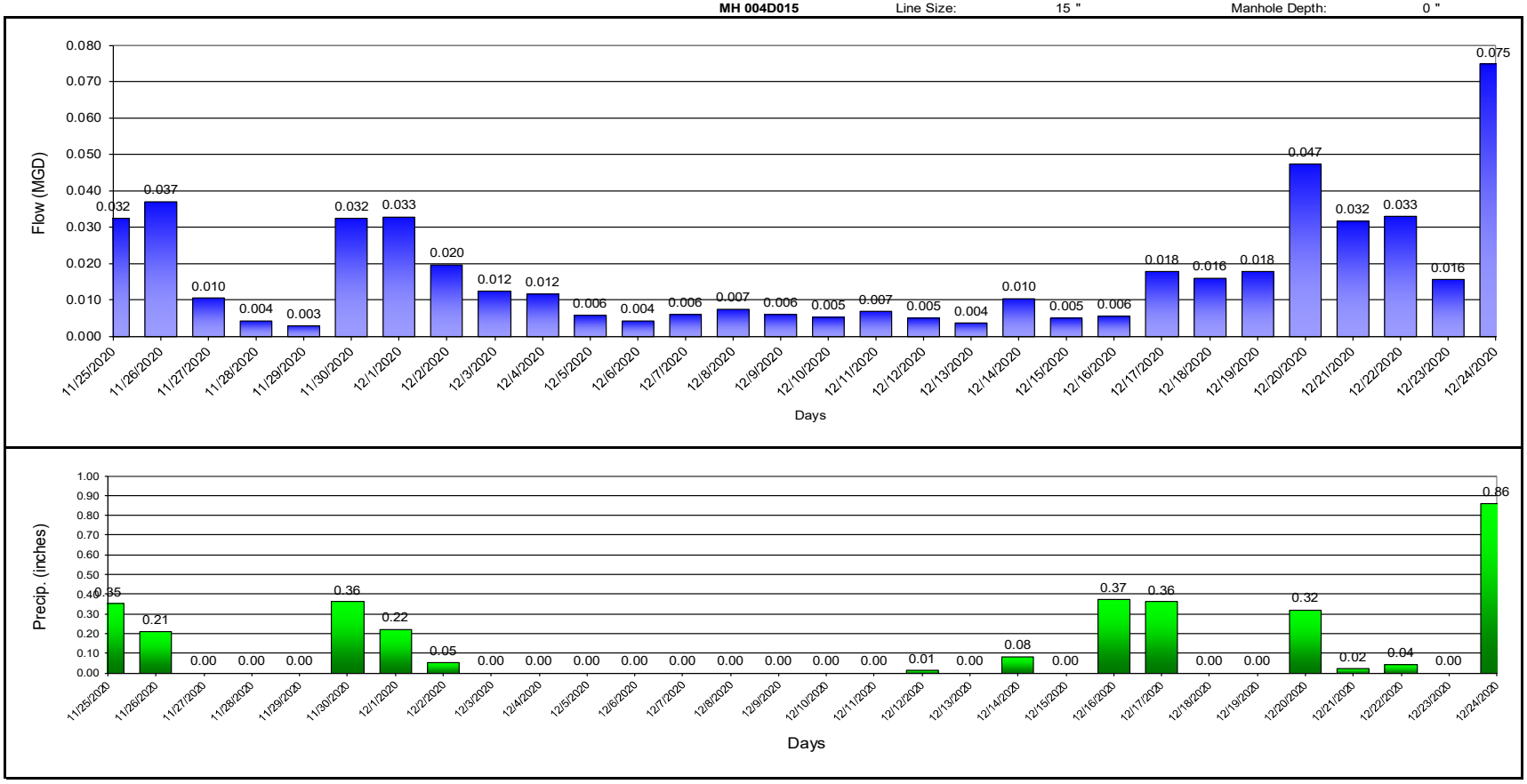


DRNACH ENVIRONMENTAL, INC. **MH 004D015** November 25, 2020 through December 24, 2020

Date:	11/25/2020	11/26/2020	11/27/2020	11/28/2020	11/29/2020	11/30/2020	12/01/2020	12/02/2020	12/03/2020	12/04/2020	12/05/2020	12/06/2020	12/07/2020	12/08/2020	12/09/2020	12/10/2020
Flow:	0.032	0.037	0.010	0.004	0.003	0.032	0.033	0.020	0.012	0.012	0.006	0.004	0.006	0.007	0.006	0.005
Precip.:	0.35	0.21	0.00	0.00	0.00	0.36	0.22	0.05	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Date:	12/11/2020	12/12/2020	12/13/2020	12/14/2020	12/15/2020	12/16/2020	12/17/2020	12/18/2020	12/19/2020	12/20/2020	12/21/2020	12/22/2020	12/23/2020	12/24/2020
Flow:	0.007	0.005	0.004	0.010	0.005	0.006	0.018	0.016	0.018	0.047	0.032	0.033	0.016	0.075
Precip.:	0.00	0.01	0.00	0.08	0.00	0.37	0.36	0.00	0.00	0.32	0.02	0.04	0.00	0.86

MH 004D015 Line Size: 15 " Manhole Depth: 0 "



MH 004D015 November 25, 2020 through December 24, 2020

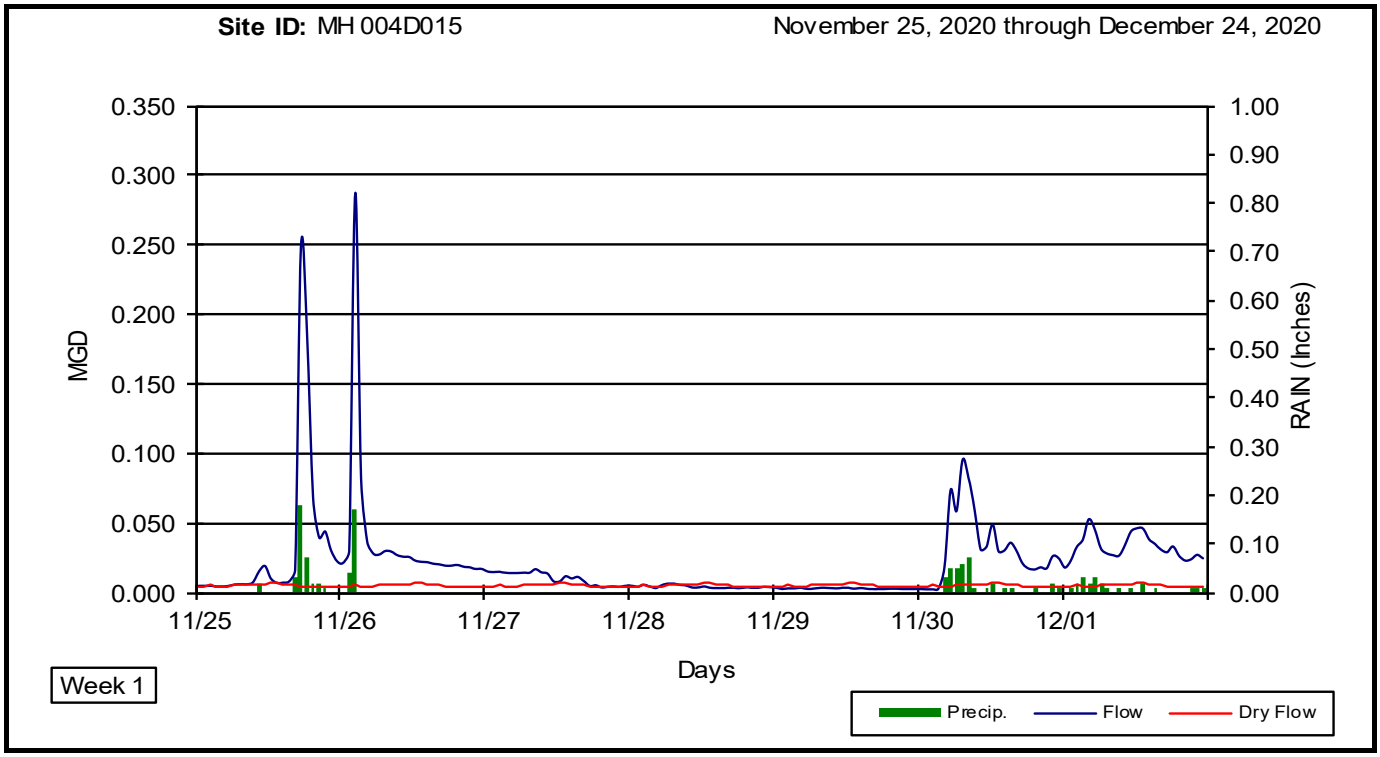
Line Size: 15 " Manhole Depth: 0 "

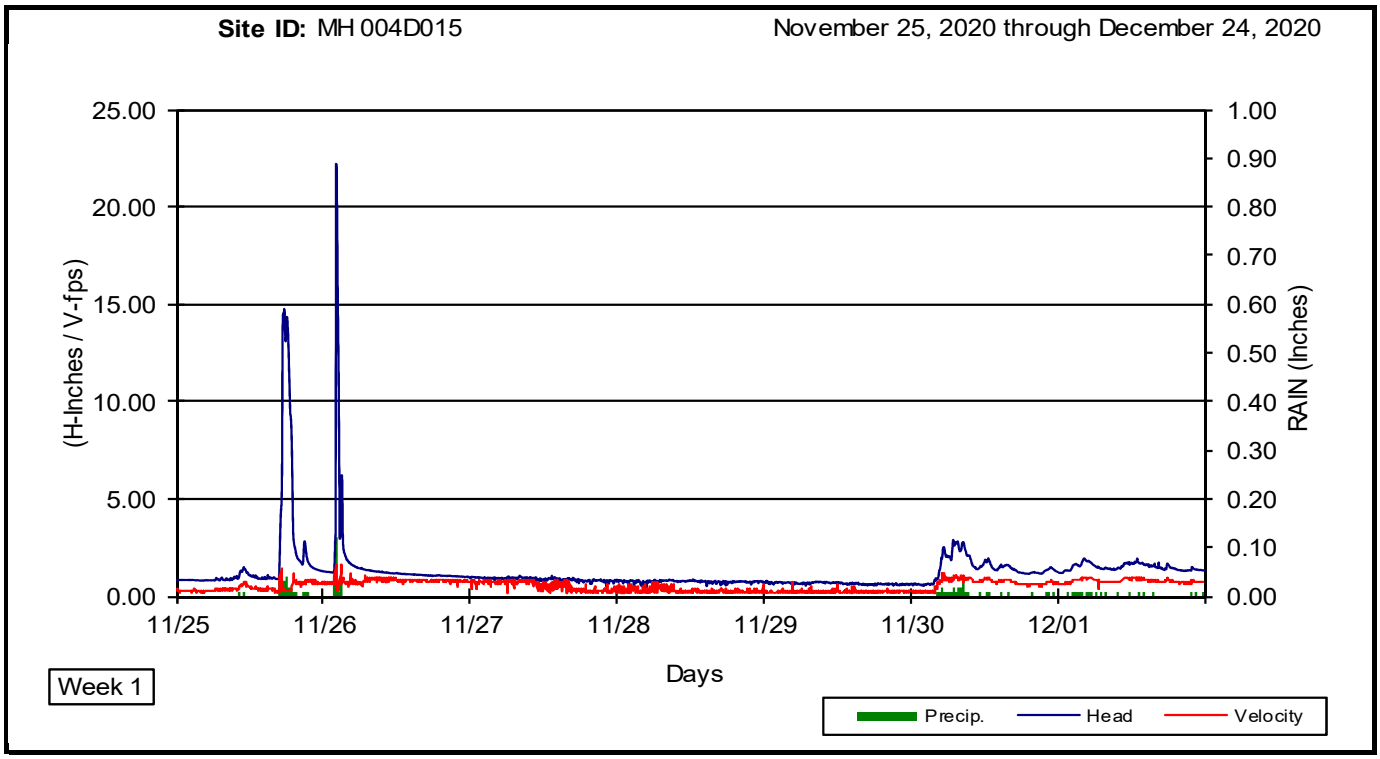
Date	Average Daily Flow (MGD)	Minimum Hourly Flow (Time)	Minimum Hourly Flow (MGD)	Maximum Hourly Flow (Time)	Maximum Hourly Flow (MGD)	Total 24 hr. Precip. (inches)
11/25/2020	0.032	4:00 AM	0.004	5:00 PM	0.249	0.35
11/26/2020	0.037	10:00 PM	0.017	2:00 AM	0.288	0.21
11/27/2020	0.010	7:00 PM	0.004	8:00 AM	0.017	0.00
11/28/2020	0.004	6:00 PM	0.003	6:00 AM	0.006	0.00
11/29/2020	0.003	4:00 PM	0.002	4:00 AM	0.004	0.00
11/30/2020	0.032	1:00 AM	0.002	7:00 AM	0.096	0.36
12/01/2020	0.033	12:00 AM	0.018	4:00 AM	0.053	0.22
12/02/2020	0.020	11:00 PM	0.013	1:00 AM	0.029	0.05
12/03/2020	0.012	11:00 PM	0.010	2:00 PM	0.017	0.00
12/04/2020	0.012	11:00 PM	0.007	12:00 PM	0.022	0.00
12/05/2020	0.006	10:00 PM	0.004	8:00 AM	0.008	0.00
12/06/2020	0.004	8:00 PM	0.004	2:00 AM	0.005	0.00
12/07/2020	0.006	7:00 PM	0.003	2:00 PM	0.023	0.00
12/08/2020	0.007	1:00 AM	0.003	10:00 AM	0.022	0.00
12/09/2020	0.006	11:00 PM	0.003	12:00 PM	0.008	0.00
12/10/2020	0.005	5:00 AM	0.004	7:00 AM	0.008	0.00
12/11/2020	0.007	12:00 PM	0.005	11:00 AM	0.009	0.00
12/12/2020	0.005	8:00 PM	0.003	10:00 AM	0.010	0.01
12/13/2020	0.004	7:00 PM	0.003	10:00 PM	0.004	0.00
12/14/2020	0.010	1:00 AM	0.003	5:00 AM	0.042	0.08
12/15/2020	0.005	7:00 PM	0.003	11:00 AM	0.009	0.00
12/16/2020	0.006	5:00 AM	0.003	1:00 PM	0.018	0.37
12/17/2020	0.018	1:00 AM	0.004	2:00 PM	0.030	0.36
12/18/2020	0.016	4:00 AM	0.013	1:00 PM	0.019	0.00
12/19/2020	0.018	4:00 AM	0.013	1:00 PM	0.036	0.00
12/20/2020	0.047	1:00 AM	0.014	4:00 AM	0.079	0.32
12/21/2020	0.032	7:00 AM	0.020	9:00 PM	0.057	0.02
12/22/2020	0.033	11:00 PM	0.019	4:00 AM	0.051	0.04
12/23/2020	0.016	11:00 PM	0.013	12:00 AM	0.019	0.00
12/24/2020	0.075	1:00 AM	0.013	8:00 PM	0.191	0.86

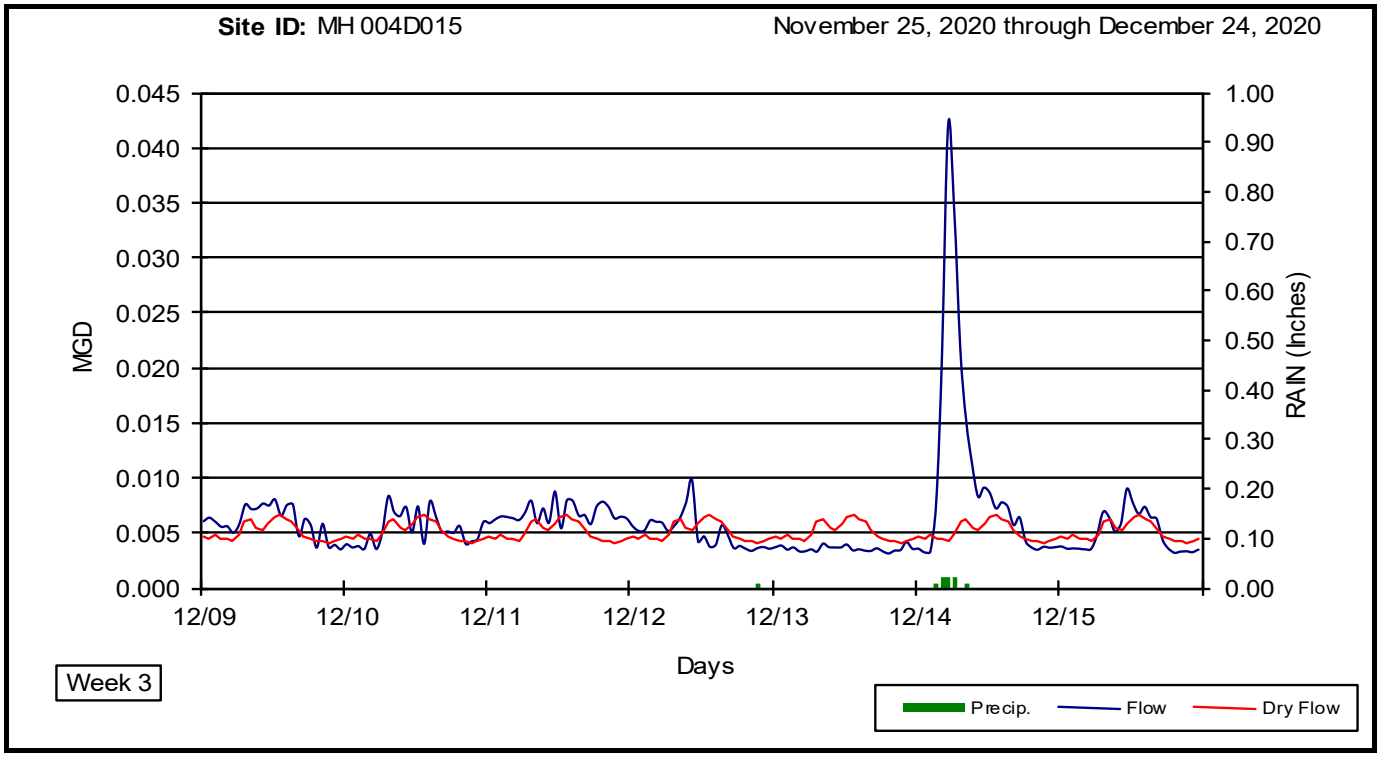
Average	0.017	0.008	0.048
Minimum	0.003	0.002	0.004
Maximum	0.075	0.020	0.288

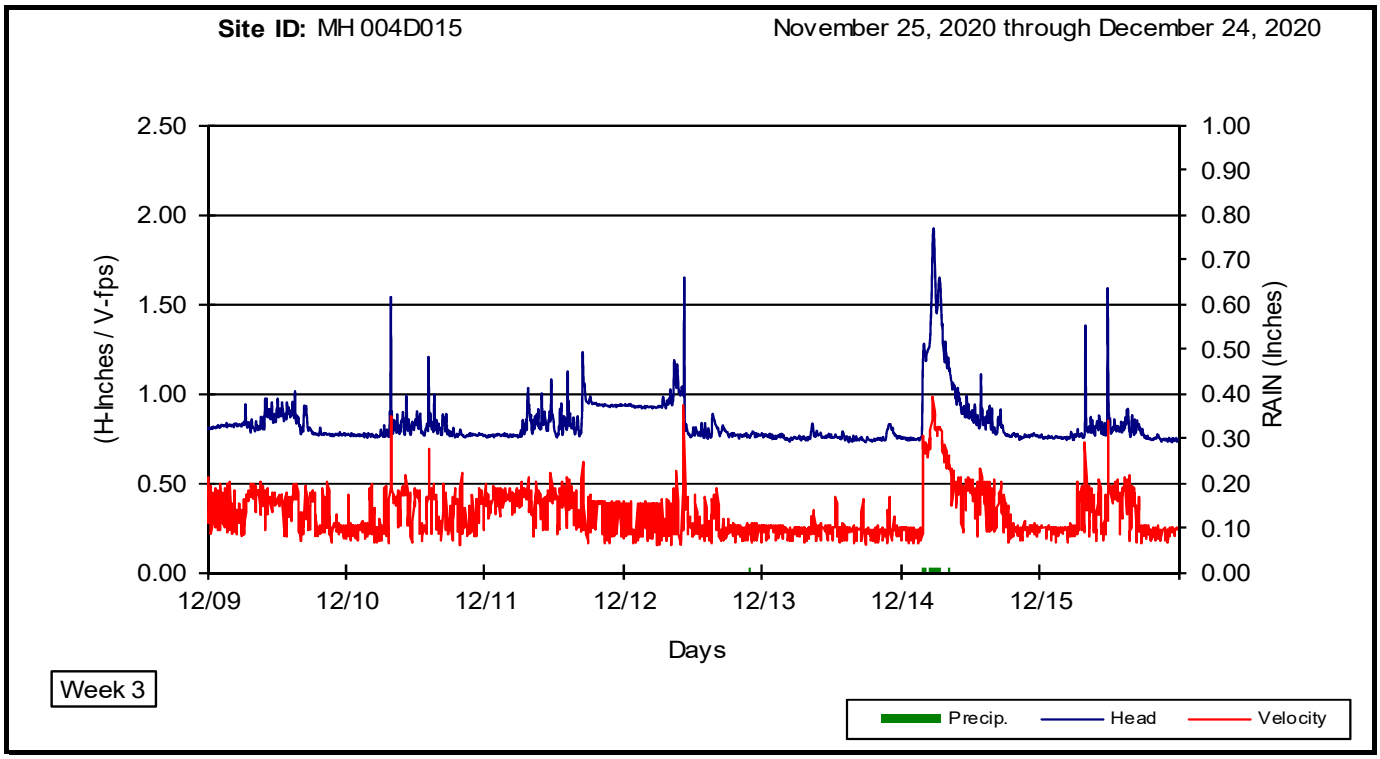
3.25 Total

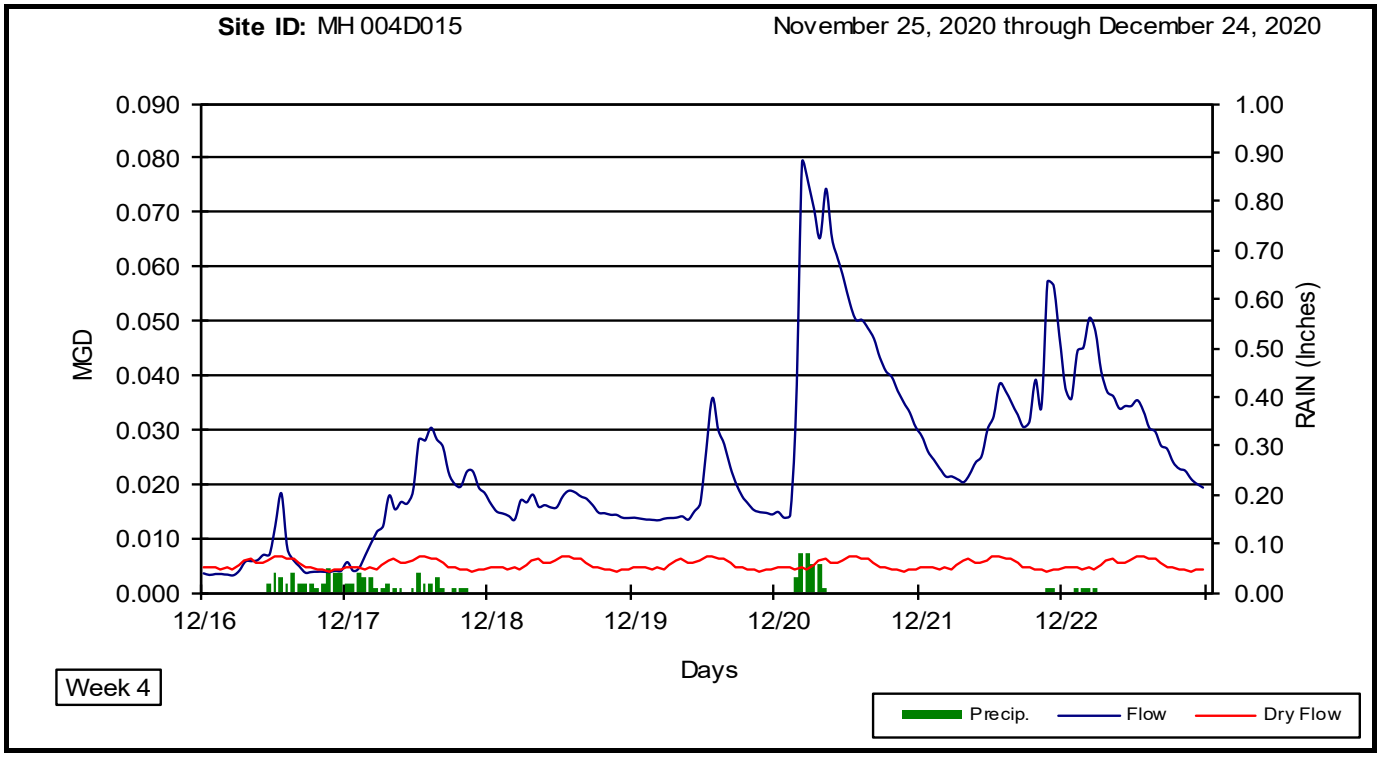
Total Flow 0.520 MG

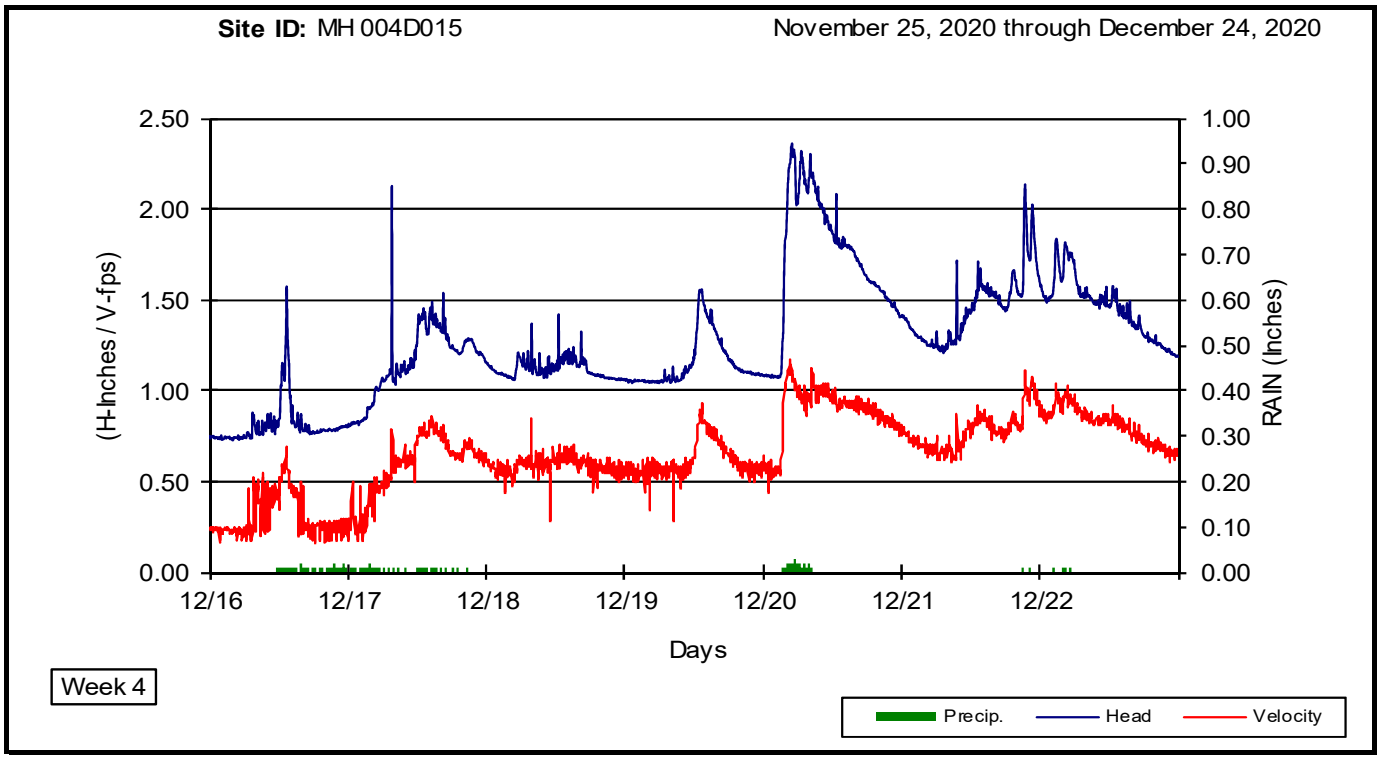

Site ID: MH 004D015
November 25, 2020 through December 24, 2020
0.350
0.300
0.250
0.200
0.150
0.100
0.050
0.000
MGD
1.00
0.90
0.80
0.70
0.60
0.50
0.40
0.30
0.20
0.10
0.00
RAIN (Inches)
11/25
11/26
11/27
11/28
11/29
11/30
12/01
Days
Week 1
Precip.
Flow
Dry Flow

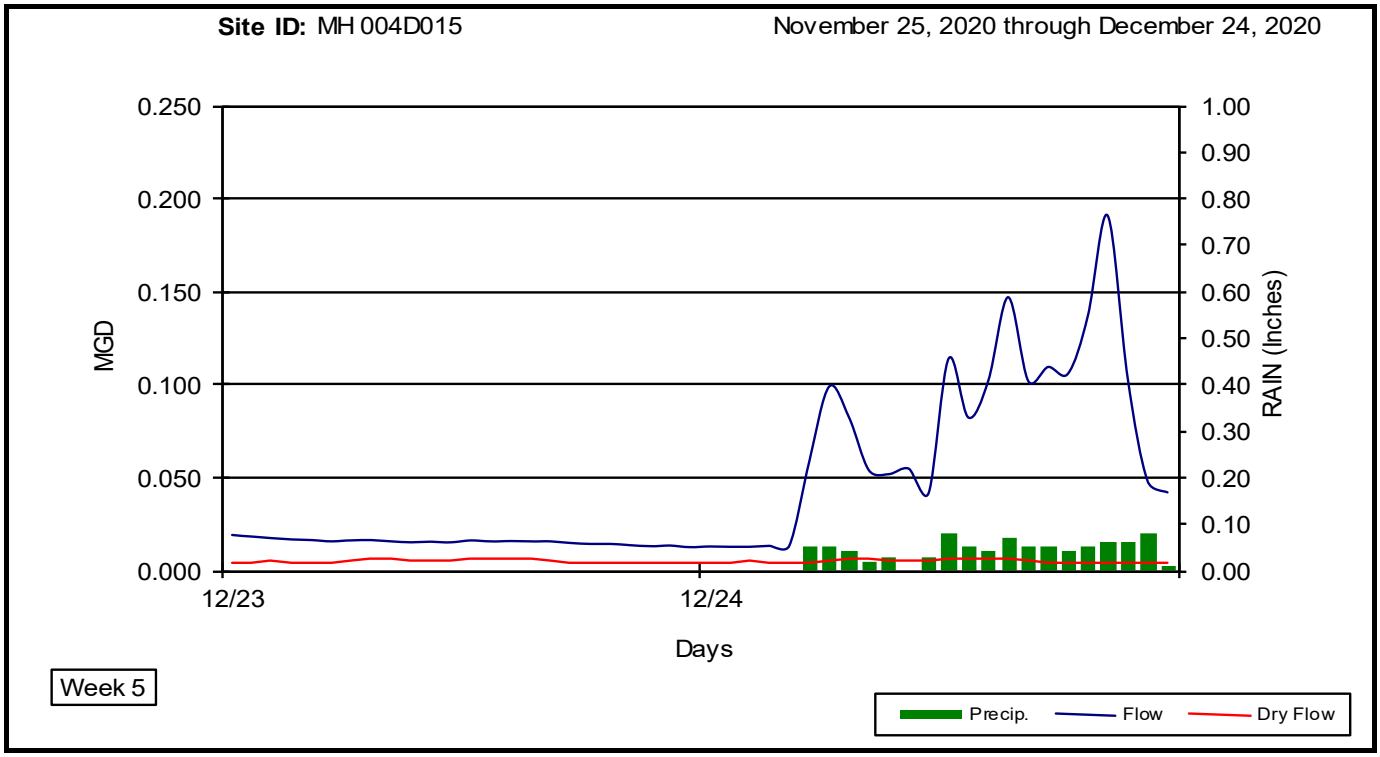

Site ID: MH 004D015
November 25, 2020 through December 24, 2020
25.00
20.00
15.00
10.00
5.00
0.00
(H-Inches / V-fps)
1.00
0.90
0.80
0.70
0.60
0.50
0.40
0.30
0.20
0.10
0.00
RAIN (Inches)
11/25
11/26
11/27
11/28
11/29
11/30
12/01
Days
Week 1
Precip.
Head
Velocity

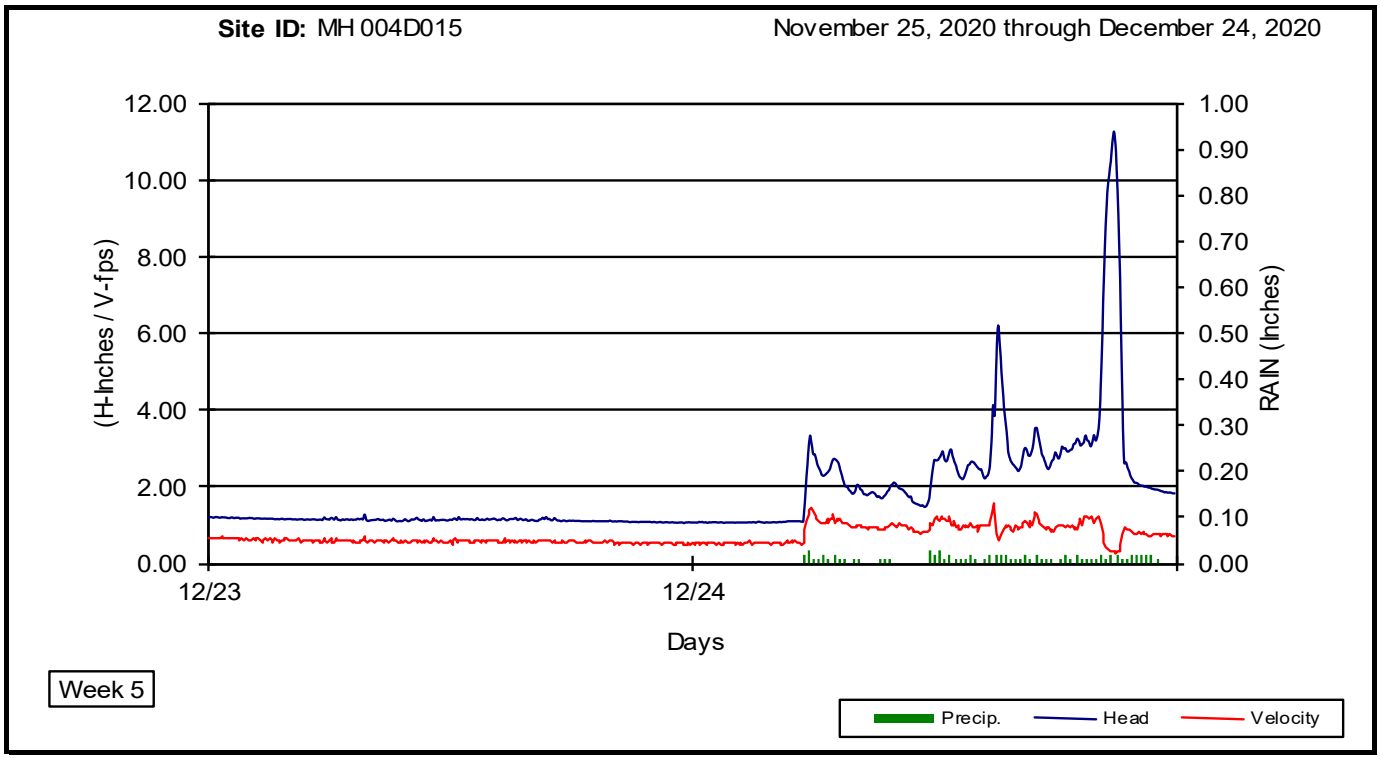

Site ID: MH 004D015
November 25, 2020 through December 24, 2020
MGD
RAIN (Inches)
0.045
0.040
0.035
0.030
0.025
0.020
0.015
0.010
0.005
0.000
1.00
0.90
0.80
0.70
0.60
0.50
0.40
0.30
0.20
0.10
0.00
12/09
12/10
12/11
12/12
12/13
12/14
12/15
Days
Week 3
Precip.
Flow
Dry Flow


Site ID: MH 004D015
November 25, 2020 through December 24, 2020
(H-Inches / V-fps)
RAIN (Inches)
2.50
2.00
1.50
1.00
0.50
0.00
1.00
0.90
0.80
0.70
0.60
0.50
0.40
0.30
0.20
0.10
0.00
12/09
12/10
12/11
12/12
12/13
12/14
12/15
Days
Week 3
Precip.
Head
Velocity


Site ID: MH 004D015
November 25, 2020 through December 24, 2020
MGD
RAIN (Inches)
0.090
0.080
0.070
0.060
0.050
0.040
0.030
0.020
0.010
0.000
1.00
0.90
0.80
0.70
0.60
0.50
0.40
0.30
0.20
0.10
0.00
12/16
12/17
12/18
12/19
12/20
12/21
12/22
Days
Week 4
Precip.
Flow
Dry Flow


Site ID: MH 004D015
November 25, 2020 through December 24, 2020
(H-Inches / V-fps)
RAIN (Inches)
2.50
2.00
1.50
1.00
0.50
0.00
1.00
0.90
0.80
0.70
0.60
0.50
0.40
0.30
0.20
0.10
0.00
12/16
12/17
12/18
12/19
12/20
12/21
12/22
Days
Week 4
Precip.
Head
Velocity

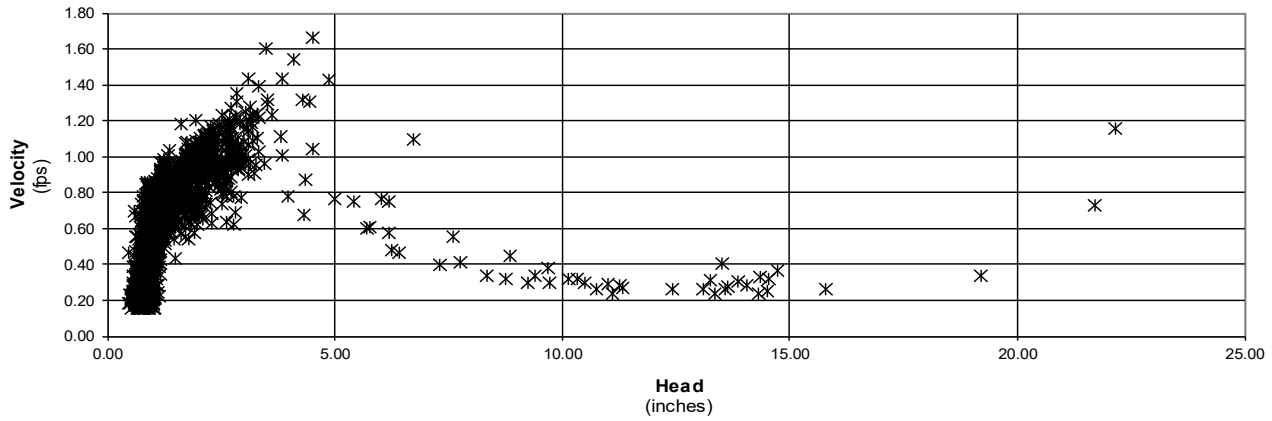

Site ID: MH 004D015
November 25, 2020 through December 24, 2020
0.250
0.200
0.150
0.100
0.050
0.000
MGD
1.00
0.90
0.80
0.70
0.60
0.50
0.40
0.30
0.20
0.10
0.00
RAIN (Inches)
12/23
12/24
Days
Week 5
Precip.
Flow
Dry Flow


Site ID: MH 004D015
November 25, 2020 through December 24, 2020
12.00
10.00
8.00
6.00
4.00
2.00
0.00
(H-Inches / V-fps)
1.00
0.90
0.80
0.70
0.60
0.50
0.40
0.30
0.20
0.10
0.00
RAIN (Inches)
12/23
12/24
Days
Week 5
Precip.
Head
Velocity

Line Size: 15 " Manhole Depth: 0 "

MH 004D015 November 25, 2020 through December 24, 2020

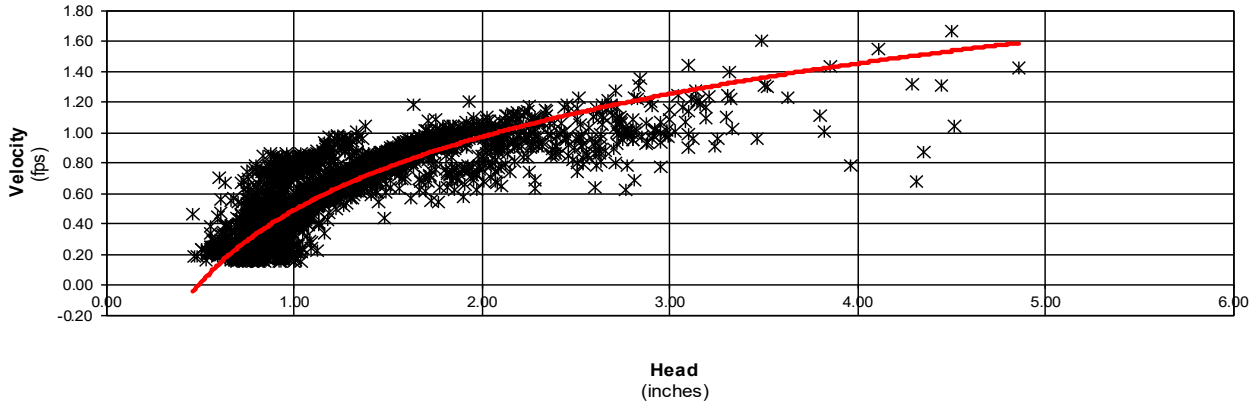
Scatter Plot (Head Vs Velocity)



MH 004D015 November 25, 2020 through December 24, 2020

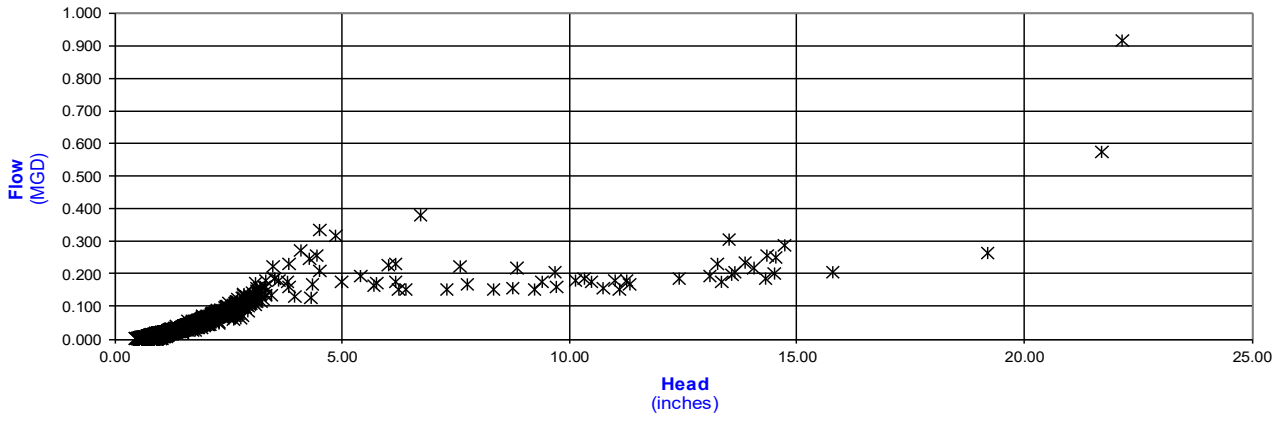
Scatter Plot (Free Flow)

y = 0.6949ln(x) + 0.4882



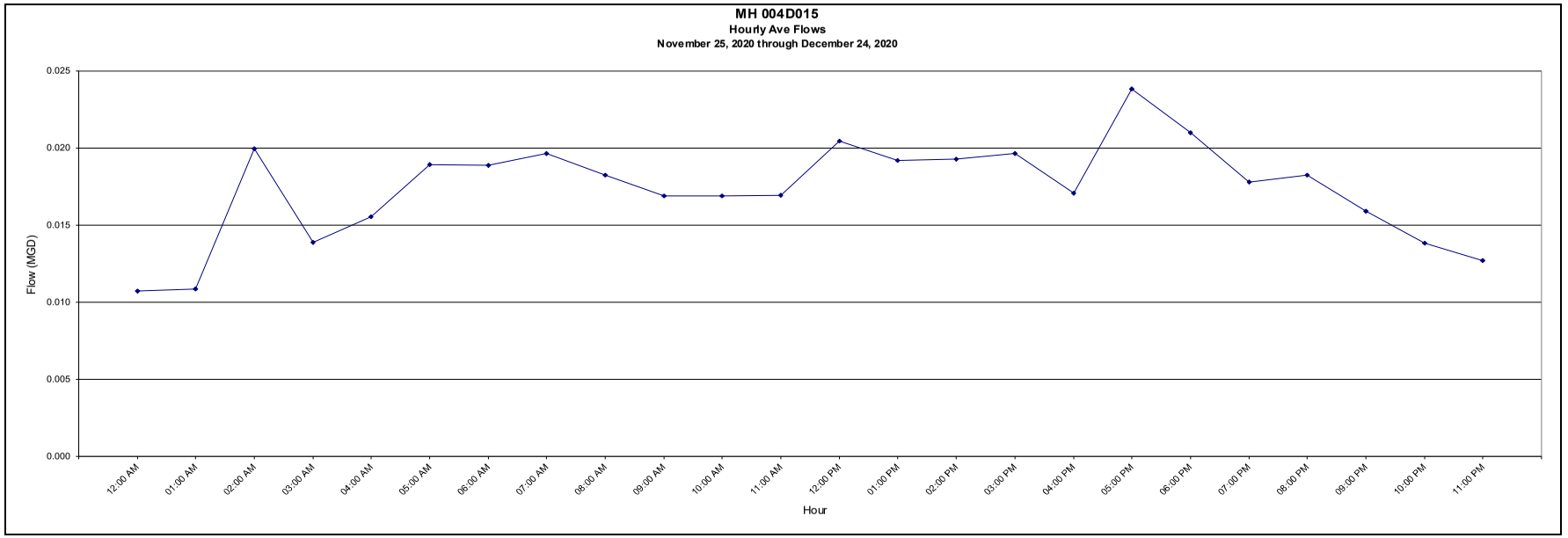
MH 004D015 November 25, 2020 through December 24, 2020

Scatter Plot (Head Vs Flow)



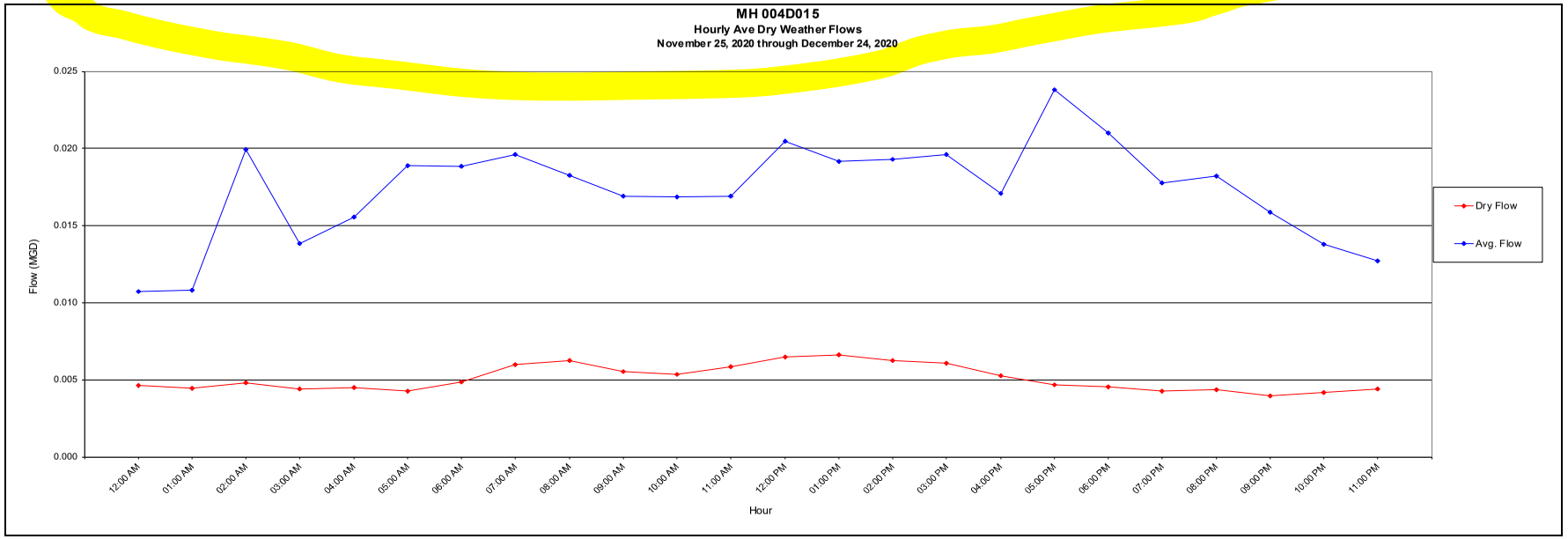
Average Hourly Flow November 25, 2020 through December 24, 2020

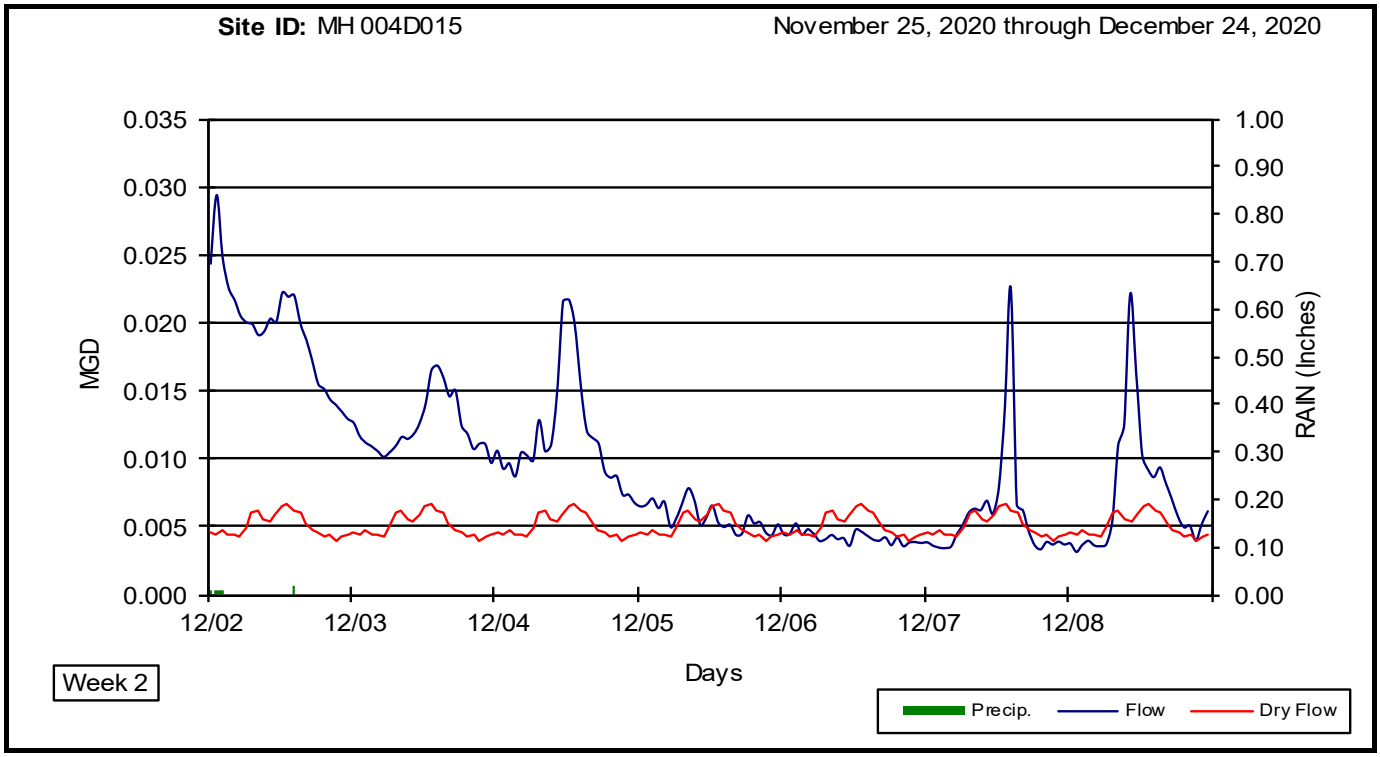
2020	11/25	11/26	11/27	11/28	11/29	11/30	12/01	12/02	12/03	12/04	12/05	12/06	12/07	12/08	12/09	12/10	12/11	12/12	12/13	12/14	12/15	12/16	12/17	12/18	12/19	12/20	12/21	12/22	12/23	12/24	Average
12:00 AM	0.005	0.021	0.015	0.005	0.003	0.003	0.018	0.024	0.013	0.011	0.006	0.004	0.004	0.004	0.006	0.004	0.006	0.006	0.004	0.004	0.004	0.004	0.006	0.016	0.014	0.015	0.029	0.038	0.019	0.013	0.011
01:00 AM	0.005	0.030	0.015	0.004	0.003	0.002	0.023	0.029	0.012	0.009	0.007	0.005	0.004	0.003	0.006	0.004	0.006	0.005	0.004	0.003	0.004	0.003	0.004	0.015	0.014	0.014	0.026	0.036	0.018	0.013	0.011
02:00 AM	0.005	0.288	0.015	0.006	0.003	0.002	0.033	0.025	0.011	0.010	0.007	0.005	0.003	0.004	0.006	0.004	0.006	0.005	0.003	0.003	0.004	0.003	0.005	0.015	0.013	0.014	0.024	0.045	0.017	0.013	0.020
03:00 AM	0.004	0.082	0.014	0.004	0.003	0.003	0.038	0.023	0.011	0.009	0.006	0.004	0.003	0.004	0.006	0.004	0.006	0.006	0.004	0.008	0.004	0.003	0.007	0.014	0.013	0.034	0.023	0.045	0.017	0.013	0.014
04:00 AM	0.004	0.037	0.014	0.003	0.004	0.018	0.053	0.022	0.011	0.010	0.007	0.005	0.004	0.004	0.006	0.005	0.006	0.006	0.003	0.022	0.003	0.003	0.009	0.013	0.013	0.079	0.021	0.051	0.016	0.013	0.016
05:00 AM	0.005	0.028	0.014	0.005	0.003	0.074	0.045	0.020	0.010	0.010	0.005	0.004	0.004	0.004	0.005	0.004	0.006	0.006	0.003	0.042	0.004	0.003	0.011	0.017	0.014	0.076	0.021	0.048	0.016	0.059	0.019
06:00 AM	0.006	0.027	0.014	0.006	0.003	0.059	0.032	0.020	0.010	0.010	0.006	0.004	0.005	0.004	0.006	0.005	0.007	0.005	0.003	0.035	0.005	0.004	0.012	0.017	0.014	0.071	0.021	0.041	0.016	0.099	0.019
07:00 AM	0.006	0.030	0.014	0.006	0.003	0.096	0.028	0.020	0.011	0.013	0.007	0.004	0.006	0.005	0.008	0.008	0.008	0.006	0.003	0.022	0.007	0.006	0.018	0.018	0.014	0.065	0.020	0.037	0.016	0.082	0.020
08:00 AM	0.006	0.030	0.017	0.006	0.003	0.083	0.027	0.019	0.012	0.011	0.008	0.004	0.006	0.011	0.007	0.007	0.006	0.006	0.004	0.015	0.006	0.006	0.015	0.016	0.014	0.074	0.022	0.036	0.016	0.054	0.018
09:00 AM	0.007	0.027	0.015	0.005	0.003	0.060	0.026	0.019	0.011	0.011	0.007	0.004	0.006	0.013	0.007	0.007	0.007	0.008	0.004	0.011	0.005	0.006	0.017	0.016	0.013	0.065	0.024	0.034	0.015	0.052	0.017
10:00 AM	0.015	0.026	0.014	0.004	0.003	0.031	0.034	0.020	0.012	0.015	0.005	0.004	0.007	0.022	0.008	0.007	0.006	0.010	0.004	0.008	0.006	0.007	0.016	0.016	0.015	0.061	0.025	0.034	0.016	0.055	0.017
11:00 AM	0.019	0.026	0.008	0.004	0.003	0.033	0.044	0.020	0.013	0.022	0.006	0.004	0.006	0.016	0.007	0.005	0.009	0.004	0.004	0.009	0.009	0.007	0.019	0.016	0.016	0.058	0.030	0.034	0.015	0.042	0.017
12:00 PM	0.010	0.023	0.008	0.004	0.003	0.049	0.046	0.022	0.014	0.022	0.007	0.005	0.008	0.010	0.008	0.007	0.005	0.005	0.004	0.009	0.008	0.012	0.028	0.018	0.026	0.053	0.033	0.035	0.016	0.114	0.020
01:00 PM	0.007	0.022	0.012	0.003	0.003	0.030	0.046	0.022	0.017	0.020	0.005	0.005	0.014	0.009	0.007	0.004	0.008	0.004	0.003	0.007	0.007	0.018	0.028	0.019	0.036	0.050	0.038	0.034	0.016	0.082	0.019
02:00 PM	0.007	0.022	0.010	0.003	0.003	0.030	0.039	0.022	0.017	0.015	0.005	0.004	0.023	0.009	0.008	0.008	0.008	0.004	0.004	0.008	0.007	0.008	0.030	0.019	0.030	0.050	0.037	0.030	0.016	0.102	0.019
03:00 PM	0.008	0.021	0.011	0.003	0.003	0.036	0.035	0.020	0.016	0.012	0.005	0.004	0.007	0.009	0.008	0.006	0.007	0.006	0.003	0.007	0.006	0.006	0.028	0.018	0.027	0.049	0.035	0.030	0.016	0.147	0.020
04:00 PM	0.016	0.020	0.008	0.003	0.002	0.030	0.031	0.019	0.015	0.012	0.004	0.004	0.006	0.008	0.005	0.005	0.007	0.005	0.003	0.006	0.006	0.005	0.027	0.017	0.023	0.047	0.033	0.027	0.016	0.102	0.017
05:00 PM	0.249	0.019	0.005	0.003	0.002	0.021	0.029	0.017	0.015	0.011	0.005	0.004	0.005	0.007	0.006	0.005	0.006	0.004	0.004	0.006	0.004	0.004	0.022	0.016	0.020	0.043	0.030	0.026	0.015	0.110	0.024
06:00 PM	0.187	0.019	0.005	0.003	0.003	0.017	0.033	0.015	0.012	0.009	0.006	0.004	0.004	0.006	0.006	0.005	0.007	0.004	0.003	0.004	0.004	0.004	0.020	0.015	0.018	0.041	0.032	0.024	0.014	0.106	0.021
07:00 PM	0.069	0.020	0.004	0.004	0.003	0.017	0.027	0.015	0.012	0.009	0.005	0.004	0.003	0.005	0.004	0.006	0.008	0.004	0.003	0.004	0.003	0.004	0.020	0.015	0.016	0.040	0.039	0.023	0.014	0.137	0.018
08:00 PM	0.040	0.019	0.004	0.003	0.003	0.018	0.023	0.014	0.011	0.009	0.005	0.004	0.004	0.005	0.006	0.004	0.007	0.003	0.003	0.003	0.003	0.004	0.022	0.014	0.015	0.037	0.034	0.022	0.014	0.191	0.018
09:00 PM	0.044	0.018	0.004	0.004	0.003	0.018	0.024	0.014	0.011	0.007	0.005	0.004	0.004	0.004	0.004	0.004	0.006	0.004	0.003	0.004	0.003	0.004	0.022	0.014	0.015	0.035	0.057	0.021	0.013	0.103	0.016
10:00 PM	0.030	0.017	0.004	0.004	0.003	0.026	0.027	0.013	0.011	0.007	0.004	0.004	0.004	0.005	0.004	0.004	0.006	0.004	0.004	0.004	0.003	0.004	0.019	0.014	0.015	0.033	0.057	0.020	0.013	0.048	0.014
11:00 PM	0.023	0.017	0.005	0.004	0.003	0.025	0.025	0.013	0.010	0.007	0.005	0.004	0.004	0.006	0.003	0.006	0.006	0.004	0.004	0.004	0.003	0.004	0.018	0.014	0.014	0.030	0.047	0.019	0.013	0.042	0.013
AVG.	0.032	0.037	0.010	0.004	0.003	0.032	0.033	0.020	0.012	0.012	0.006	0.004	0.006	0.007	0.006	0.005	0.007	0.005	0.004	0.010	0.005	0.006	0.018	0.016	0.018	0.047	0.032	0.033	0.016	0.075	**0.017**
Precip. :	0.35	0.21	0.00	0.00	0.00	0.36	0.22	0.05	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.01	0.00	0.08	0.00	0.37	0.36	0.00	0.00	0.32	0.02	0.04	0.00	0.86	

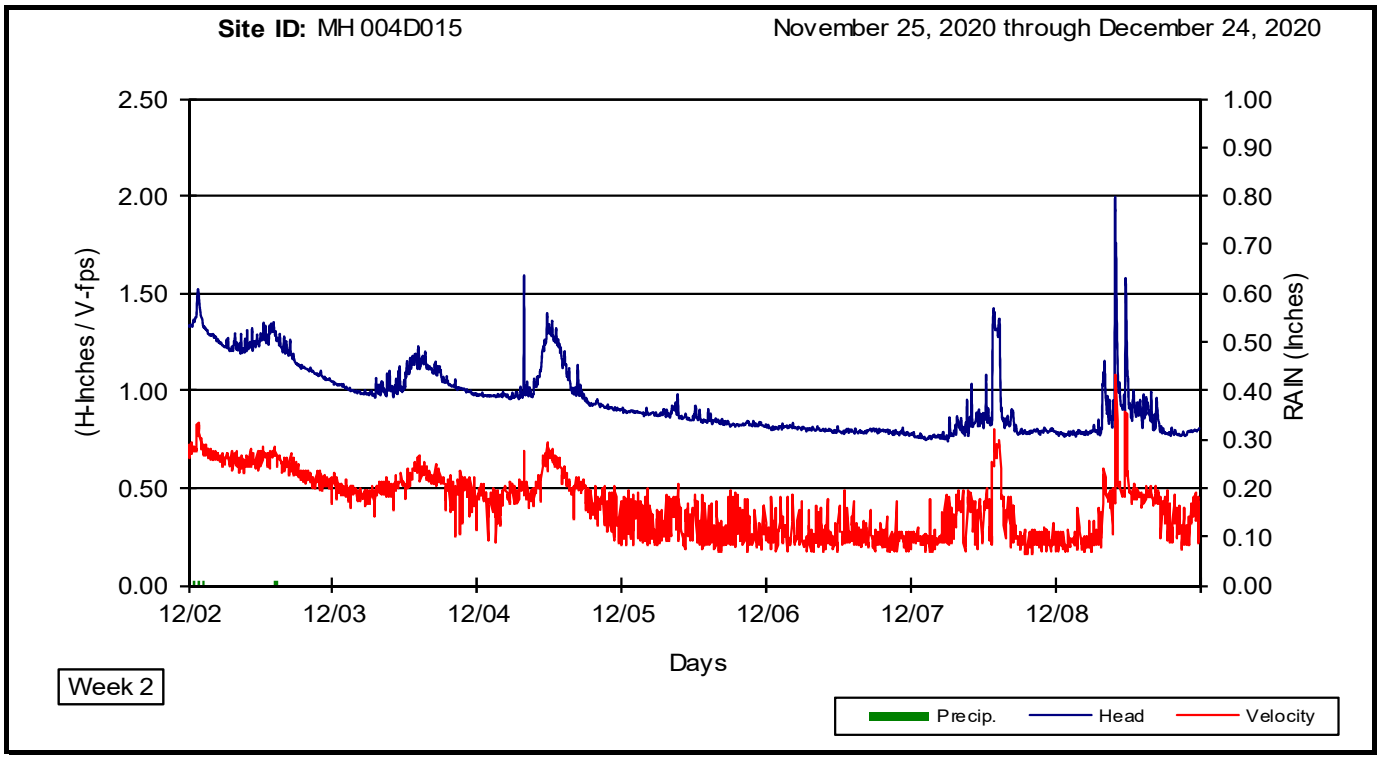


Average Hourly Dry Flow November 25, 2020 through December 24, 2020

2020	11/25	11/26	11/27	11/28	11/29	11/30	12/01	12/02	12/03	12/04	12/05	12/06	12/07	12/08	12/09	12/10	12/11	12/12	12/13	12/14	12/15	12/16	12/17	12/18	12/19	12/20	12/21	12/22	12/23	12/24	Average
12:00 AM				0.005	0.003						0.006	0.004	0.004	0.004	0.006	0.004	0.006				0.004										0.005
01:00 AM				0.004	0.003						0.007	0.005	0.004	0.003	0.006	0.004	0.006				0.004										0.004
02:00 AM				0.006	0.003						0.007	0.005	0.003	0.004	0.006	0.004	0.006				0.004										0.005
03:00 AM				0.004	0.003						0.006	0.004	0.003	0.004	0.006	0.004	0.006		0.004		0.004										0.004
04:00 AM				0.003	0.004						0.007	0.005	0.004	0.004	0.006	0.005	0.006		0.003		0.003										0.004
05:00 AM				0.005	0.003						0.005	0.004	0.004	0.004	0.005	0.004	0.006		0.003		0.004										0.004
06:00 AM				0.006	0.003						0.006	0.004	0.005	0.004	0.006	0.005	0.007		0.003		0.005										0.005
07:00 AM				0.006	0.003						0.007	0.004	0.006	0.005	0.008	0.008	0.008		0.003		0.007										0.006
08:00 AM				0.006	0.003						0.008	0.004	0.006	0.011	0.007	0.007	0.006		0.004		0.006										0.006
09:00 AM				0.005	0.003						0.007	0.004	0.006		0.007	0.007	0.007		0.004		0.005										0.006
10:00 AM				0.004	0.003						0.005	0.004	0.007		0.008	0.007	0.006		0.004		0.006										0.005
11:00 AM			0.008	0.004	0.003						0.006	0.004	0.006		0.007	0.005	0.009		0.004		0.009										0.006
12:00 PM			0.008	0.004	0.003						0.007	0.005	0.008	0.010	0.008	0.007	0.005		0.004		0.008										0.006
01:00 PM			0.012	0.003	0.003						0.005	0.005	0.014	0.009	0.007	0.004	0.008		0.003		0.007										0.007
02:00 PM			0.010	0.003	0.003						0.005	0.004		0.009	0.008	0.008	0.008		0.004		0.007										0.006
03:00 PM			0.011	0.003	0.003						0.005	0.004	0.007	0.009	0.008	0.006	0.007		0.003		0.006										0.006
04:00 PM			0.008	0.003	0.002						0.004	0.004	0.006	0.008	0.005	0.005	0.007		0.003		0.006										0.005
05:00 PM			0.005	0.003	0.002						0.005	0.004	0.005	0.007	0.006	0.005	0.006		0.004		0.004										0.005
06:00 PM			0.005	0.003	0.003						0.006	0.004	0.004	0.006	0.006	0.005	0.007		0.003		0.004										0.005
07:00 PM			0.004	0.004	0.003						0.005	0.004	0.003	0.005	0.004	0.006	0.008		0.003		0.003										0.004
08:00 PM			0.004	0.003	0.003						0.005	0.004	0.004	0.005	0.006	0.004	0.007		0.003		0.003										0.004
09:00 PM			0.004	0.004	0.003						0.005	0.004	0.004	0.004	0.004	0.004	0.006		0.003		0.003										0.004
10:00 PM			0.004	0.004	0.003						0.004	0.004	0.004	0.005	0.004	0.004	0.006		0.004		0.003										0.004
11:00 PM			0.005	0.004	0.003						0.005	0.004	0.004	0.006	0.003	0.006	0.006		0.004		0.003										0.004
AVG.			0.007	0.004	0.003						0.006	0.004	0.005	0.006	0.006	0.005	0.007		0.004		0.005										**0.005**
Precip. :	0.35	0.21	0.00	0.00	0.00	0.36	0.22	0.05	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.01	0.00	0.08	0.00	0.37	0.36	0.00	0.00	0.32	0.02	0.04	0.00	0.86	

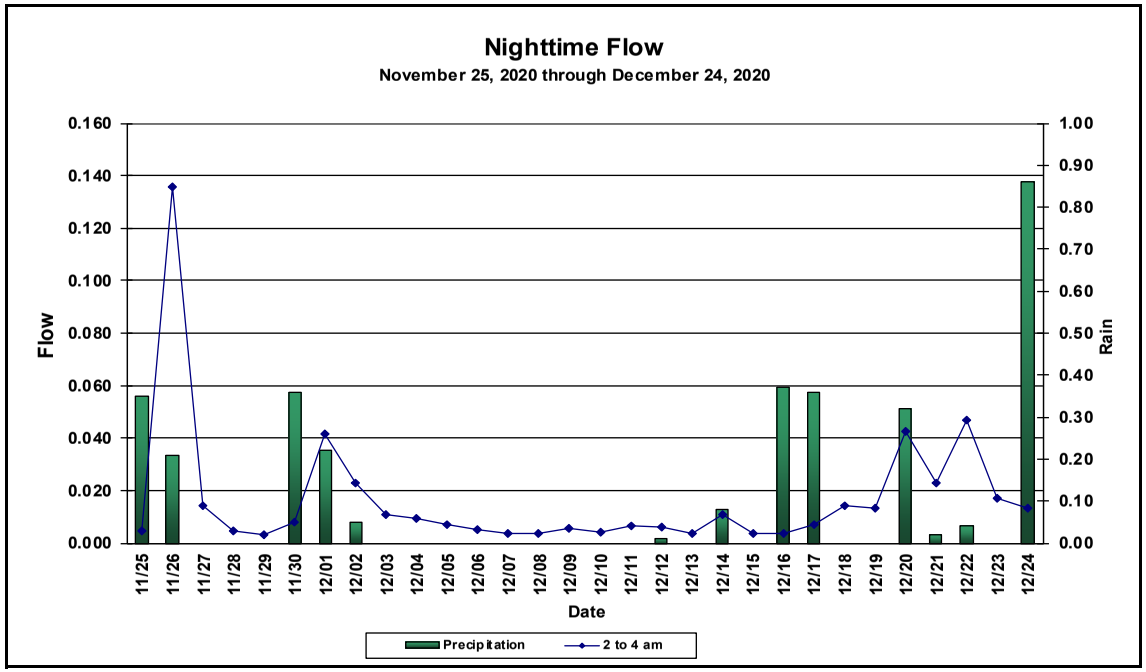



Site ID: MH 004D015
November 25, 2020 through December 24, 2020
MGD
RAIN (Inches)
0.035
0.030
0.025
0.020
0.015
0.010
0.005
0.000
1.00
0.90
0.80
0.70
0.60
0.50
0.40
0.30
0.20
0.10
0.00
12/02
12/03
12/04
12/05
12/06
12/07
12/08
Days
Week 2
Precip.
Flow
Dry Flow


Site ID: MH 004D015
November 25, 2020 through December 24, 2020
(H-Inches / V-fps)
RAIN (Inches)
2.50
2.00
1.50
1.00
0.50
0.00
1.00
0.90
0.80
0.70
0.60
0.50
0.40
0.30
0.20
0.10
0.00
12/02
12/03
12/04
12/05
12/06
12/07
12/08
Days
Week 2
Precip.
Head
Velocity

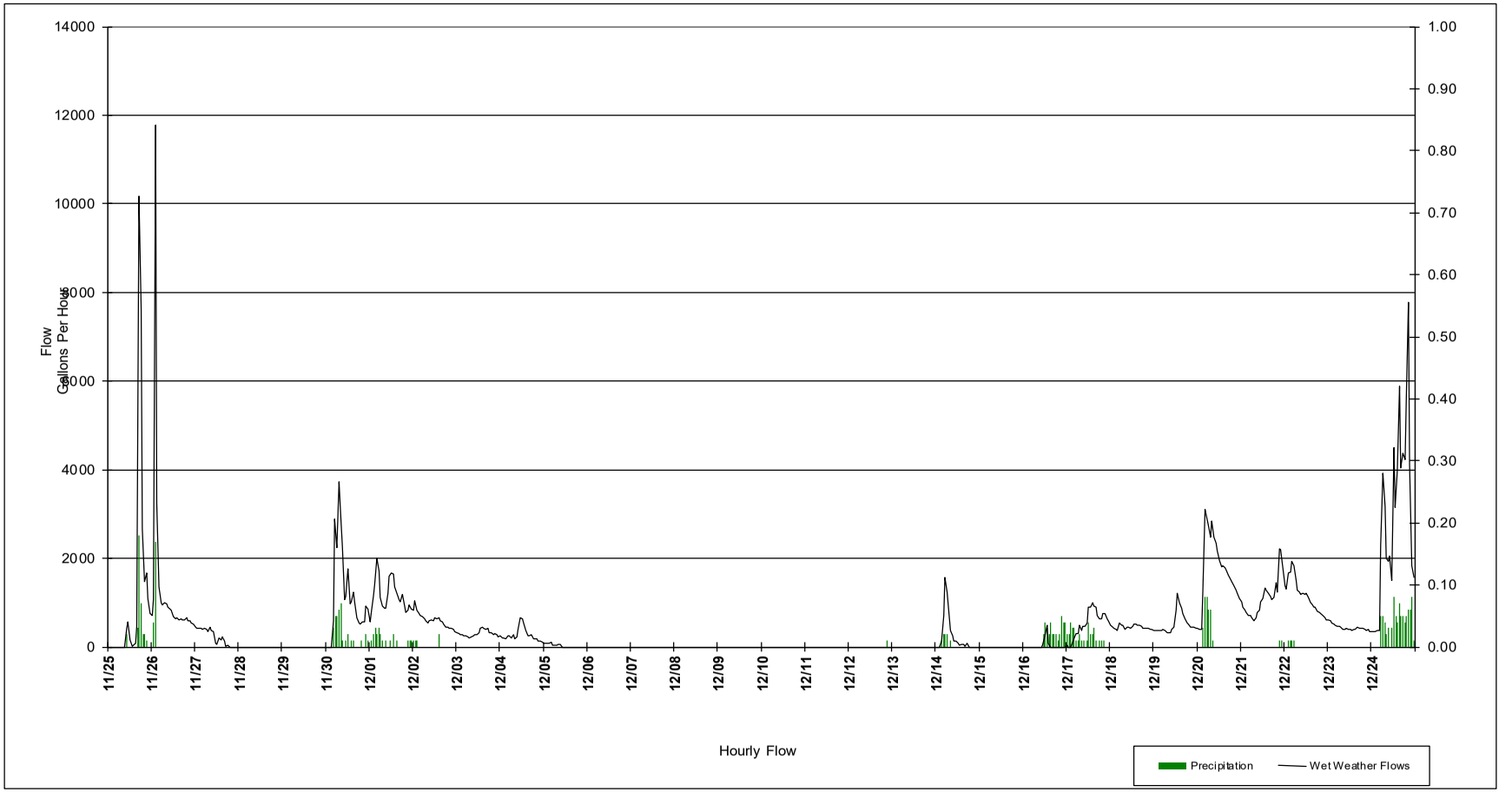
MH 004D015
Nighttime Flow

Date	Total 24 hr Precipitation	Ave flow 2 to 4 am
11/25	0.35	0.005
11/26	0.21	0.136
11/27	0.00	0.014
11/28	0.00	0.004
11/29	0.00	0.003
11/30	0.36	0.008
12/01	0.22	0.041
12/02	0.05	0.023
12/03	0.00	0.011
12/04	0.00	0.010
12/05	0.00	0.007
12/06	0.00	0.005
12/07	0.00	0.003
12/08	0.00	0.004
12/09	0.00	0.006
12/10	0.00	0.004
12/11	0.00	0.006
12/12	0.01	0.006
12/13	0.00	0.003
12/14	0.08	0.011
12/15	0.00	0.004
12/16	0.37	0.003
12/17	0.36	0.007
12/18	0.00	0.014
12/19	0.00	0.013
12/20	0.32	0.042
12/21	0.02	0.023
12/22	0.04	0.047
12/23	0.00	0.017
12/24	0.86	0.013
AVG	0.11	0.016
MIN	0.00	0.003
MAX	0.86	0.136



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

Wet Weather Flow Volumes **MH 004D015**



Date:	11/25/2020	11/26/2020	11/27/2020	11/28/2020	11/29/2020	11/30/2020	12/1/2020	12/2/2020	12/3/2020	12/4/2020	12/5/2020	12/6/2020	12/7/2020	12/8/2020	12/9/2020	12/10/2020
Flow (GPD):	27,156	31,955	5,329	0	0	27,735	27,711	14,459	7,234	6,524	664	0	0	0	0	0
Precip. (In.):	0.35	0.21	0.00	0.00	0.00	0.36	0.22	0.05	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Date:	12/11/2020	12/12/2020	12/13/2020	12/14/2020	12/15/2020	12/16/2020	12/17/2020	12/18/2020	12/19/2020	12/20/2020	12/21/2020	12/22/2020	12/23/2020	12/24/2020
Flow (GPD):	0	0	0	5,529	0	856	12,620	10,763	12,574	42,203	26,586	27,861	10,511	69,655
Precip. (In.):	0.00	0.01	0.00	0.08	0.00	0.37	0.36	0.00	0.00	0.32	0.02	0.04	0.00	0.86

3.0 SEWAGE FACILITIES PLANNING MODULE DEP FORM COMPONENT 3

3800-FM-BPNPSM0353 Rev. 2/2015
Form

pennsylvania
DEPARTMENT OF ENVIRONMENTAL PROTECTION

Code No.

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 #
pending	pending	pending		

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 129 MCKEAN STREET DISTILLERY BUILDING RENOVATIONS, 17TH WARD SOUTH SIDE FLATS

2. Brief Project Description This project is the 129 McKean Street Distillery Project located in the Central Southside Flats neighborhood near the Liberty Bridge overpass. The zoning at this location is UR-I (Urban-Industrial). There is one irregular "L" shaped existing lot that will have the existing seven-story (7) building reduced to five-stories (5) and the one-story (1) existing addition onto the main building will be razed to the foundation, and replaced with a new five-story (5) addition constructed with little or no footprint changes. The combined area of the consolidated parcel is approximately 17,260 SF (0.396 Acres). The frontage on McKean Street of this parcel is 52.5'. The South Second Street frontage is approximately 281'. Sewer lateral(s) along with water service(s) for domestic and fire services will be requested on Mckean Street. Plans are that the stormwater will be collected separately from the roof and tapped into the combined sewer. The remaining surface water from the project property, with the sidewalks and the street, will continue to become part of the runoff flow that traverses under the railroad and out to the Monongahela River by inlets along the railroad property. CCTV revealed an existing 15" sewer on McKean Street. It appears by plan a 6" CIP waterline is present on McKean Street.

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

Municipality Name	County	City	Boro	Twp
CIty of Pittsburgh	Allegheny	☒	☐	☐

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

Additional Individual Last Name	First Name	MI	Suffix	Title

Municipality Mailing Address Line 1	Mailing Address Line 2
200 Ross Street, 3rd Flr.	

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

Area Code + Phone + Ext.	FAX (optional)	Email (optional)

C. SITE INFORMATION (See Section C of instructions)

Site (Land Development or Project) Name

129 McKean Street Distillery Building Renovations

Site Location Line 1	Site Location Line 2
129 McKean Street	

Site Location Last Line -- City	State	ZIP+4	Latitude	Longitude
Pittsburgh	PA	15219	40°25'50.13"	79°59'56.40"W

Detailed Written Directions to Site from East Carson Street (SR 837) at Arlington Avenue take South Second Street to McKean Street. The building is at the northwest corner of the two streets, with the building extending north along South Second Street.

Description of Site There is one irregular "L" shaped existing lot that will have the existing seven-story (7) building reduced to five-stories (5) and the one-story (1) existing addition onto the main building will be razed to the foundation, and replaced with a new five-story (5) addition constructed with little or no footprint changes.

Site Contact (Developer/Owner)

Last Name	First Name	MI	Suffix	Phone	Ext.
Johnson	Joseph			724-495-9713	

Site Contact Title	Site Contact Firm (if none, leave blank)
Project Manager	GensEdifice

FAX	Email
	joseph.j@gensedifice.com

Mailing Address Line 1	Mailing Address Line 2
4514 WALNUT RIDGE CIRCLE,	

Mailing Address Last Line -- City	State	ZIP+4
Macdonald	PA	15057

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

Last Name	First Name	MI	Suffix
Wilmot	Kevin		

Title	Consulting Firm Name
Project Engineer	WBCM, LLC

Mailing Address Line 1	Mailing Address Line 2
600 BURSCA DRIVE	SIUTE 609

Address Last Line – City	State	ZIP+4	Country
PITTSBURGH	PA	15017	USA

Email	Area Code + Phone	Ext.	Area Code + FAX
KWILMOT@WBCM.COM	412-221-1920		

E. AVAILABILITY OF DRINKING WATER SUPPLY

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

☐ Individual wells or cisterns.

☐ A proposed public water supply.

☒ An existing public water supply.

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

Name of water company: PITTSBURGH WATER & SEWER AUTH (PWSA)

F. PROJECT NARRATIVE (See Section F of instructions)

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

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

SEE ATTACHED SHEETS

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

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

1. **COLLECTION SYSTEM**

a. Check appropriate box concerning collection system

☐ New collection system ☐ Pump Station ☐ Force Main

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

Clean Streams Law Permit Number _____

b. Answer questions below on collection system

Number of EDU's and proposed connections to be served by collection system. EDU's 18

Connections 1

Name of:

existing collection or conveyance system McKean Street PWSA 15" TCP Combined Sewer

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 Woods Run WWTP

NPDES Permit Number for existing facility PA 0025984

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 Allegheny County Sanitary Authority (Name from above) sewage treatment facilities can accept sewage flows from this project without adversely affecting the facility's ability to achieve all applicable technology and water quality based effluent limits (see Section I) and conditions contained in the NPDES permit identified above.

Name of Permittee Agency, Authority, Municipality ALCOSAN

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

Agent Signature _____ Date 3-16-21

(Also see Section I. 4.)

G. PROPOSED WASTEWATER DISPOSAL FACILITIES (Continued)

3. **PLOT PLAN** ATTACHED

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

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

4. **WETLAND PROTECTION**

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

5. **PRIME AGRICULTURAL LAND PROTECTION**

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

6. **HISTORIC PRESERVATION ACT**

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

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

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

Check one:

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

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

Applicant or Consultant Initials _____.

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 5399 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	876,100	3,066,336	5,142	18,000	7,000	24,600
Conveyance		3,140,000	635,000	706,000	646,800	718,500
Treatment		250,000,000	209,300,000	250,000,000	219,700,000	295,000,000

3. Collection and Conveyance Facilities

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

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

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

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

   b. Collection System

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

   Name of Responsible Agent Barry King, PE, PMP

   Agent Signature BK Date February 11, 2021

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

c. Conveyance System

Name of Agency, Authority, Municipality ALCOSAN

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

Agent Signature [signature]

Date 3-16-21

4. Treatment Facility

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

	YES	NO	
a.	☐	☒	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 Allegheny County Sanitary Authority (ALCOSAN)

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

Agent Signature [signature]

Date 3-16-21

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

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

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

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

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

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

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

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

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

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

☐ 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 5399 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.

Kevin Wilmot, PE	
Name (Print)	
Project Consulting Engineer	01-08-2021
Title	Date
WBCM LLC 600 Bursca Drive Bridgeville, PA 15017	412-221-1920
Address	Telephone Number

R. REVIEW FEE (See Section R of instructions)

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

☐ I request DEP calculate the review fee for my project and send me an invoice for the correct amount. I understand DEP's review of my project will not begin until DEP receives the correct review fee from me for the project.

☒ I have calculated the review fee for my project using the formula found below and the review fee guidance in the instructions. I have attached a check or money order in the amount of $700 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.

   #14 Lots (or EDUs) X $50.00 = $ 700

   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)

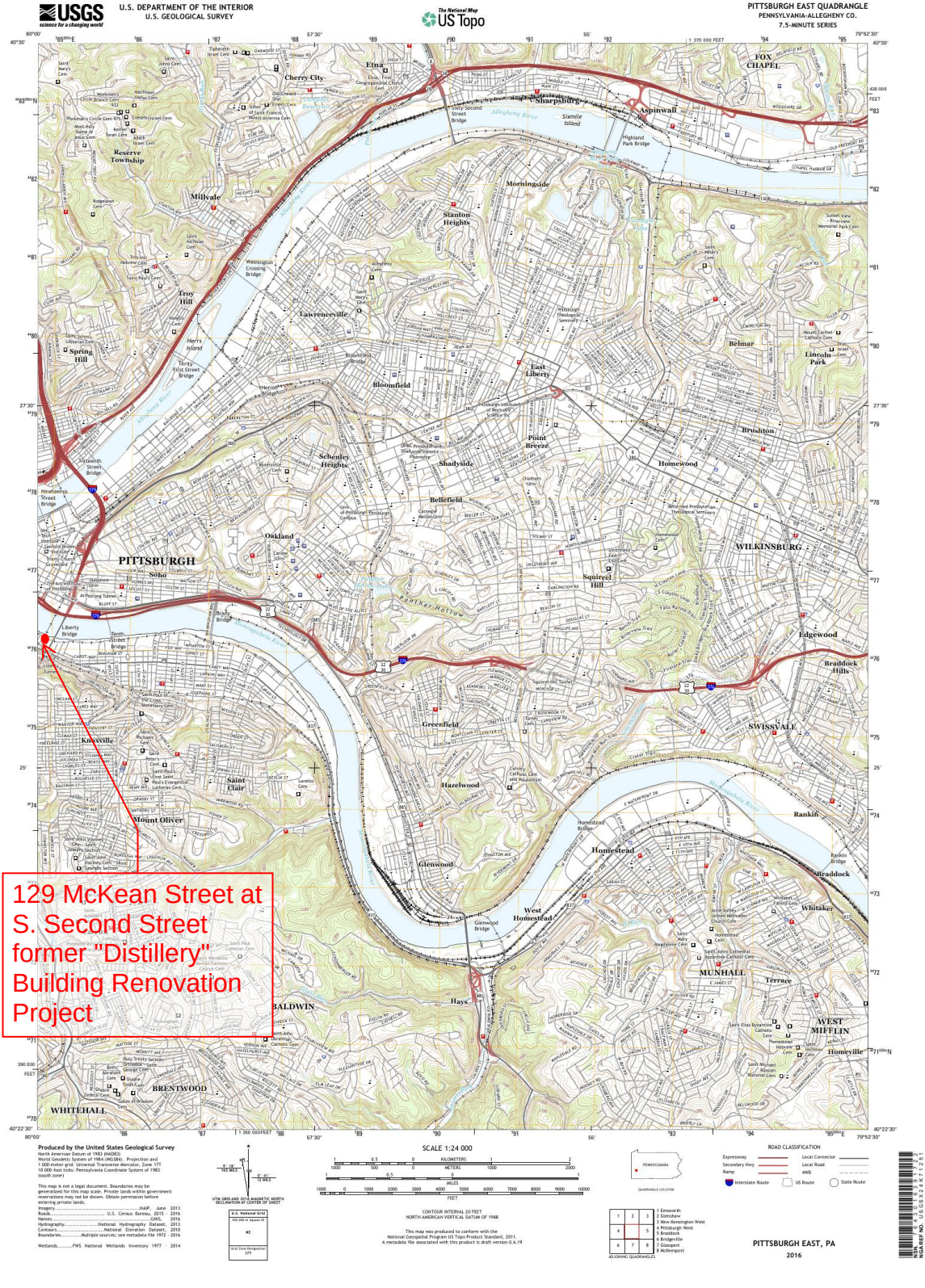
   The fee is based upon:

   - 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)

SITE LOCATION MAP



U.S. DEPARTMENT OF THE INTERIOR
U.S. GEOLOGICAL SURVEY

The National Map US Topo

PITTSBURGH EAST QUADRANGLE
PENNSYLVANIA-ALLEGHENY CO.
7.5-MINUTE SERIES

Produced by the United States Geological Survey

SCALE 1:24 000

CONTOUR INTERVAL 20 FEET
NORTH AMERICAN VERTICAL DATUM OF 1988

This map was produced to conform with the National Geospatial Program US Topo Product Standard, 2011. A metadata file associated with this product is draft version 0.6.19

ROAD CLASSIFICATION

PITTSBURGH EAST, PA
2016

SOILS MAP AND INFORMATION

Map Scale: 1:597 if printed on A portrait (8.5" x 11") sheet.

N

Meters: 0 5 10 20 30

Feet: 0 25 50 100 150

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 17N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

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

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

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

Background
- Aerial Photography

MAP INFORMATION

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

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

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

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

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

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

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

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

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

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

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

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
UB	Urban land	0.5	100.0%
Totals for Area of Interest		**0.5**	**100.0%**

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

Pittsburgh Water & Sewer Authority

April 15, 2020

WBCM LLC
600 Bursca Drive, Suite 609
Pittsburgh, PA 15017

RE: Water and Sewer Availability
129 McKean Street

Dear Mr. Wilmot:

In response to your inquiry on 4/14/2020 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

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.

Information to be submitted by the Applicant:

Property Owner Name:	129 McKean Street, LLC
Address of Property:	129 McKean Street, 17th Ward, City of Pittsburgh, 15219
Proposed Use of Site:	MIXED COMMERCIAL
Closest street intersection to the property:	SOUTH SECOND STREET

Requestor Name:	WBCM LLC (ENGINEER-SITE CIVIL)	Date of Request:	04-14-2020
Requestor Address:	600 BURSCA DRIVE, SUITE 609, PITTSBURGH, PA 15017		
Requestor Phone Number:	412-221-1920		

Please submit the completed form to:

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

PWSA Use Only:

PWSA Water Service Available: ☑ Yes ☐ No — Water Size / Location: 12" McKean Street

PWSA Sewer Service Available: ☑ Yes ☐ No — Sewer Size / Location: 15" McKean Street

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

Name of separate agency:

PWSA Approval Authority:

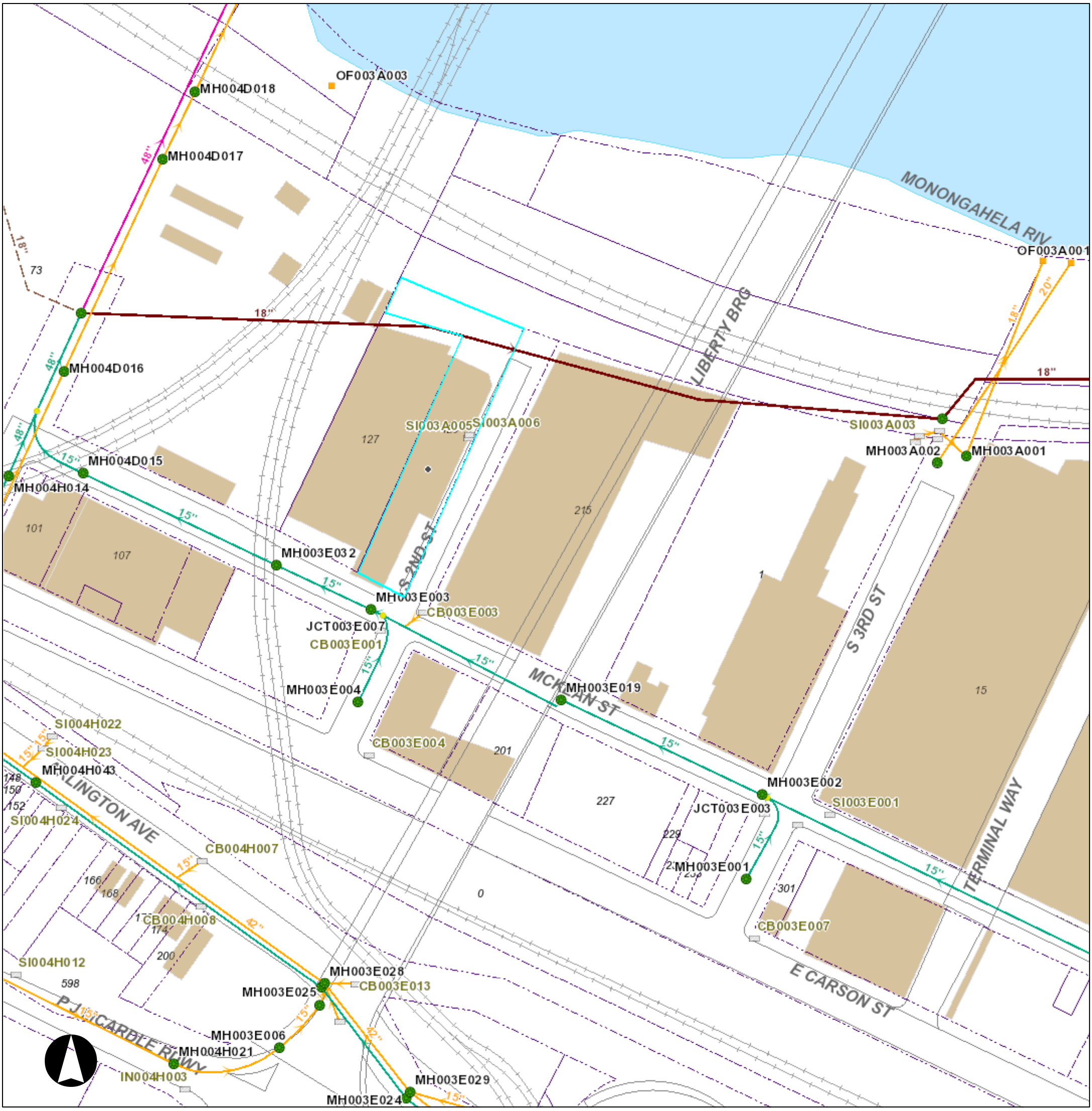
Signature and Date: Wendy M. Dean 4/15/2020

Name (printed): Wendy M. Dean

Title: Engineering Tech II

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

129 McKean Street - Sewer



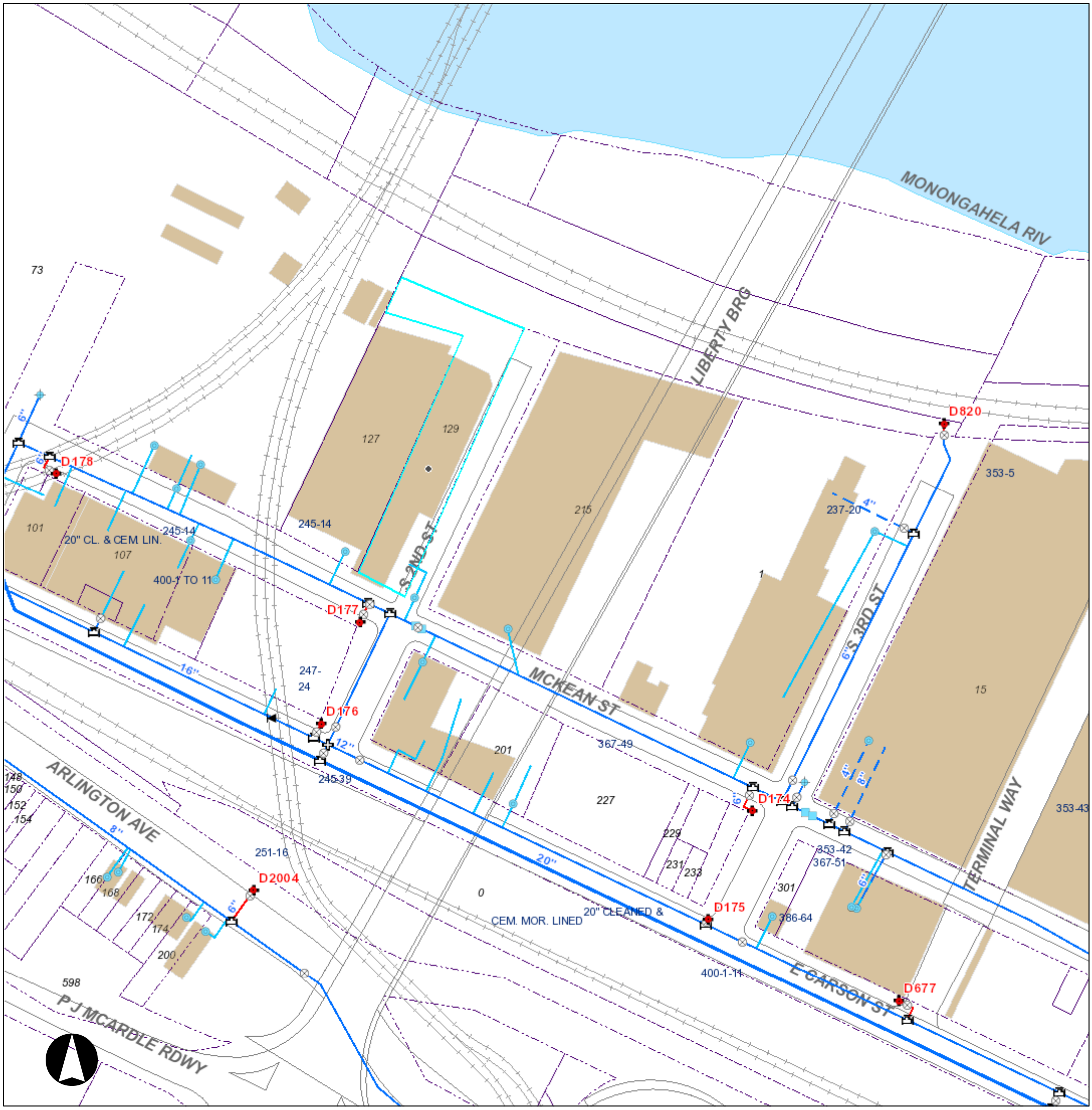
Legend

	Pressure Monitoring Station		Private Inlet
	WATER		Outfall
Meter	Rising Main		End Cap
Curb Box	Supply Main	P	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

0 0.02 0.04 mi

Date: 4/15/2020

129 McKean Street - Water



Legend

	Pressure Monitoring Station		Private Inlet
WATER	Water Manhole		Outfall
Meter	Rising Main		End Cap
Curb Box	Supply Main	P	Sewer Pump Station
P 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

0 0.02 0.04 mi

PGH2O

Date: 4/15/2020

Supplement to Section F – Project Narrative

WBCM
Designing Infrastructure for Tomorrow®

January 8, 2021

Allegheny County Sewage Authority
Engineering
3300 Preble Ave,
Pittsburgh, PA 15233

Attention: Michael Lichte, P.E.

RE: Sewage Facilities Planning Module Acceptance and Completion
129 MCKEAN STREET, 17TH WARD, (SOUTH SIDE FLATS) PITTSBURGH 15219
Project 20170318.02

Dear Mike:

Whitney, Bailey, Cox & Magnani, LLC (WBCM) would like to provide the enclosed calculations and Project Narrative below. This accompanies the other information, signature sheets, and Planning Module Application enclosed here for your consideration and completion of the Module elements as necessary. The Pittsburgh Water and Sewer Authority Use acceptance is enclosed and the following information is provided for understanding of the project. Please return the table and signature pages as needed and we will forward them for the developer to the City of Pittsburgh for further municipal consideration. Thank you in advance for your consideration.

Project Narrative:
This project is the 129 McKean Street Distillery Project located in the Central Southside Flats neighborhood near the Liberty Bridge overpass. The location was built in 1856, was most recently a printing shop, and in early 20th century was "The Distillery" of Joseph S. Finch & Co., which provides the backdrop for the project name and decor. The proposed building renovations will be done for mixed use food and bulk batch bottling, but not a distillery. The zoning at this location is UR-I (Urban-Industrial). There is one irregular "L" shaped existing lot that will have the existing seven-story (7) building reduced to five-stories (5) and the one-story (1) existing addition onto the main building will be razed to the foundation, and replaced with a new five-story (5) addition constructed with little or no footprint changes. The combined area of the consolidated parcel is approximately 17,260 SF (0.396 Acres). The frontage on McKean Street of this parcel is 52.5'. The South Second Street frontage is approximately 281'. Sewer lateral(s) along with water service(s) for domestic and fire services will be requested on Mckean Street. Plans are that the stormwater will be collected separately from the roof and tapped into the combined sewer. CCTV revealed an existing 15" sewer on McKean Street. It appears by plan a 6" CIP waterline is present on McKean Street.

The Architectural design of the building will require the roof leaders and downspouts to traverse to underground locations. The amount of roof area will not change, as the original building foundations will remain the building footprint. The roof area will remain 10,300 square feet (SF) (0.235 Ac). This will require that they be directed to the nearest main line sewer. Alcosan has an interceptor in the area and does not allow connections. The PWSA system in this area is a combined system with the 15" terra cotta sewer main on McKean Street. The roof water will have to be part of the flow to the PWSA sewer system. The remaining surface water from the project property, with the sidewalks and the street, will continue to become part of the runoff flow that traverses under the railroad and out to the Monongahela River by inlets along the railroad property.

WBCM
Designing Infrastructure for Tomorrow®

Drinking Water, Stormwater, and Sewer Use Calculations

Water Use

Existing Water Use: existing water use records unavailable, and PWSA identifies not allowing reduction for existing flows.
Proposed Water Use: Estimated (5399 GPD)(Ref. 1 see attached calculations)* = 5399 gpd
Difference: 5399 gpd additional

Wastewater Generation:

Wastewater Existing Generation to be terminated: PWSA identifies not allowing reduction for existing flows.
Wastewater Proposed Generation: Estimated (5399 GPD)(Ref. 1see attached calculations)* = 5399 gpd
Difference: 5399 gpd additional

Stormwater Generation:

Roof Stormwater Existing Generation: Q=ciA = (0.98(Ref 2))(2.08 in(ref 3))(10,300SF/43,560SF/Ac) = 1.26 CFS
Roof Stormwater Proposed Generation Q=ciA = (0.98 (Ref 2))(2.08 in(ref 3))(10,300SF/43,560SF/Ac) = 1.26 CFS
Difference: 0.0 cfs

Notes:

Note gpd = gallons per day
Note gpcd = gallons per capita day

Note cfs= cubic feet per second
Note Reference 1 Pgh2O Developer's Guide, Chapter 2, Table 2-1
Note Reference 2 Pgh2O Developer's Guide, Chapter 2, Table 2-2
Note Reference 3 PennDOT Drainage Field Manual Rational Rainfall Values Region 3Table 2-2

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

Thank you in advance for any assistance.

Very truly yours,
WHITNEY BAILEY COX & MAGNANI, LLC

Kevin S. Wilmot, PE
Project Manager

Enclosures

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

GENERAL NOTES

1. Bearings shown hereon are based upon the bearings shown on the Madonna Land Company Consolidation Plat, recorded in Plat Book 273, page 127 in the Allegheny County Department of Real Estate.

2. The underground utilities shown on this survey have been located from field surveys information, markings provided by the utility companies and existing drawings obtained from utility companies. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated, although he does certify that they are located as accurately as possible from available information.

3. Contour Interval = 1'. (Elevations shown hereon are based upon GPS observation on August 29, 2017 and are to the North American Vertical Datum of 1988 (NAVD 88) (GEOID–12a).

4. There was no observed evidence of current earth moving work, building construction or building additions.

5. The surveyor knows of no known recent or proposed changes in street right–of–way lines, street or sidewalk construction or repairs.

6. There is no observed evidence of this site being used as a solid waste dump, sump, or sanitary landfill.

7. There are no delineated wetland areas located on the subject premises.

8. Iron pins with cap set are 5/8"ø rebar, 30" in length with a yellow plastic I.D. cap that bears the inscription "MDM 724–934–2810".

ZONING INFORMATION

Zoning District – UI (Urban Industrial)
A multi–use building is a permitted use within this zoning district.

Minimum Lot Area	– none
Minimum Lot Width	– none
Minimum Front Yard Setback	– none
Minimum Side Yard Setback	– 10 feet
Minimum Rear Yard Setback	– when adjacent to a way – none
Maximum Building Height	– 60 feet (not to exceed 4 stories)
Maximum Lot Coverage	– none
Maximum Floor Area Ratio	– when not located within 1500 ft of a Major Transit Facility – 3:1 when located within 1500 ft of a Major Transit Facility – 4:1

Zoning information was obtained from:

City of Pittsburgh
City Planning
200 Ross Street
Pittsburgh, PA 15219
(412) 255–2200

UTILITY SERVICE INFORMATION

Water Service
PWSA
441 Smithfield Street
Pittsburgh, PA 15222
(412) 255–8631
Bob Hutton

Gas Service
Equitable Gas Co.
100 Allegheny Center
Pittsburgh, PA 15212
(412) 395–3000
John Van Jura

Sanitary Sewer
PWSA
441 Smithfield Street
Pittsburgh, PA 15222
(412) 255–8631
Bob Hutton

Electric Service
Duquesne Light Co.
2611 Preble Avenue
Pittsburgh, PA 15233
(412) 393–2902
Dave Shannon

Storm Sewer
PWSA
441 Smithfield Street
Pittsburgh, PA 15222
(412) 255–8631
Bob Hutton

Telephone Service
Verizon
201 Stanwix Street
Pittsburgh, PA 15222
(412) 633–5005
Chuck Browning

LEGEND OF SYMBOLS

Contour Line – 725 –
Water Line – W – W – W –
Gas Line – G – G – G –
Overhead Electric, Telephone & Cable Line – E/T/C –
Overhead Electric Line – E – E – E –
Overhead Telephone Line – T – T – T –
Underground Cable line – UC – UC – UC –
Underground Electric Line – UE – UE – UE –
Underground Fiber Optic Line – FO – FO – FO –
Combined Sewer
Setback Line
Depressed Curb
Chain Link Fence – X – X – X –
Tree Line
Iron Pin Found
Iron pin w/cap set (Unless otherwise noted)
Storm Inlet
Traffic Flow Arrow
Storm Manhole
Benchmark
Sanitary Manhole
Electric Meter
Telephone Manhole
Gas Meter
Cleanout
Gas Valve
Utility Pole
Water Meter
Sign
Fire Hydrant
Guy Wire
Existing Curb Elevations: TC=Top of Curb (725.50 TC), FC=Bottom of Curb (725.00 FC)
Elec. Pedestal
Tele. Pedestal
Right–of–Way R/W
Spot Elevation 725.50
Terra Cotta T.C.
Bollard
Asphalt
Concrete

FLOOD ZONE NOTE

This site is located partly in Zone AE and partly in Zone X of the Flood Insurance Rate Map 42003C0361H, Community No. 420063, Panel 0361, Suffix H, bearing an effective date of 09–26–14. Zone X is considered to be outside the 100–year floodplain. Zone AE is within an area designated as being in the 100–year floodplain. The base flood elevation at this site is 730.00 feet.

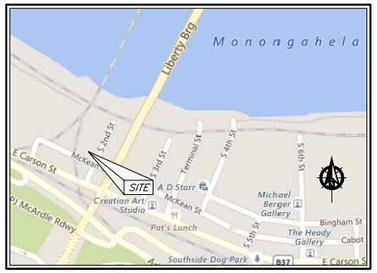
SCHEDULE B – SECTION 2 ITEMS

Per Fidelity National Title Insurance Company Title Commitment No. 1718390, bearing an effective date of April 27, 2017:

There are no plottable survey related matters contained within this title commitment for the subject premises.

STATEMENT OF ENCROACHMENTS

There are no encroachments visible as a result of this ALTA/NSPS Land Title Survey.



SITE LOCATION MAP
SCALE: 1"=500'

LEGAL DESCRIPTION

ALL THAT CERTAIN lots or pieces of ground situate in the Seventeenth Ward of the City of Pittsburgh, County of Allegheny and Commonwealth of Pennsylvania, bounded and described as follows:

BEING known as Lot 1 of the Madonna Land Company Consolidation Plan as recorded in Plan Book Volume 273, Page 127 on February 27, 2012, in the Department of Real Estate of Allegheny County, Pennsylvania and being more particularly bounded and described as follows:

BEGINNING at a mag nail found at the intersection of of the northerly right–of–way line of McKean Street (40' right–of–way width) with the westerly right–of–way line of South Second Street (variable right–of–way width);

THENCE following the northerly right–of–way line of McKean Street, N 65°05'00" W, a distance of 52.50 feet to a drill found at the dividing line between the herein described property and property now or formerly of Modern Reproductions, Inc., recorded in Deed Book 6941, Page 123;

THENCE leaving the northerly right–of–way line of McKean Street and following said dividing line for the following two courses and distances:

1) N 24°55'00" E, a distance of 248.00 feet to an iron pin with cap set;
2) By the arc of a circle curving to the right, having a radius of 1667.28 feet, an arc length of 80.91 feet and a chord that bears N 73°30'21" W for a distance of 80.91 feet to an iron pin with cap set on the easterly line of property now or formerly of Forest City Station Square Associates, L.P., recorded in Deed Book 15177, Page 66;

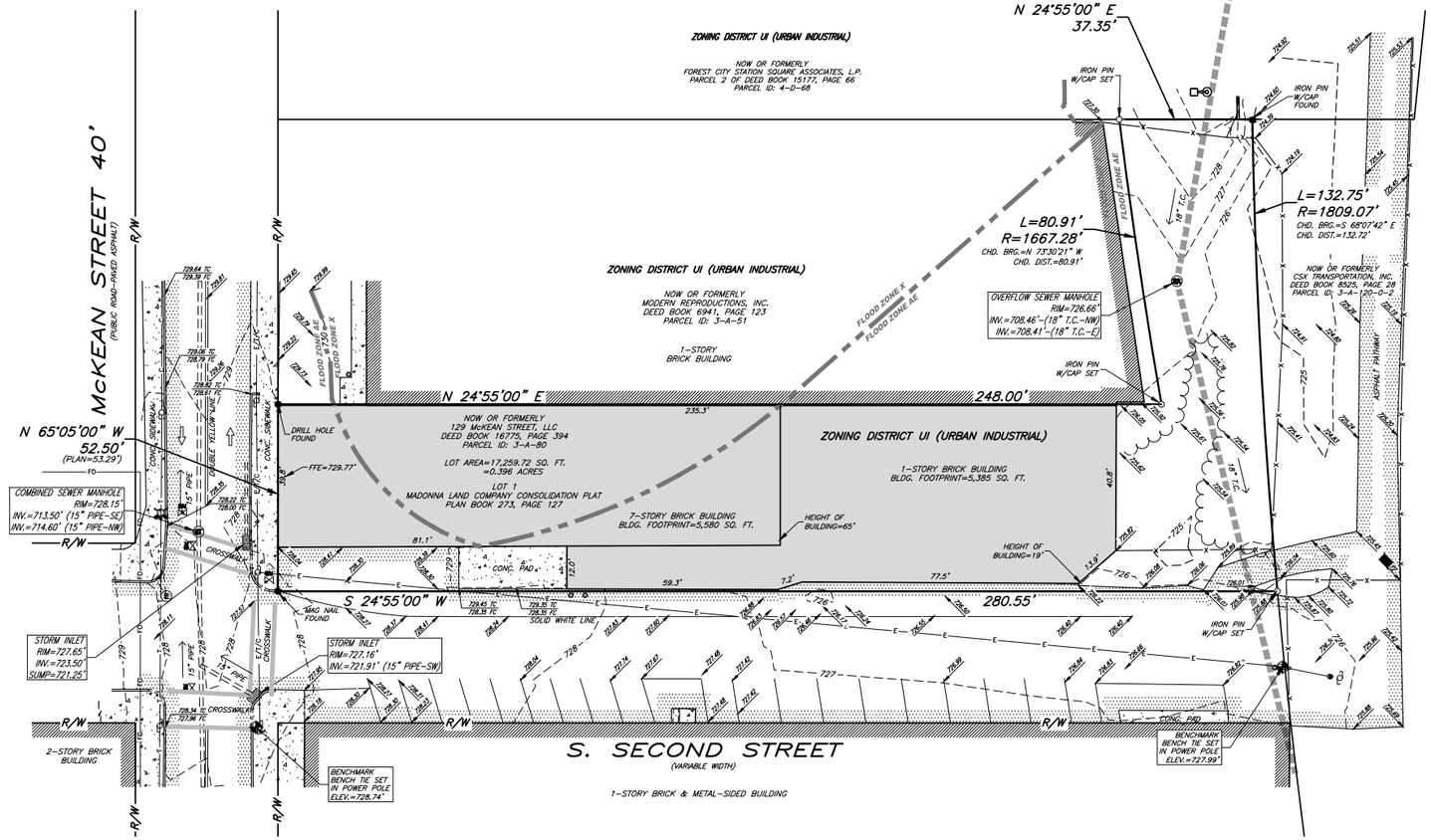
THENCE following the dividing line between the herein described property on the east and property of Forest City Station Square Associates, L.P. on the west, N 24°55'00" E, a distance of 37.35 feet to an iron pin with cap found on the southerly line of property now or formerly of CSX Transportation, Inc., recorded in Deed Book 8525, Page 28;

Thence following the southerly line of property of CSX Transportation by the arc of a circle curving to the left having a radius of 1809.07 feet, an arc length of 132.75 feet and a chord that bears S 68°07'42" E for a distance of 132.72 feet to a point on the westerly right–of–way line of South Second Street;

THENCE following the westerly right–of–way line of South Second Street, S 24°55'00" W, a distance of 280.55 feet to the POINT OF BEGINNING.

CONTAINING within said bounds a total of 0.396 Acres (17,259.72 square feet).

BEING the same property which Whiskey Barrel Flats, L.P., a Pennsylvania limited partnership, granted and conveyed unto WBF Real Estate Holdings, LLC, a Pennsylvania limited liability company, by Deed in Lieu of Foreclosure dated October 22, 2015 and recorded October 27, 2015, with the Department of Real Estate of Allegheny County, Pennsylvania in Deed Book Volume 16176, Page 25.



SERIAL NUMBER:20172300850 (DESIGN)
SERIAL NUMBER:20172300843 (DIG)

CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE – STOP CALL
PENNSYLVANIA ONE CALL SYSTEM, INC.
1–800–242–1776

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

SURVEYOR'S CERTIFICATION

PROPERTY OF 129 McKEAN STREET, LLC
129 McKean Street
17th Ward, City of Pittsburgh, County of Allegheny
Commonwealth of Pennsylvania

Certified To:129 McKean Street, LLC and
Fidelity National Title Insurance Company

The undersigned certifies that to the best of his professional knowledge, information and belief, this map or plat and the survey on which it is based was made on the date shown below and was made (i) in accordance with "Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys" jointly established and adopted by ALTA and NSPS in 2016; (ii) in accordance with the "Boundary and Topographical Survey Requirements" for 129 McKean Street, LLC, and includes Items 1, 2, 3, 4, 5, 6, 7a), 8, 10, 11, 13 and 16–19 of Table A as specifically defined therein, and (iii) pursuant to the Accuracy Standards (as adopted by ALTA and NSPS and in effect on the date of this certification) of an urban survey.

Howard G. McIlvried
Registered Land Surveyor No. 049396–R
In the Commonwealth of Pennsylvania
Date of Field Survey: August 30, 2017
Date of Last Revision: September 5, 2017
Project No. 7363

No.	DATE	REVISIONS DESCRIPTION	INIT.
1	09/05/17	ORIGINAL SUBMITTAL	WJM

McILVRIED, DiDIANO, & MOX, LLC
Site Planners – Engineers – Surveyors
Project Mgmt.
Pittsburgh, PA 15205
Ph.: (724) 934–2810 Fax: (724) 934–2811
mcilvriedway@mcilvriedmox.com
www.mcilvriedmox.com

Property of 129 McKean Street, LLC
129 McKean Street
17th Ward, City of Pittsburgh, County of Allegheny
Commonwealth of Pennsylvania

ALTA/NSPS LAND TITLE SURVEY

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
HOWARD G. McILVRIED
LAND SURVEYOR
No. 049396–R

SCALE:	1"=20'
DATE:	09/05/17
DRAWN BY:	WJM
CHECKED BY:	HGM
SHEET NUMBER:	1 of 1
PROJECT NO. 7363	

Supplement to Section G.4 – Wetland Protection Statement

Wetland Statement Their are no wetlands within, involved, or that will be impacted by this project.

Supplement to Section G.7 – Threatened Species (PNDI)

1. PROJECT INFORMATION

Project Name: **129 McKean Street Distillery Project**
Date of Review: **4/13/2021 09:41:32 AM**
Project Category: **Development, New commercial/industrial development (store, gas station, factory)**
Project Area: **0.61 acres**
County(s): **Allegheny**
Township/Municipality(s): **PITTSBURGH**
ZIP Code:
Quadrangle Name(s): **PITTSBURGH EAST**
Watersheds HUC 8: **Lower Monongahela**
Watersheds HUC 12: **Streets Run-Monongahela River**
Decimal Degrees: **40.430969, -79.998827**
Degrees Minutes Seconds: **40° 25' 51.4893" N, 79° 59' 55.7764" W**

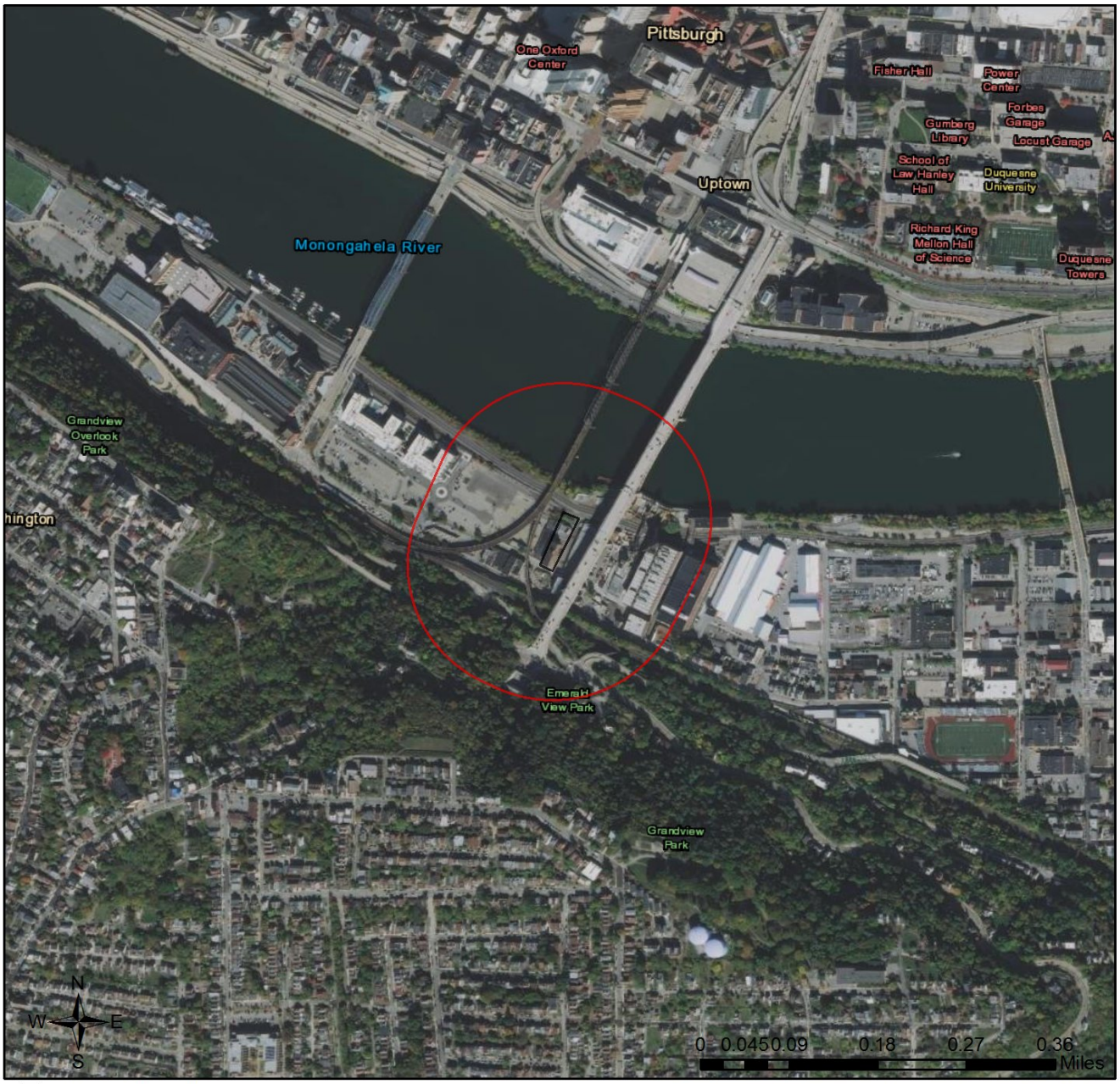
This is a draft receipt for information only. It has not been submitted to jurisdictional agencies for review.

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.

129 McKean Street Distillery Project

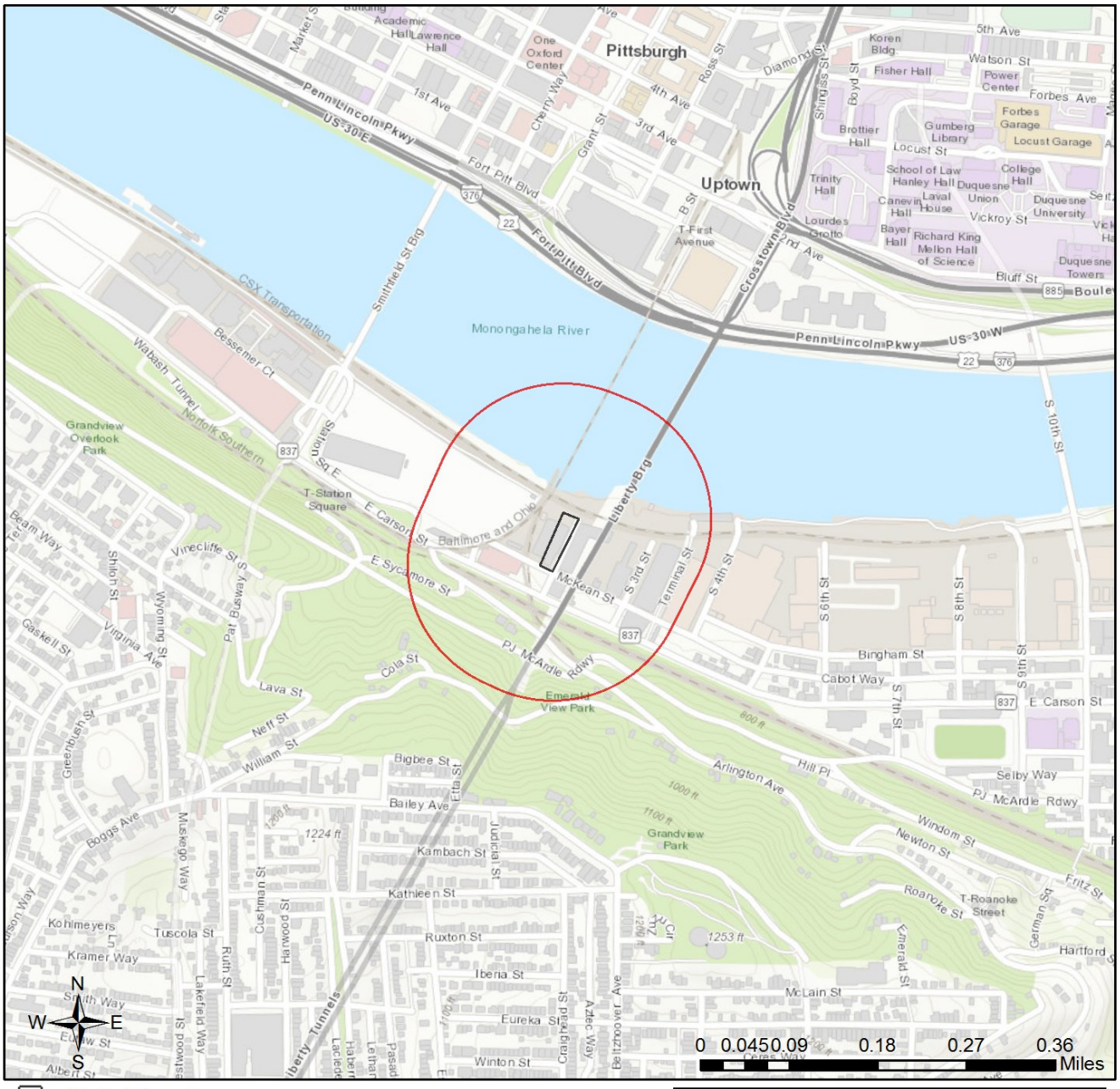


Project Boundary

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

129 McKean Street Distillery Project



Project Boundary

Buffered Project Boundary

Service Layer Credits: Sources: Esri, HERE, Garmin, Intermap, 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 jursidictional agencies **strongly advise against** conducting surveys for the species listed on the receipt prior to consultation with the agencies.

PA Game Commission
RESPONSE:
No Impact is anticipated to threatened and endangered species and/or special concern species and resources.

PA Department of Conservation and Natural Resources
RESPONSE:
No Impact is anticipated to threatened and endangered species and/or special concern species and resources.

PA Fish and Boat Commission
RESPONSE:
No Impact is anticipated to threatened and endangered species and/or special concern species and resources.

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

4. DEP INFORMATION

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

5. ADDITIONAL INFORMATION

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

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

Supplement to Section H – Alternative
Sewage Facilities Analysis

Section H – Alternative Sewage Facilities Analysis
129 McKean Street Distillery Building Renovations and Additions
17th Ward City of Pittsburgh 15212
Proposed Method of Sewage Disposal
The proposed project will be serviced by a gravity operated collection system which is owned and operated by Pittsburgh Water and Sewer Authority. The flows will be conveyed into an existing ALCOSAN interceptor and into the ALCOSAN sewage treatment plant.
Alternative Methods Considered
An alternative method of sewage disposal includes an individual septic system. Various factors such as failure rates of septic systems, desirability of developed lot, and size of the developed lot are all deterrents to installing a septic system.
Alternative Alignments Considered
The proposed method of sewage disposal will be a building sewage lateral connected to the main line gravity sewer, there are no other alternatives available for sewage disposal in the area. The proposed alignment which will convey sewage from the proposed site to the existing ALCOSAN sewage system was determined to be the optimal layout based on distance, slope, and elevation.
Conclusion
The proposed method of providing sewer service is considered ultimate. The fact that an existing sewage interceptor and sewage treatment plant is nearby greatly reduces the justification for thoroughly considering various alternative methods.

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

Planning Module Conveyance System Capacity Analysis

129 McKean Street, Pittsburgh, Allegheny County

The Distillery Project Development Renovations to the Existing Building at 129 McKean Street

PWSA System

WBCM Job No.: 2017.0318.02

January 8, 2021

PA Professional Engineer's License: Kevin Wilmot # 071989

Prepared For:

129 McKean Street LLC

199 Gilliland Pl.

Pittsburgh, PA 15202

Prepared By:

Whitney, Bailey, Cox & Magnani, LLC

600 Bursca Drive, Suite 609

Bridgeville, PA 15017

Phone: (412) 221-5385

TABLE OF CONTENTS

1.0 NARRATIVE

General

The Developer, 129 McKean Street LLC, is proposing to construct added floors to an existing part of the one-story addition and renovate the existing seven-story building by removing floors, with the plan for eventual 5-story mixed commercial and event space.

This project is the 129 McKean Street Distillery Project located in the Central Southside Flats neighborhood near the Liberty Bridge overpass. The location was built in 1856, was most recently a printing shop, and in early 20th century was "The Distillery" of Joseph S. Finch & Co., which provides the backdrop for the project name and decor. The proposed building renovations will be done for mixed use food and bulk batch bottling, but not a distillery. The zoning at this location is UR-I (Urban-Industrial). There is one irregular "L" shaped existing lot that will have the existing seven-story (7) building reduced to five-stories (5) and the one-story (1) existing addition onto the main building will be razed to the foundation, and replaced with a new five-story (5) addition constructed with little or no footprint changes. The combined area of the consolidated parcel is approximately 17,260 SF (0.396 Acres). The frontage on McKean Street of this parcel is 52.5'. The South Second Street frontage is approximately 281'.

Refer to the Narrative and calculations provided in the report "Draft Modified Sewage Production Report" of October 2020 for the analysis provided to determine the expected sewage production rates from the intended uses in the building. The resulting analysis predicts the total Project Flow of 5399 gallons per day (GPD) to go into the system as sanitary wastewater. The combined system will also have to contain the stormwater that will not change in amount of rate from the pre-existing conditions. The summary below is from the report and the narrative letters addressing the project to the sewage authorities.

Total Project Sewage Production: 5399 GPD

Total Pre-Development Sewage Production Validated: 0 GPD

Total Increase of Sewage during dry-weather: 5399 GPD

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

Methodology

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

Table 1

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

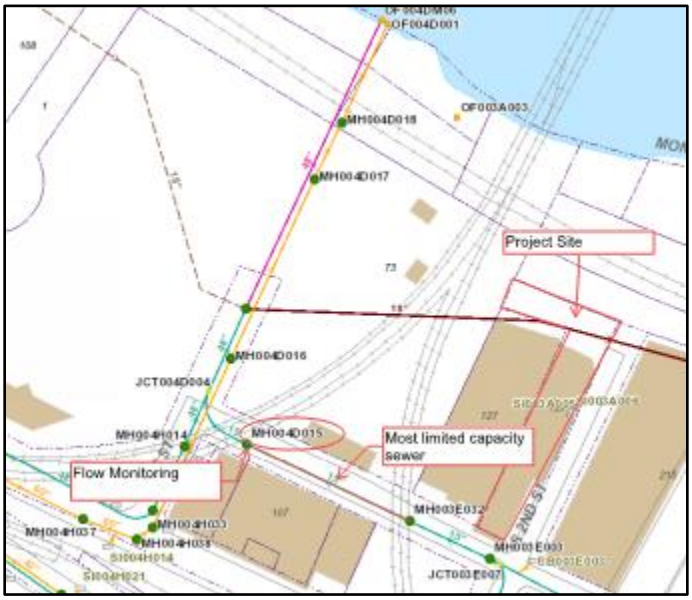
The following table provides the methodology applied to the calculation of flows and application of those additional to the existing dry weather flow to determine if an overload would be expected to the existing system from the new development.

Table 2

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

Since this development is expected to provide a peak sewage flow of 5399 gallons per day (GPD), which exceeds the 2,000 GPD ceiling a contract consultant installed a flow meter at the downstream point identified by the PWSA. That location was provided by PWSA in the Plate of the PWSA mapping of the sewer system shown below.

Map 1



The results of the flow metering for "dry weather" (Reference 3RWW and EPA requirements) averaged peak flow between 6AM-8AM and 6PM-8PM will be used as the base dry weather flow present in the existing system at the most critical downstream section of the system. The expected peak flow of the new development will be added to that, and the sewer section analyzed for the impact of flow to the maximum capacity of the pipe at "full-flow" conditions (larger hydraulic flow values can exist at 98% of depth) for the pipe section. In this case the PWSA was able to provide the pipe size, slope, materials and roughness coefficients, capacity, as well as the direction to use the manning's equation for calculations. The calculations of the PWSA for the most limited capacity sewer section were provided with the Sewer Use Approval as in the Table below.

Table 3

Most Limited Capacity Sewer (MLCS) Spreadsheet

PROJECT NAME:	129 McKean Street
PWSA PROJECT NUMBER:	20013.5
PWSA REVIEWER:	Ana Flores
DATE:	October 27, 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
MH003E003	MH003E032	714.29	713.50	102.40	15	vcp	0.015	1.23	3.927	0.77%	3,186,745
MH003E032	MH004D015	713.50	712.00	206.00	15	vcp	0.015	1.23	3.927	0.73%	3,095,963
MH004D015	JCT004D004	712.00	711.40	84.00	15	vcp	0.015	1.23	3.927	0.71%	3,066,336
JCT004D004	ADC004DM06	710.98	710.00	104.02	48	RCP	0.013	12.57	12.566	0.94%	90,355,146

The flow metering data is not specifically identified in the Developer's Guide to be analyzed using an average flow recorded daily multiplied by the peaking factor, or to use the peak daily period (6-8AM and 6-8 PM) data to derive the existing peak flow rate. To use the most conservative approach the results of the flow metering for "dry weather" were used to determine the impacts on the system at the critical minimum capacity section of the system using two methods. This was done to ensure either method did not predict an overload. The two approaches were as follows.

1. Use the dry-weather (sewage and infiltration only) Average Daily Flow Data recorded and multiply it by the peaking factor (3.5 for combined systems) to determine the Existing Peak Flow Rate to add the predicted New Development Peak Rate.
2. Use the Peak period flow data recorded (6-8AM and 6-8 PM) to average the peak rate and add the new development predicted flows.

2.0 RESULTS

2.1 FLOW METERING SUMMARY

The complete tabulations of the flow metering data, the validation by scatter-graph (checking for sensor fouling or electronic drift) analysis, and graphed results are included in Appendix A.

The flow metering results of the flow metering for "Average Flow Rate" averaged over the hourly average flow rates from the accumulated flow metering data are provided in tabled format below.

Table 4

MH004D015				
Average Daily Dry Weather Flow				
November 25, 2020 through December 24, 2020				
Commercial and Light Industrial Area-South Side Flats				
11/24-12/24/2020				
24 hr Dry Weather Date	**Averge Daily Flow Rate** (MGD)		**Peak Daily Flow Rate**	(MGD)
27-Nov	0.007	*	x(3.5)	0.025
28-Nov	0.004		x(3.5)	0.014
29-Nov	0.003		x(3.5)	0.011
5-Dec	0.006		x(3.5)	0.021
6-Dec	0.004		x(3.5)	0.014
7-Dec	0.005	*	x(3.5)	0.018
8-Dec	0.006	*	x(3.5)	0.021
9-Dec	0.006		x(3.5)	0.021
10-Dec	0.005		x(3.5)	0.018
11-Dec	0.007		x(3.5)	0.025
13-Dec	0.004	*	x(3.5)	0.014
15-Dec	0.005		x(3.5)	0.018
Average of all days	0.005			0.018
* Full 24 hour period not used due to precipitation				

The flow metering results of the flow metering for "dry weather" averaged over the hours for the PWSA prescribed peak flow hours between 6AM-8AM and 6PM-8PM are provided in tabled format below.

Table 5

MH004D015						
Average Hourly Dry Weather Flow						
November 25, 2020 through December 24, 2020						
Commercial and Light Industrial Area-South Side Flats						
11/24-12/24/2020						
		AVG	**MAX**	**MIN**	**2-4AM Dry Weather**	
MGD		**mgd**	**mgd**	**mgd**	**Infiltration (mgd)**	
6:00	AM	0.005	0.007	0.003	0.003	
7:00	AM	0.006	0.008	0.003	0.003	
8:00	AM	0.006	0.011	0.003	0.003	
6:00	PM	0.005	0.007	0.003	0.003	
7:00	PM	0.004	0.008	0.003	0.003	
8:00	PM	0.004	0.007	0.003	0.003	
		AVG	**MAX**	**MIN**		
CFS		**cfs**	**cfs**	**cfs**		
6:00	AM	0.007737	0.010831	0.004642		
7:00	AM	0.009284	0.012379	0.004642		
8:00	AM	0.009284	0.017021	0.004642		
6:00	PM	0.007737	0.010831	0.004642		
7:00	PM	0.006189	0.012379	0.004642		
8:00	PM	0.006189	0.010831	0.004642		
Max 24-hour Precipitation 0.86 inches Corresponding to Max Hourly Average Flow of 0.191 mgd						
mgd-million gallons per day; cfs-cubic feet per second						
Dates With Dry Weather Used Can Be Found Tabled In Appendix A						

The Flow Metering Results were used to choose the maximum peak flow that the proposed development would be additional to during dry weather peak periods to determine the impact to capacity. The maximum hourly average of peak flow rate was 0.011 MGD.

2.2 CAPACITY SUMMARY

The maximum peak flow rate expected for production from the new development was determined in other reports to be 5399 gallons per day (0.005399 mgd). The resulting total peak flow is tabulated below. The Existing Peak Flow Rate was calculated to be a larger value for the Average Daily Flow Rate multiplied by a peaking factor and is 0.018 MGD (18,000 gpd).

Table 6

MH004D015		129 McKean Street Distillery Project Flow Metering				
Capacity Evaluation						
Pipe Size/Material/ID:		15" Vitrified Clay Pipe ID=14.9-15.1 inches				
Mannings Coefficient:		0.015				
Total Pipe Capacity	**=**	**3.02**	**MGD**	=	**4.68**	**CFS**
Present Peak Flow	=	0.0180	MGD	=	0.027852	CFS
Additional Development Peak Flow						
	=	0.0054	MGD	=	0.008356	CFS
Total Peak Flow	=	0.0234	MGD	=	0.036208	CFS

The results of evaluation of the pipe flow capacity in 2-dimensional analysis using Manning's equation are tabulated below. The flow rate (Q) was incrementally input and AutoDesk Hydraflow Express extension to Civil 3D AutoCAD was used to calculate the values of depth. The results of various and full flow conditions are tabled for the specific pipe section identified as the limited section in the conveyance system.

Table 7

Depth	Q	Area	Veloc	Wp
(ft)	(cfs)	(sqft)	(ft/s)	(ft)
0.12	0.099	0.063	1.56	0.80
0.25	0.414	0.173	2.39	1.15
0.37	0.918	0.305	3.01	1.44
0.50	1.579	0.451	3.50	1.70
0.62	2.357	0.607	3.88	1.95
0.74	3.156	0.759	4.16	2.20
0.87	3.928	0.905	4.34	2.46
0.99	4.577	1.036	4.42	2.75
1.12	4.990	1.145	4.36	3.10
1.24	4.680	1.208	3.88	3.90

The peak daily dry weather flow and new development flow were input as one value and the resulting depth of flow determined and are tabled below.

Table 8

Channel Report

Hydraflow Express Extension for Autodesk® AutoCAD® Civil 3D® by Autodesk, Inc. Friday, Jan 8 2021

Circular		**Highlighted**	
Diameter (ft)	= 1.24	Depth (ft)	= 0.08
		Q (cfs)	= 0.036
		Area (sqft)	= 0.03
Invert Elev (ft)	= 713.50	Velocity (ft/s)	= 1.08
Slope (%)	= 0.73	Wetted Perim (ft)	= 0.64
N-Value	= 0.015	Crit Depth, Yc (ft)	= 0.08
		Top Width (ft)	= 0.61
Calculations		EGL (ft)	= 0.10
Compute by:	Known Q		
Known Q (cfs)	= 0.04		

The peak daily dry weather flow and new development flow will produce a depth of flow at 0.08 inches from the invert of the pipe far below the fifteen inches of diameter. The total peak dry-weather flow with the development is 0.036 CFS (23,400 GPD). The full pipe flow capacity is 4.68 CFS (3.025 MGD). The projected 5-year project flows are tabled below.

Table 9

MH004D015	129 McKean Street Distillery Project Flow Metering					
Capacity Evaluation Prediction						
Pipe Size/Material/ID:	15" Vitrified Clay Pipe ID=14.9-15.1 inches					
Mannings Coefficient:	0.015					
Total Pipe Capacity		**=**	**3.0246**	**MGD**		
Present Peak Flow		=	0.0180	MGD		
Added Development Peak Flow		=	0.0054	MGD		
Total Peak Flow		=	0.0234	MGD		
5-Year Predicted Existing Peak Flow	0.0180	MGD	x 1.05 =	0.0189	MGD	
5-Year Predicted Project Peak Flow	0.0054	MGD	x1.05 =	0.0057	MGD	
5-Year Predicted Total Peak Flow	0.0234	MGD	x1.05 =	0.0246	MGD	
5-Year Predicted Project AVG Flow	0.0189	MGD	/3.5 =	0.0054	MGD	
5-Year Predicted Existing AVG Flow	0.0057	MGD	/3.5 =	0.0016	MGD	
5-Year Predicted Total AVG Flow	0.0246	MGD	/3.5 =	0.0070	MGD	

3.0 REFERENCE EXHIBITS

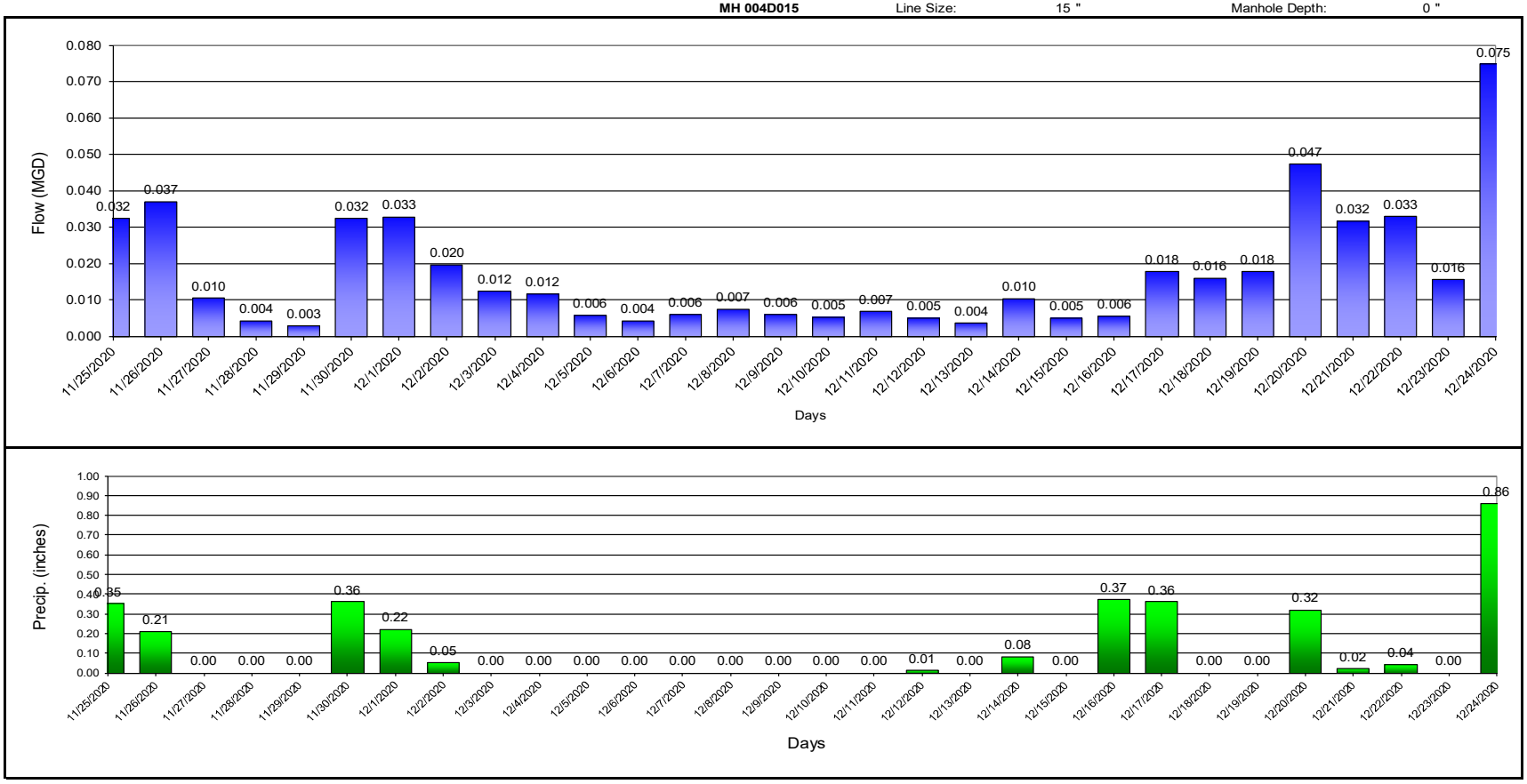
APPENDIX A - FLOW METERING REPORT RESULTS

DRNACH ENVIRONMENTAL, INC. **MH 004D015** November 25, 2020 through December 24, 2020

Date:	11/25/2020	11/26/2020	11/27/2020	11/28/2020	11/29/2020	11/30/2020	12/01/2020	12/02/2020	12/03/2020	12/04/2020	12/05/2020	12/06/2020	12/07/2020	12/08/2020	12/09/2020	12/10/2020
Flow:	0.032	0.037	0.010	0.004	0.003	0.032	0.033	0.020	0.012	0.012	0.006	0.004	0.006	0.007	0.006	0.005
Precip.:	0.35	0.21	0.00	0.00	0.00	0.36	0.22	0.05	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Date:	12/11/2020	12/12/2020	12/13/2020	12/14/2020	12/15/2020	12/16/2020	12/17/2020	12/18/2020	12/19/2020	12/20/2020	12/21/2020	12/22/2020	12/23/2020	12/24/2020
Flow:	0.007	0.005	0.004	0.010	0.005	0.006	0.018	0.016	0.018	0.047	0.032	0.033	0.016	0.075
Precip.:	0.00	0.01	0.00	0.08	0.00	0.37	0.36	0.00	0.00	0.32	0.02	0.04	0.00	0.86

MH 004D015 Line Size: 15 " Manhole Depth: 0 "

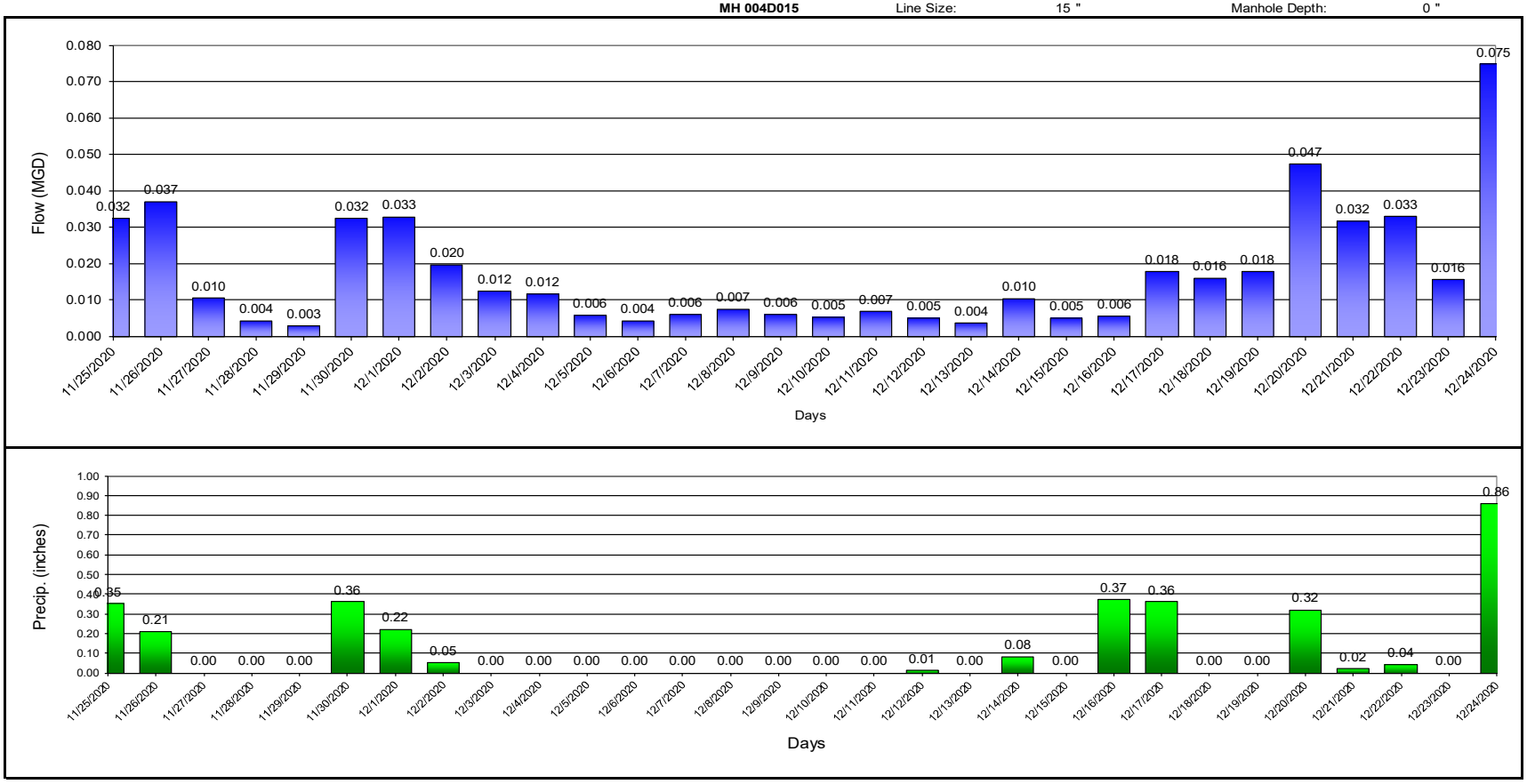


DRNACH ENVIRONMENTAL, INC. **MH 004D015** November 25, 2020 through December 24, 2020

Date:	11/25/2020	11/26/2020	11/27/2020	11/28/2020	11/29/2020	11/30/2020	12/01/2020	12/02/2020	12/03/2020	12/04/2020	12/05/2020	12/06/2020	12/07/2020	12/08/2020	12/09/2020	12/10/2020
Flow:	0.032	0.037	0.010	0.004	0.003	0.032	0.033	0.020	0.012	0.012	0.006	0.004	0.006	0.007	0.006	0.005
Precip.:	0.35	0.21	0.00	0.00	0.00	0.36	0.22	0.05	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Date:	12/11/2020	12/12/2020	12/13/2020	12/14/2020	12/15/2020	12/16/2020	12/17/2020	12/18/2020	12/19/2020	12/20/2020	12/21/2020	12/22/2020	12/23/2020	12/24/2020
Flow:	0.007	0.005	0.004	0.010	0.005	0.006	0.018	0.016	0.018	0.047	0.032	0.033	0.016	0.075
Precip.:	0.00	0.01	0.00	0.08	0.00	0.37	0.36	0.00	0.00	0.32	0.02	0.04	0.00	0.86

MH 004D015 Line Size: 15 " Manhole Depth: 0 "



MH 004D015 November 25, 2020 through December 24, 2020

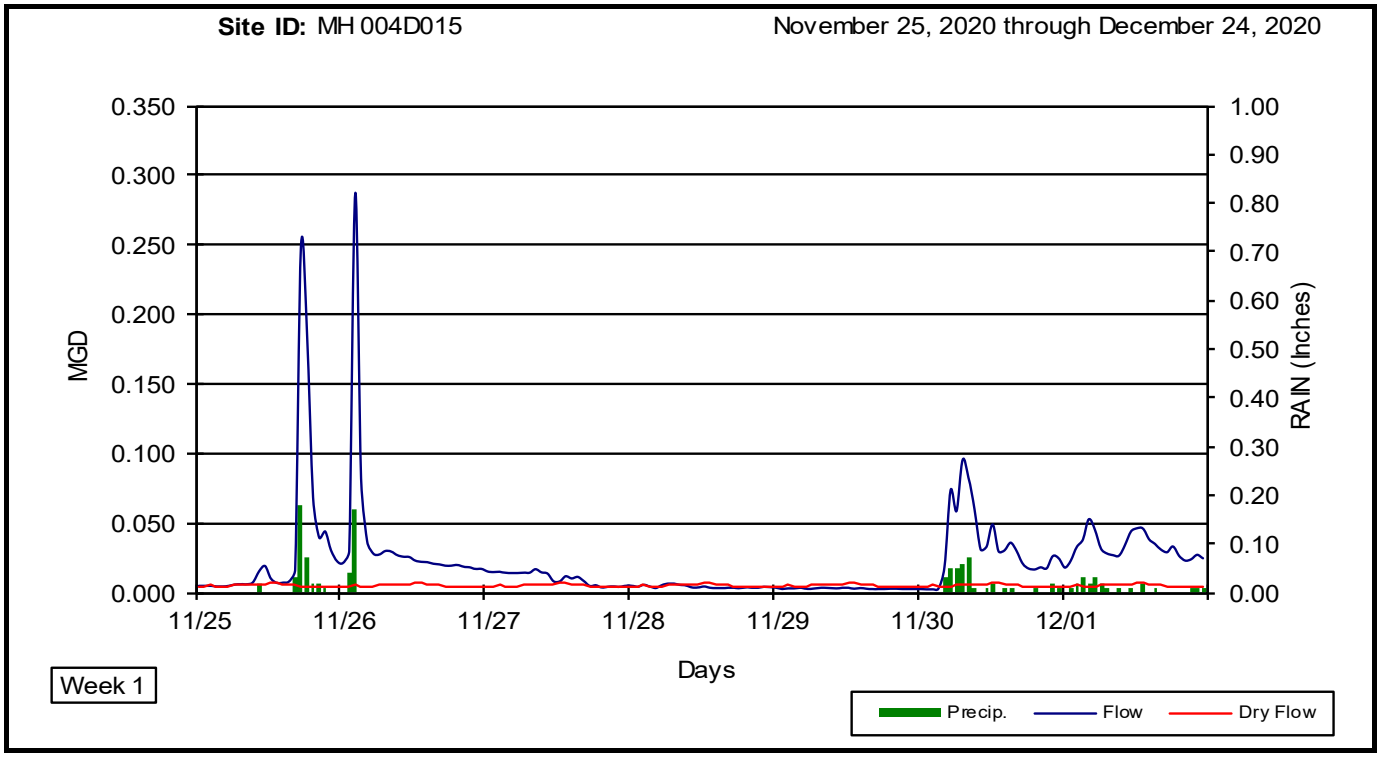
Line Size: 15 " Manhole Depth: 0 "

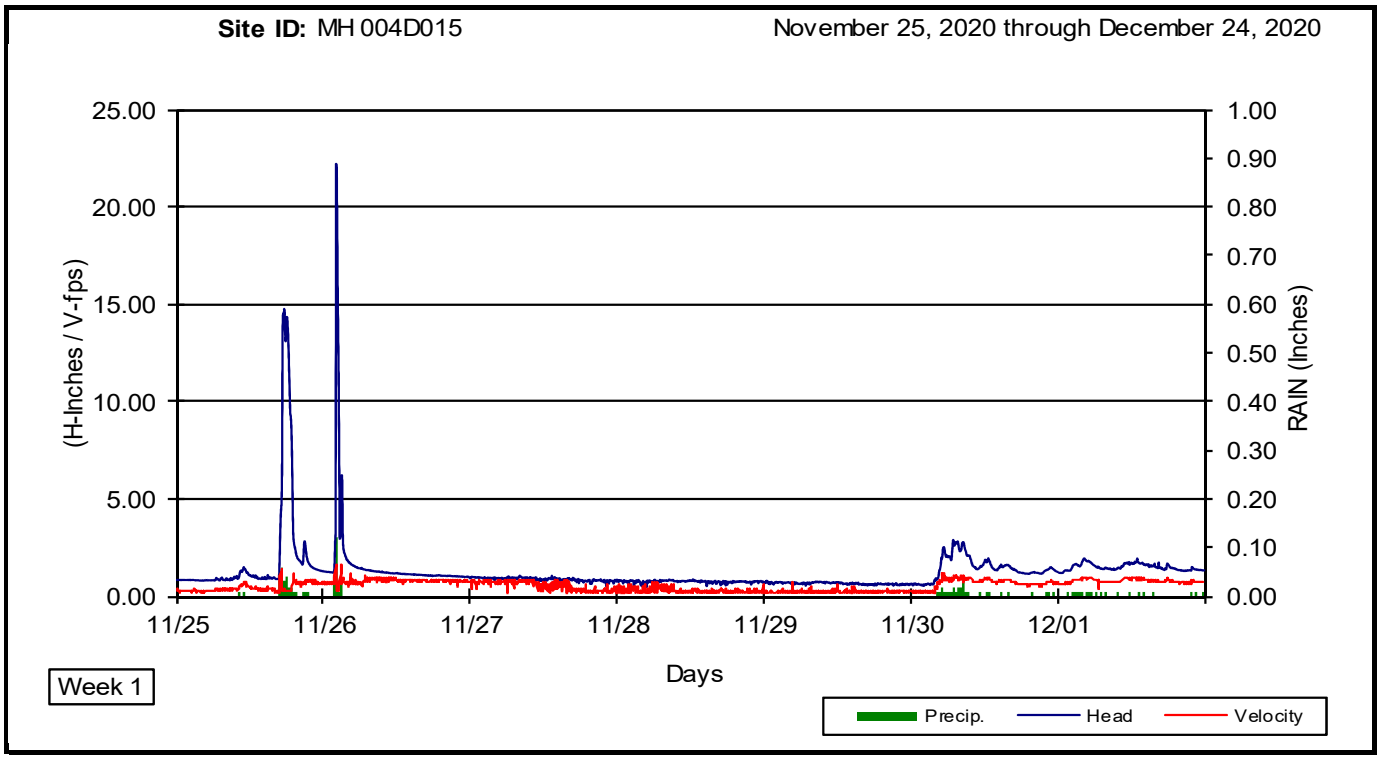
Date	Average Daily Flow (MGD)	Minimum Hourly Flow (Time)	Minimum Hourly Flow (MGD)	Maximum Hourly Flow (Time)	Maximum Hourly Flow (MGD)	Total 24 hr. Precip. (inches)
11/25/2020	0.032	4:00 AM	0.004	5:00 PM	0.249	0.35
11/26/2020	0.037	10:00 PM	0.017	2:00 AM	0.288	0.21
11/27/2020	0.010	7:00 PM	0.004	8:00 AM	0.017	0.00
11/28/2020	0.004	6:00 PM	0.003	6:00 AM	0.006	0.00
11/29/2020	0.003	4:00 PM	0.002	4:00 AM	0.004	0.00
11/30/2020	0.032	1:00 AM	0.002	7:00 AM	0.096	0.36
12/01/2020	0.033	12:00 AM	0.018	4:00 AM	0.053	0.22
12/02/2020	0.020	11:00 PM	0.013	1:00 AM	0.029	0.05
12/03/2020	0.012	11:00 PM	0.010	2:00 PM	0.017	0.00
12/04/2020	0.012	11:00 PM	0.007	12:00 PM	0.022	0.00
12/05/2020	0.006	10:00 PM	0.004	8:00 AM	0.008	0.00
12/06/2020	0.004	8:00 PM	0.004	2:00 AM	0.005	0.00
12/07/2020	0.006	7:00 PM	0.003	2:00 PM	0.023	0.00
12/08/2020	0.007	1:00 AM	0.003	10:00 AM	0.022	0.00
12/09/2020	0.006	11:00 PM	0.003	12:00 PM	0.008	0.00
12/10/2020	0.005	5:00 AM	0.004	7:00 AM	0.008	0.00
12/11/2020	0.007	12:00 PM	0.005	11:00 AM	0.009	0.00
12/12/2020	0.005	8:00 PM	0.003	10:00 AM	0.010	0.01
12/13/2020	0.004	7:00 PM	0.003	10:00 PM	0.004	0.00
12/14/2020	0.010	1:00 AM	0.003	5:00 AM	0.042	0.08
12/15/2020	0.005	7:00 PM	0.003	11:00 AM	0.009	0.00
12/16/2020	0.006	5:00 AM	0.003	1:00 PM	0.018	0.37
12/17/2020	0.018	1:00 AM	0.004	2:00 PM	0.030	0.36
12/18/2020	0.016	4:00 AM	0.013	1:00 PM	0.019	0.00
12/19/2020	0.018	4:00 AM	0.013	1:00 PM	0.036	0.00
12/20/2020	0.047	1:00 AM	0.014	4:00 AM	0.079	0.32
12/21/2020	0.032	7:00 AM	0.020	9:00 PM	0.057	0.02
12/22/2020	0.033	11:00 PM	0.019	4:00 AM	0.051	0.04
12/23/2020	0.016	11:00 PM	0.013	12:00 AM	0.019	0.00
12/24/2020	0.075	1:00 AM	0.013	8:00 PM	0.191	0.86

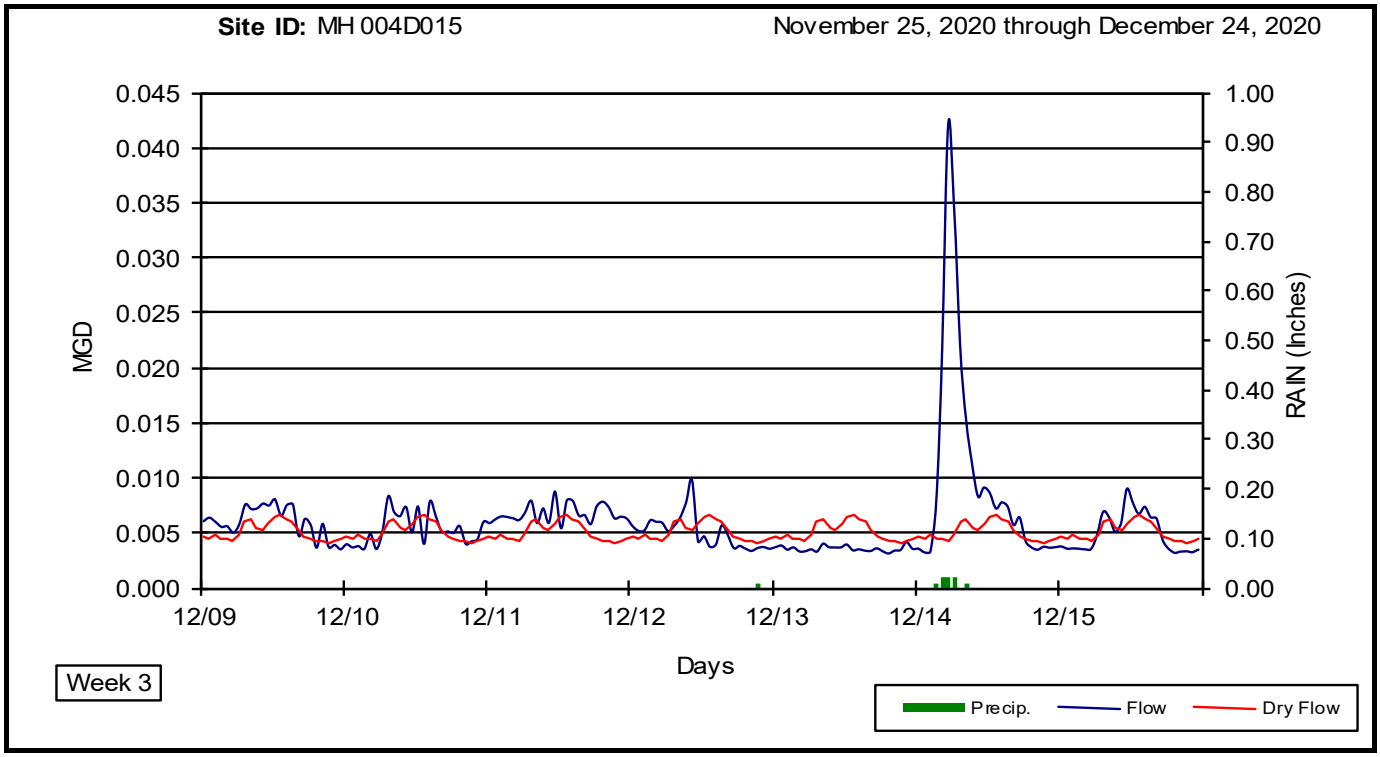
Average	0.017	0.008	0.048
Minimum	0.003	0.002	0.004
Maximum	0.075	0.020	0.288

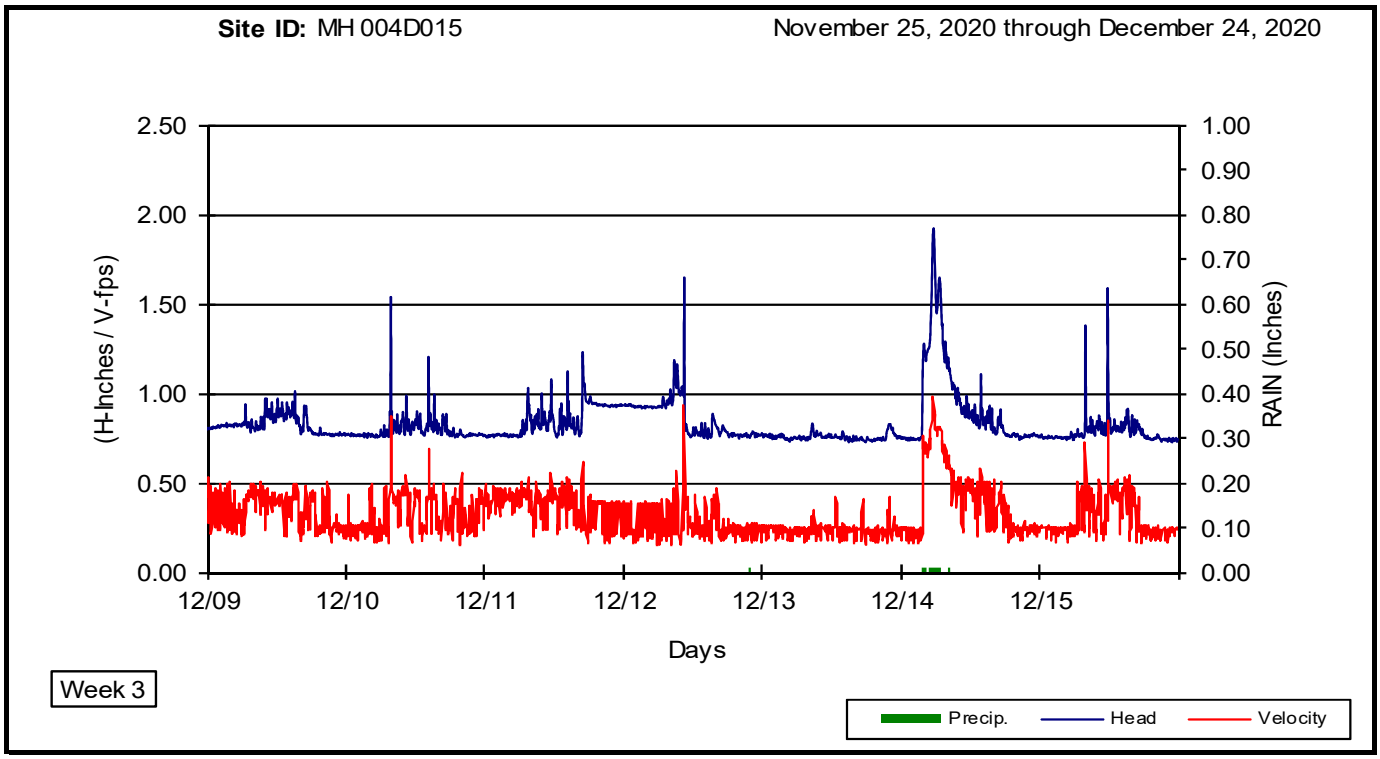
3.25 Total

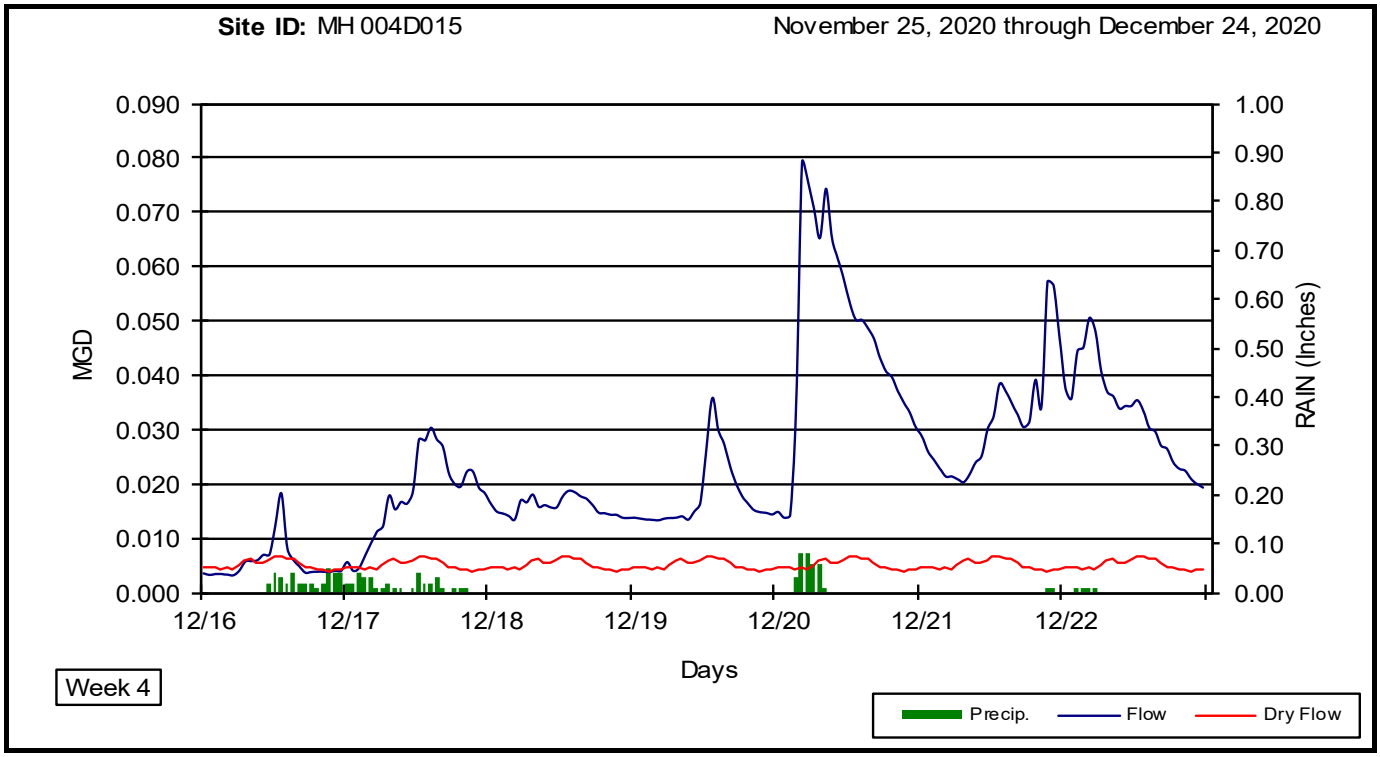
Total Flow 0.520 MG

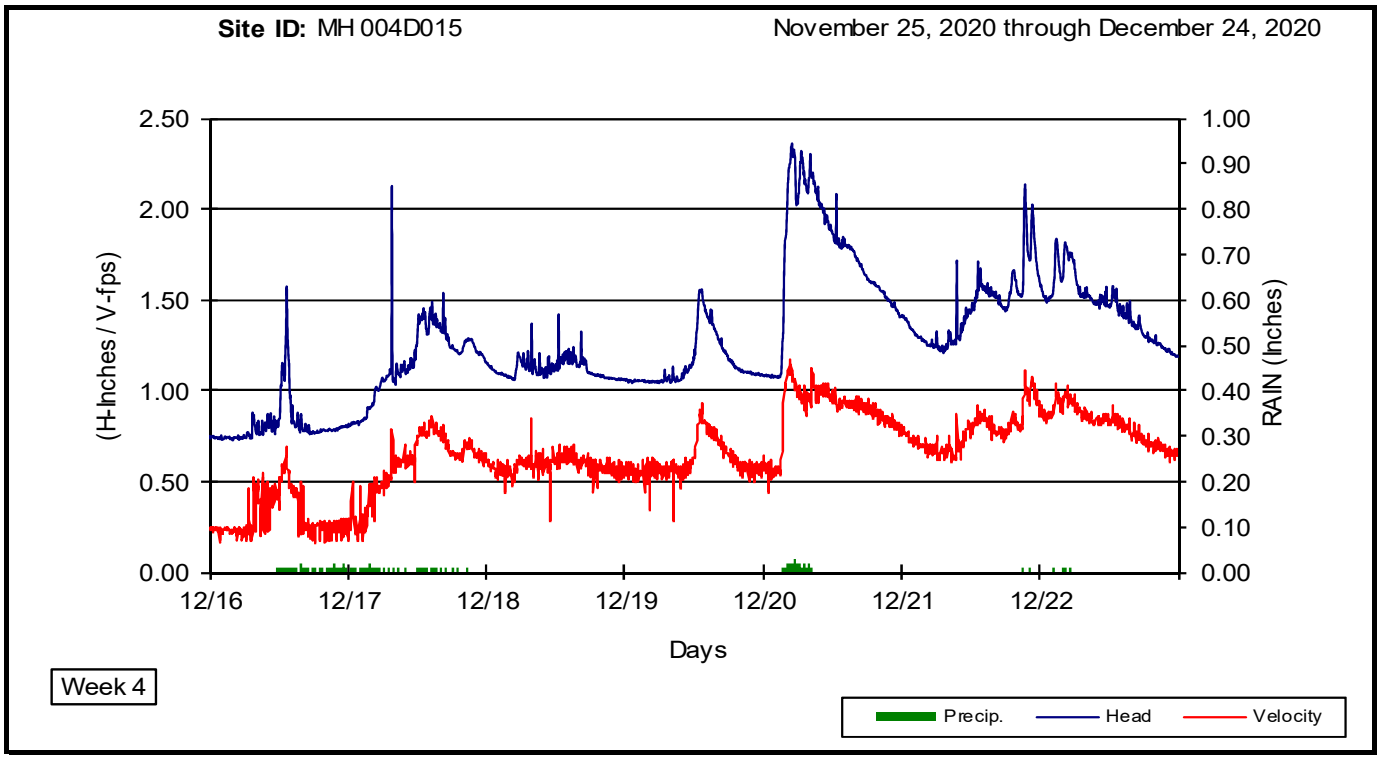

Site ID: MH 004D015
November 25, 2020 through December 24, 2020
0.350
0.300
0.250
0.200
0.150
0.100
0.050
0.000
MGD
1.00
0.90
0.80
0.70
0.60
0.50
0.40
0.30
0.20
0.10
0.00
RAIN (Inches)
11/25
11/26
11/27
11/28
11/29
11/30
12/01
Days
Week 1
Precip.
Flow
Dry Flow

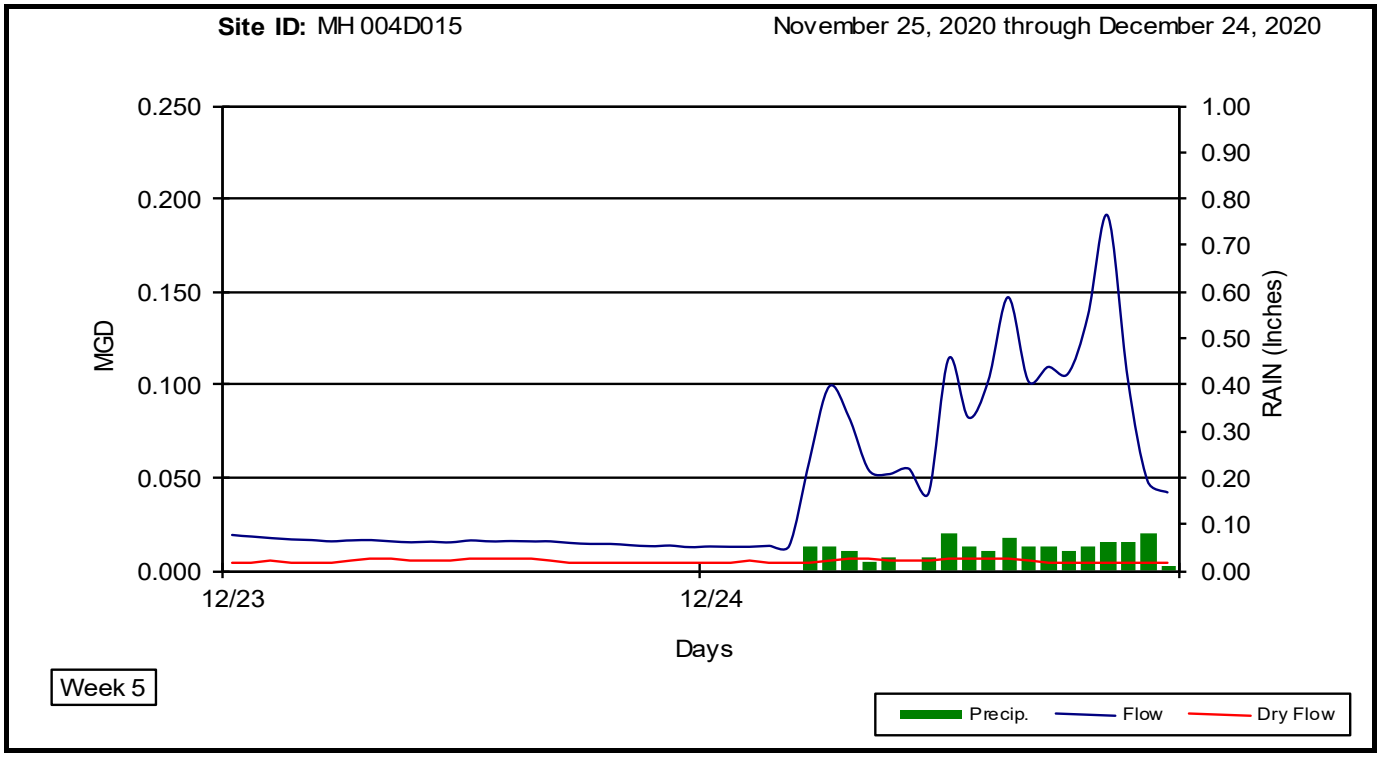

Site ID: MH 004D015
November 25, 2020 through December 24, 2020
25.00
20.00
15.00
10.00
5.00
0.00
(H-Inches / V-fps)
1.00
0.90
0.80
0.70
0.60
0.50
0.40
0.30
0.20
0.10
0.00
RAIN (Inches)
11/25
11/26
11/27
11/28
11/29
11/30
12/01
Days
Week 1
Precip.
Head
Velocity

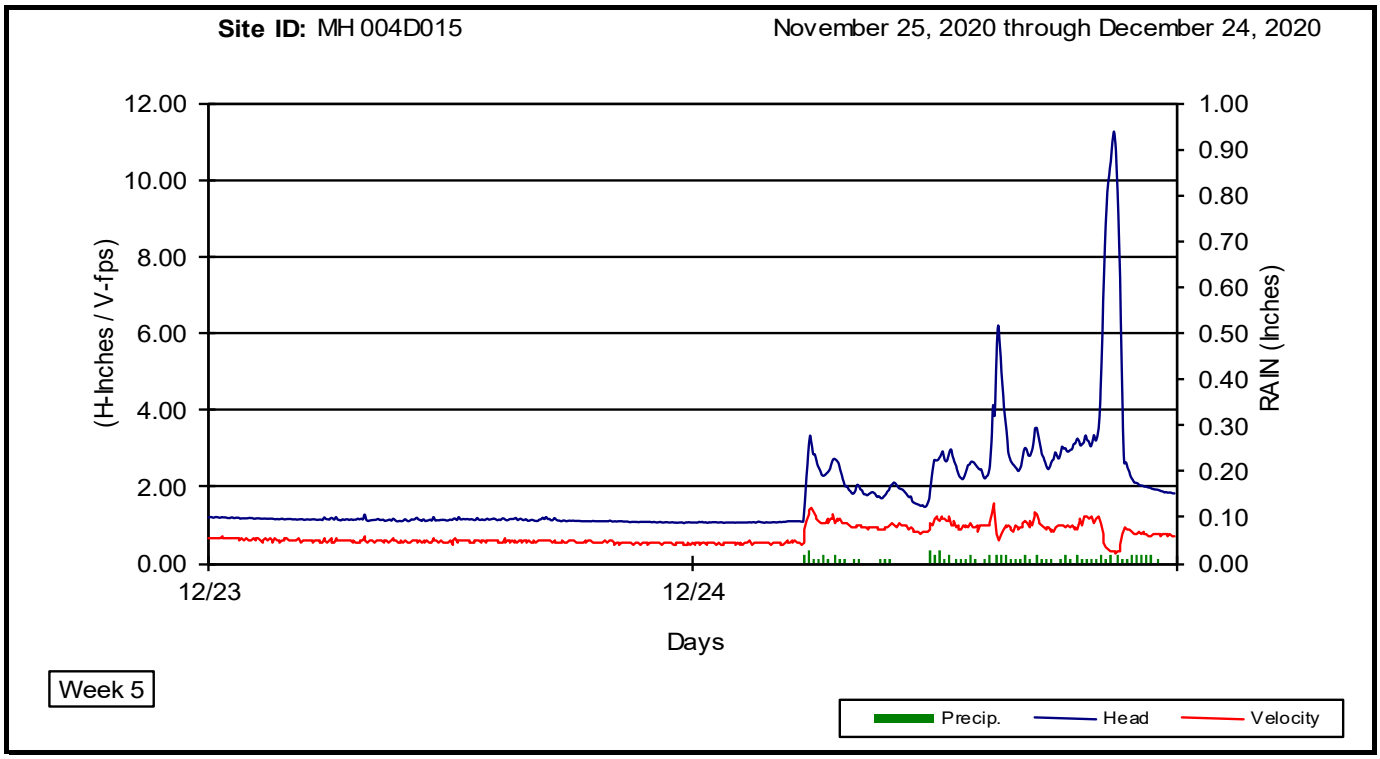

Site ID: MH 004D015
November 25, 2020 through December 24, 2020
MGD
RAIN (Inches)
0.045
0.040
0.035
0.030
0.025
0.020
0.015
0.010
0.005
0.000
1.00
0.90
0.80
0.70
0.60
0.50
0.40
0.30
0.20
0.10
0.00
12/09
12/10
12/11
12/12
12/13
12/14
12/15
Days
Week 3
Precip.
Flow
Dry Flow


Site ID: MH 004D015
November 25, 2020 through December 24, 2020
(H-Inches / V-fps)
RAIN (Inches)
2.50
2.00
1.50
1.00
0.50
0.00
1.00
0.90
0.80
0.70
0.60
0.50
0.40
0.30
0.20
0.10
0.00
12/09
12/10
12/11
12/12
12/13
12/14
12/15
Days
Week 3
Precip.
Head
Velocity


Site ID: MH 004D015
November 25, 2020 through December 24, 2020
MGD
RAIN (Inches)
0.090
0.080
0.070
0.060
0.050
0.040
0.030
0.020
0.010
0.000
1.00
0.90
0.80
0.70
0.60
0.50
0.40
0.30
0.20
0.10
0.00
12/16
12/17
12/18
12/19
12/20
12/21
12/22
Days
Week 4
Precip.
Flow
Dry Flow


Site ID: MH 004D015
November 25, 2020 through December 24, 2020
(H-Inches / V-fps)
RAIN (Inches)
2.50
2.00
1.50
1.00
0.50
0.00
1.00
0.90
0.80
0.70
0.60
0.50
0.40
0.30
0.20
0.10
0.00
12/16
12/17
12/18
12/19
12/20
12/21
12/22
Days
Week 4
Precip.
Head
Velocity

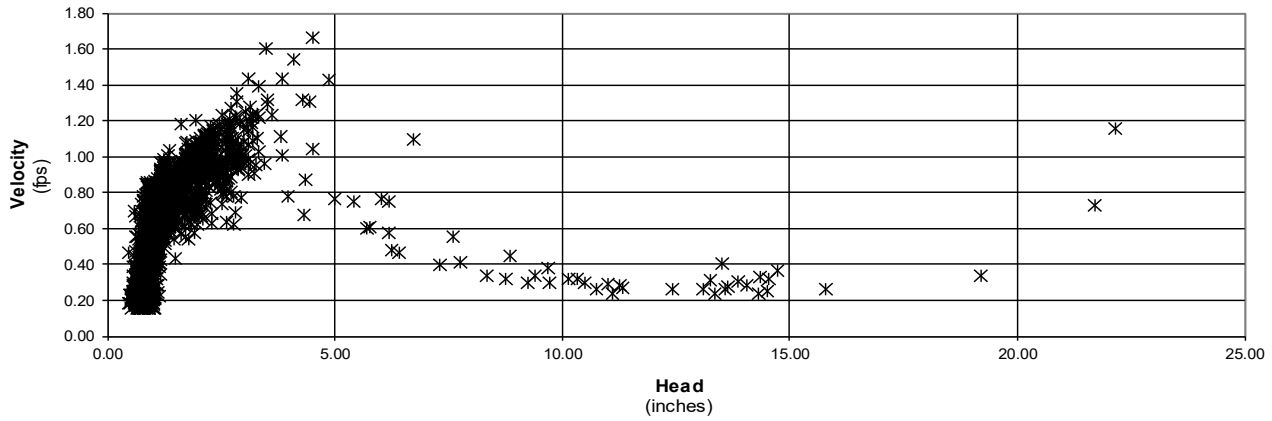

Site ID: MH 004D015
November 25, 2020 through December 24, 2020
0.250
0.200
0.150
0.100
0.050
0.000
MGD
1.00
0.90
0.80
0.70
0.60
0.50
0.40
0.30
0.20
0.10
0.00
RAIN (Inches)
12/23
12/24
Days
Week 5
Precip.
Flow
Dry Flow


Site ID: MH 004D015
November 25, 2020 through December 24, 2020
12.00
10.00
8.00
6.00
4.00
2.00
0.00
(H-Inches / V-fps)
1.00
0.90
0.80
0.70
0.60
0.50
0.40
0.30
0.20
0.10
0.00
RAIN (Inches)
12/23
12/24
Days
Week 5
Precip.
Head
Velocity

Line Size: 15 " Manhole Depth: 0 "

MH 004D015 November 25, 2020 through December 24, 2020

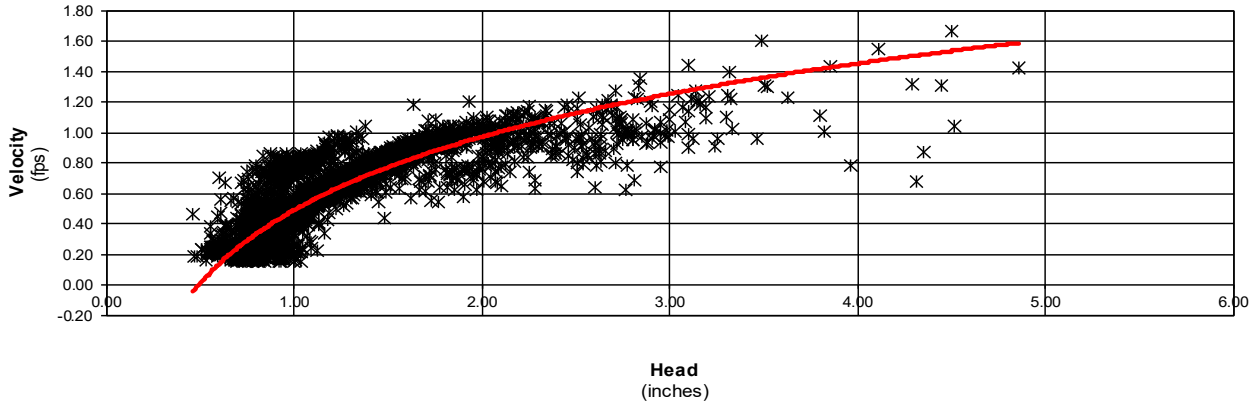
Scatter Plot (Head Vs Velocity)



MH 004D015 November 25, 2020 through December 24, 2020

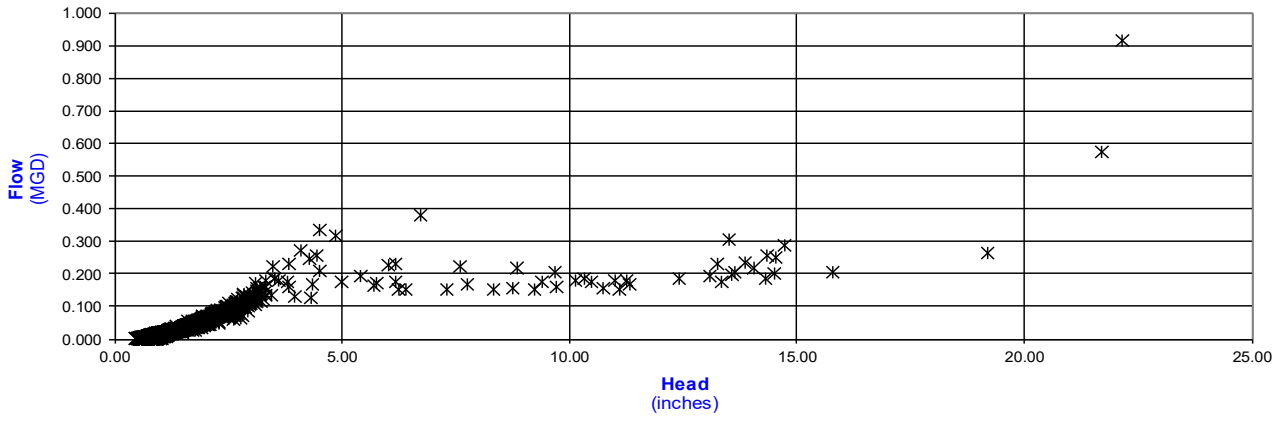
Scatter Plot (Free Flow)

y = 0.6949ln(x) + 0.4882



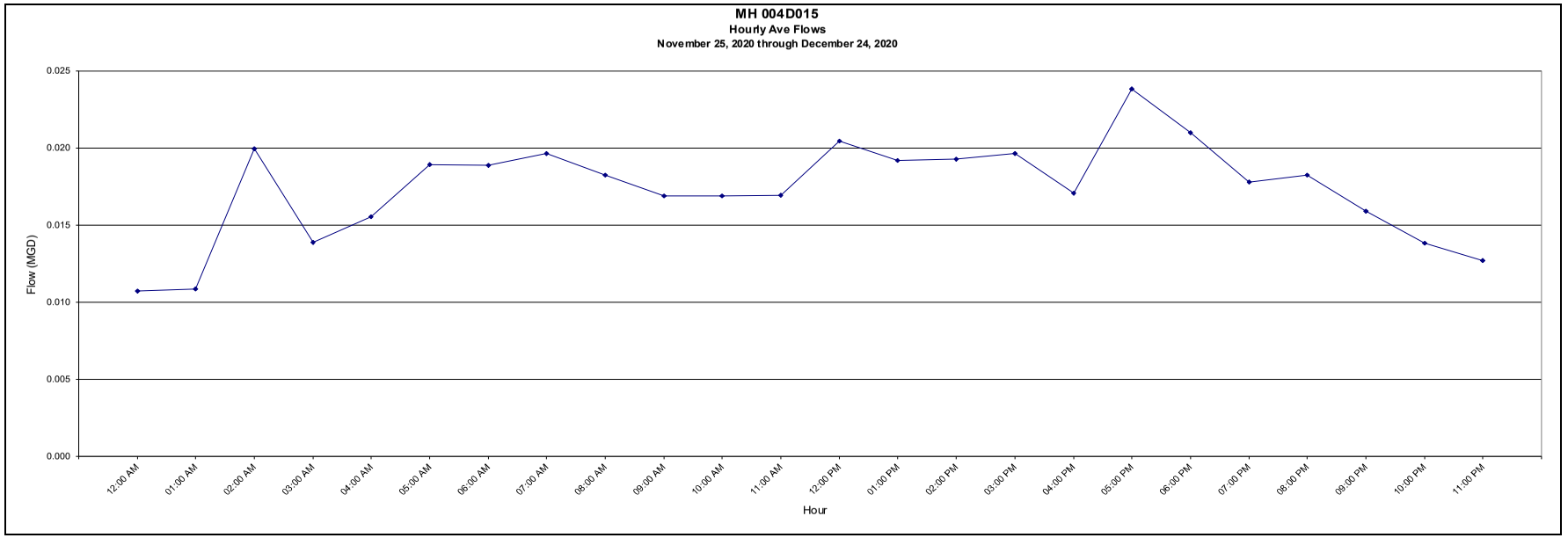
MH 004D015 November 25, 2020 through December 24, 2020

Scatter Plot (Head Vs Flow)



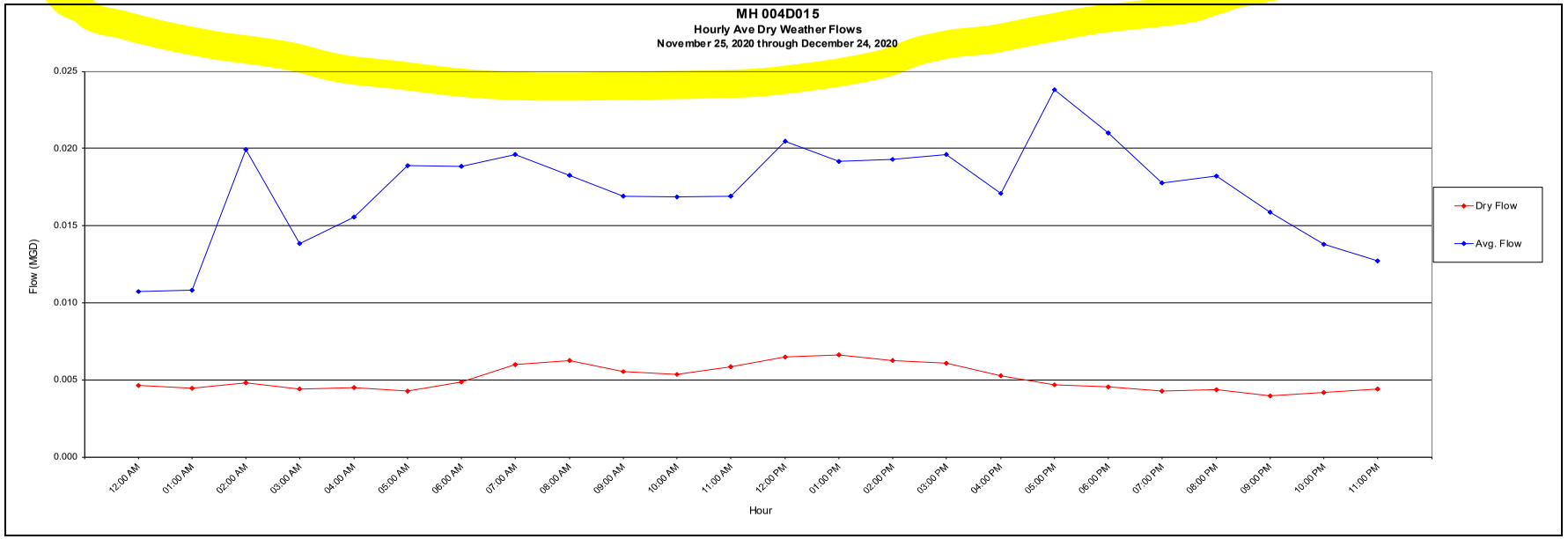
Average Hourly Flow November 25, 2020 through December 24, 2020

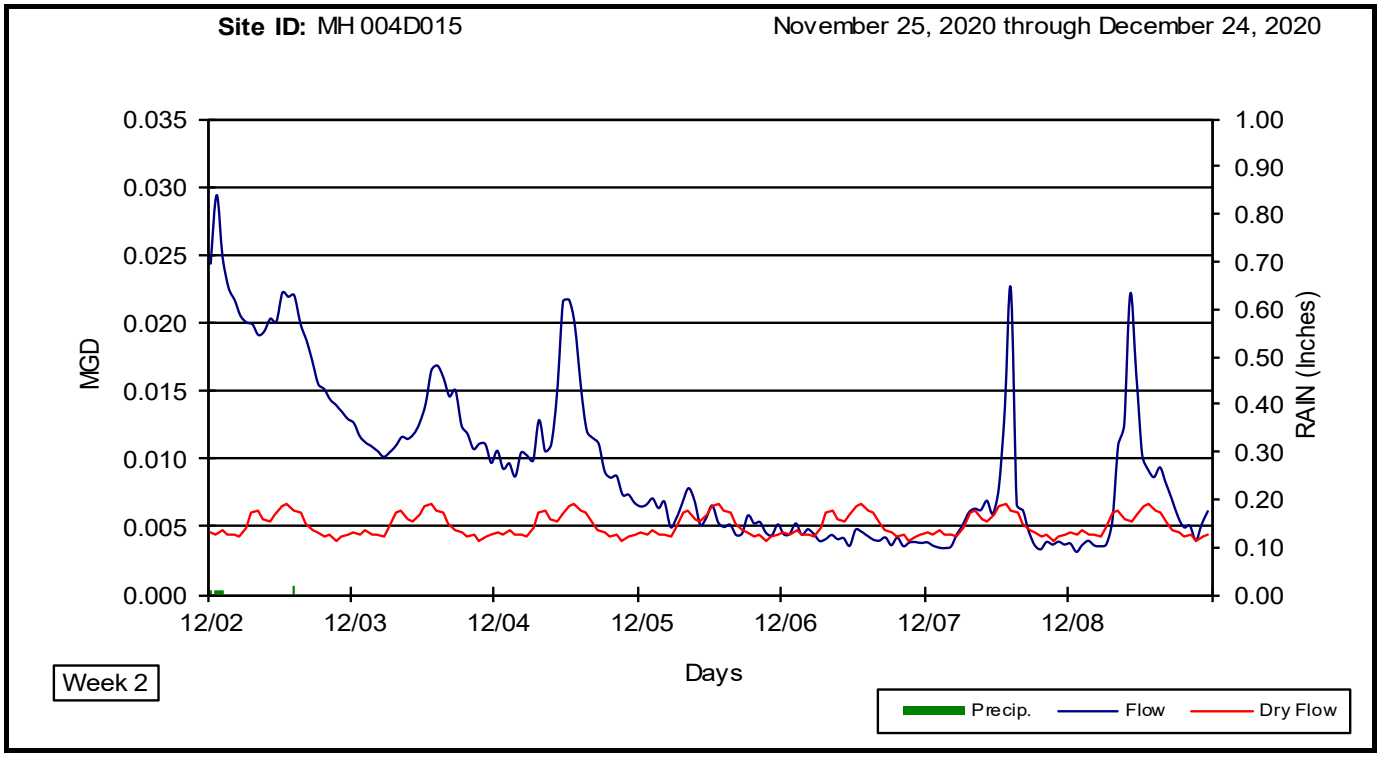
2020	11/25	11/26	11/27	11/28	11/29	11/30	12/01	12/02	12/03	12/04	12/05	12/06	12/07	12/08	12/09	12/10	12/11	12/12	12/13	12/14	12/15	12/16	12/17	12/18	12/19	12/20	12/21	12/22	12/23	12/24	Average
12:00 AM	0.005	0.021	0.015	0.005	0.003	0.003	0.018	0.024	0.013	0.011	0.006	0.004	0.004	0.004	0.006	0.004	0.006	0.006	0.004	0.004	0.004	0.004	0.006	0.016	0.014	0.015	0.029	0.038	0.019	0.013	0.011
01:00 AM	0.005	0.030	0.015	0.004	0.003	0.002	0.023	0.029	0.012	0.009	0.007	0.005	0.004	0.003	0.006	0.004	0.006	0.005	0.004	0.003	0.004	0.003	0.004	0.015	0.014	0.014	0.026	0.036	0.018	0.013	0.011
02:00 AM	0.005	0.288	0.015	0.006	0.003	0.002	0.033	0.025	0.011	0.010	0.007	0.005	0.003	0.004	0.006	0.004	0.006	0.005	0.003	0.003	0.004	0.003	0.005	0.015	0.013	0.014	0.024	0.045	0.017	0.013	0.020
03:00 AM	0.004	0.082	0.014	0.004	0.003	0.003	0.038	0.023	0.011	0.009	0.006	0.004	0.003	0.004	0.006	0.004	0.006	0.006	0.004	0.008	0.004	0.003	0.007	0.014	0.013	0.034	0.023	0.045	0.017	0.013	0.014
04:00 AM	0.004	0.037	0.014	0.003	0.004	0.018	0.053	0.022	0.011	0.010	0.007	0.005	0.004	0.004	0.006	0.005	0.006	0.006	0.003	0.022	0.003	0.003	0.009	0.013	0.013	0.079	0.021	0.051	0.016	0.013	0.016
05:00 AM	0.005	0.028	0.014	0.005	0.003	0.074	0.045	0.020	0.010	0.010	0.005	0.004	0.004	0.004	0.005	0.004	0.006	0.006	0.003	0.042	0.004	0.003	0.011	0.017	0.014	0.076	0.021	0.048	0.016	0.059	0.019
06:00 AM	0.006	0.027	0.014	0.006	0.003	0.059	0.032	0.020	0.010	0.010	0.006	0.004	0.005	0.004	0.006	0.005	0.007	0.005	0.003	0.035	0.005	0.004	0.012	0.017	0.014	0.071	0.021	0.041	0.016	0.099	0.019
07:00 AM	0.006	0.030	0.014	0.006	0.003	0.096	0.028	0.020	0.011	0.013	0.007	0.004	0.006	0.005	0.008	0.008	0.008	0.006	0.003	0.022	0.007	0.006	0.018	0.018	0.014	0.065	0.020	0.037	0.016	0.082	0.020
08:00 AM	0.006	0.030	0.017	0.006	0.003	0.083	0.027	0.019	0.012	0.011	0.008	0.004	0.006	0.011	0.007	0.007	0.006	0.006	0.004	0.015	0.006	0.006	0.015	0.016	0.014	0.074	0.022	0.036	0.016	0.054	0.018
09:00 AM	0.007	0.027	0.015	0.005	0.003	0.060	0.026	0.019	0.011	0.011	0.007	0.004	0.006	0.013	0.007	0.007	0.007	0.008	0.004	0.011	0.005	0.006	0.017	0.016	0.013	0.065	0.024	0.034	0.015	0.052	0.017
10:00 AM	0.015	0.026	0.014	0.004	0.003	0.031	0.034	0.020	0.012	0.015	0.005	0.004	0.007	0.022	0.008	0.007	0.006	0.010	0.004	0.008	0.006	0.007	0.016	0.016	0.015	0.061	0.025	0.034	0.016	0.055	0.017
11:00 AM	0.019	0.026	0.008	0.004	0.003	0.033	0.044	0.020	0.013	0.022	0.006	0.004	0.006	0.016	0.007	0.005	0.009	0.004	0.004	0.009	0.009	0.007	0.019	0.016	0.016	0.058	0.030	0.034	0.015	0.042	0.017
12:00 PM	0.010	0.023	0.008	0.004	0.003	0.049	0.046	0.022	0.014	0.022	0.007	0.005	0.008	0.010	0.008	0.007	0.005	0.005	0.004	0.009	0.008	0.012	0.028	0.018	0.026	0.053	0.033	0.035	0.016	0.114	0.020
01:00 PM	0.007	0.022	0.012	0.003	0.003	0.030	0.046	0.022	0.017	0.020	0.005	0.005	0.014	0.009	0.007	0.004	0.008	0.004	0.003	0.007	0.007	0.018	0.028	0.019	0.036	0.050	0.038	0.034	0.016	0.082	0.019
02:00 PM	0.007	0.022	0.010	0.003	0.003	0.030	0.039	0.022	0.017	0.015	0.005	0.004	0.023	0.009	0.008	0.008	0.008	0.004	0.004	0.008	0.007	0.008	0.030	0.019	0.030	0.050	0.037	0.030	0.016	0.102	0.019
03:00 PM	0.008	0.021	0.011	0.003	0.003	0.036	0.035	0.020	0.016	0.012	0.005	0.004	0.007	0.009	0.008	0.006	0.007	0.006	0.003	0.007	0.006	0.006	0.028	0.018	0.027	0.049	0.035	0.030	0.016	0.147	0.020
04:00 PM	0.016	0.020	0.008	0.003	0.002	0.030	0.031	0.019	0.015	0.012	0.004	0.004	0.006	0.008	0.005	0.005	0.007	0.005	0.003	0.006	0.006	0.005	0.027	0.017	0.023	0.047	0.033	0.027	0.016	0.102	0.017
05:00 PM	0.249	0.019	0.005	0.003	0.002	0.021	0.029	0.017	0.015	0.011	0.005	0.004	0.005	0.007	0.006	0.005	0.006	0.004	0.004	0.006	0.004	0.004	0.022	0.016	0.020	0.043	0.030	0.026	0.015	0.110	0.024
06:00 PM	0.187	0.019	0.005	0.003	0.003	0.017	0.033	0.015	0.012	0.009	0.006	0.004	0.004	0.006	0.006	0.005	0.007	0.004	0.003	0.004	0.004	0.004	0.020	0.015	0.018	0.041	0.032	0.024	0.014	0.106	0.021
07:00 PM	0.069	0.020	0.004	0.004	0.003	0.017	0.027	0.015	0.012	0.009	0.005	0.004	0.003	0.005	0.004	0.006	0.008	0.004	0.003	0.004	0.003	0.004	0.020	0.015	0.016	0.040	0.039	0.023	0.014	0.137	0.018
08:00 PM	0.040	0.019	0.004	0.003	0.003	0.018	0.023	0.014	0.011	0.009	0.005	0.004	0.004	0.005	0.006	0.004	0.007	0.003	0.003	0.003	0.003	0.004	0.022	0.014	0.015	0.037	0.034	0.022	0.014	0.191	0.018
09:00 PM	0.044	0.018	0.004	0.004	0.003	0.018	0.024	0.014	0.011	0.007	0.005	0.004	0.004	0.004	0.004	0.004	0.006	0.004	0.003	0.004	0.003	0.004	0.022	0.014	0.015	0.035	0.057	0.021	0.013	0.103	0.016
10:00 PM	0.030	0.017	0.004	0.004	0.003	0.026	0.027	0.013	0.011	0.007	0.004	0.004	0.004	0.005	0.004	0.004	0.006	0.004	0.004	0.004	0.003	0.004	0.019	0.014	0.015	0.033	0.057	0.020	0.013	0.048	0.014
11:00 PM	0.023	0.017	0.005	0.004	0.003	0.025	0.025	0.013	0.010	0.007	0.005	0.004	0.004	0.006	0.003	0.006	0.006	0.004	0.004	0.004	0.003	0.004	0.018	0.014	0.014	0.030	0.047	0.019	0.013	0.042	0.013
AVG.	0.032	0.037	0.010	0.004	0.003	0.032	0.033	0.020	0.012	0.012	0.006	0.004	0.006	0.007	0.006	0.005	0.007	0.005	0.004	0.010	0.005	0.006	0.018	0.016	0.018	0.047	0.032	0.033	0.016	0.075	**0.017**
Precip. :	0.35	0.21	0.00	0.00	0.00	0.36	0.22	0.05	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.01	0.00	0.08	0.00	0.37	0.36	0.00	0.00	0.32	0.02	0.04	0.00	0.86	

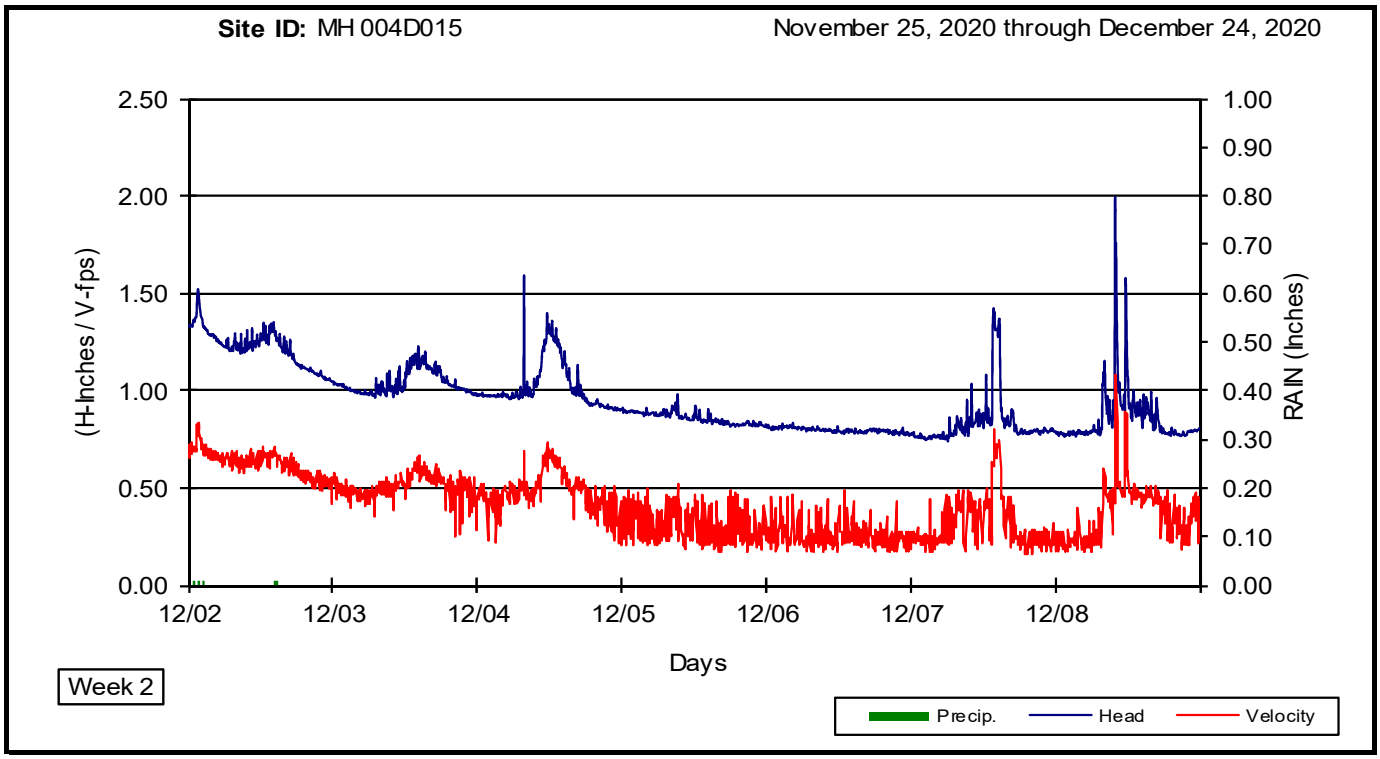


Average Hourly Dry Flow November 25, 2020 through December 24, 2020

2020	11/25	11/26	11/27	11/28	11/29	11/30	12/01	12/02	12/03	12/04	12/05	12/06	12/07	12/08	12/09	12/10	12/11	12/12	12/13	12/14	12/15	12/16	12/17	12/18	12/19	12/20	12/21	12/22	12/23	12/24	Average
12:00 AM				0.005	0.003						0.006	0.004	0.004	0.004	0.006	0.004	0.006				0.004										0.005
01:00 AM				0.004	0.003						0.007	0.005	0.004	0.003	0.006	0.004	0.006				0.004										0.004
02:00 AM				0.006	0.003						0.007	0.005	0.003	0.004	0.006	0.004	0.006				0.004										0.005
03:00 AM				0.004	0.003						0.006	0.004	0.003	0.004	0.006	0.004	0.006		0.004		0.004										0.004
04:00 AM				0.003	0.004						0.007	0.005	0.004	0.004	0.006	0.005	0.006		0.003		0.003										0.004
05:00 AM				0.005	0.003						0.005	0.004	0.004	0.004	0.005	0.004	0.006		0.003		0.004										0.004
06:00 AM				0.006	0.003						0.006	0.004	0.005	0.004	0.006	0.005	0.007		0.003		0.005										0.005
07:00 AM				0.006	0.003						0.007	0.004	0.006	0.005	0.008	0.008	0.008		0.003		0.007										0.006
08:00 AM				0.006	0.003						0.008	0.004	0.006	0.011	0.007	0.007	0.006		0.004		0.006										0.006
09:00 AM				0.005	0.003						0.007	0.004	0.006		0.007	0.007	0.007		0.004		0.005										0.006
10:00 AM				0.004	0.003						0.005	0.004	0.007		0.008	0.007	0.006		0.004		0.006										0.005
11:00 AM			0.008	0.004	0.003						0.006	0.004	0.006		0.007	0.005	0.009		0.004		0.009										0.006
12:00 PM			0.008	0.004	0.003						0.007	0.005	0.008	0.010	0.008	0.007	0.005		0.004		0.008										0.006
01:00 PM			0.012	0.003	0.003						0.005	0.005	0.014	0.009	0.007	0.004	0.008		0.003		0.007										0.007
02:00 PM			0.010	0.003	0.003						0.005	0.004		0.009	0.008	0.008	0.008		0.004		0.007										0.006
03:00 PM			0.011	0.003	0.003						0.005	0.004	0.007	0.009	0.008	0.006	0.007		0.003		0.006										0.006
04:00 PM			0.008	0.003	0.002						0.004	0.004	0.006	0.008	0.005	0.005	0.007		0.003		0.006										0.005
05:00 PM			0.005	0.003	0.002						0.005	0.004	0.005	0.007	0.006	0.005	0.006		0.004		0.004										0.005
06:00 PM			0.005	0.003	0.003						0.006	0.004	0.004	0.006	0.006	0.005	0.007		0.003		0.004										0.005
07:00 PM			0.004	0.004	0.003						0.005	0.004	0.003	0.005	0.004	0.006	0.008		0.003		0.003										0.004
08:00 PM			0.004	0.003	0.003						0.005	0.004	0.004	0.005	0.006	0.004	0.007		0.003		0.003										0.004
09:00 PM			0.004	0.004	0.003						0.005	0.004	0.004	0.004	0.004	0.004	0.006		0.003		0.003										0.004
10:00 PM			0.004	0.004	0.003						0.004	0.004	0.004	0.005	0.004	0.004	0.006		0.004		0.003										0.004
11:00 PM			0.005	0.004	0.003						0.005	0.004	0.004	0.006	0.003	0.006	0.006		0.004		0.003										0.004
AVG.			0.007	0.004	0.003						0.006	0.004	0.005	0.006	0.006	0.005	0.007		0.004		0.005										**0.005**
Precip. :	0.35	0.21	0.00	0.00	0.00	0.36	0.22	0.05	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.01	0.00	0.08	0.00	0.37	0.36	0.00	0.00	0.32	0.02	0.04	0.00	0.86	

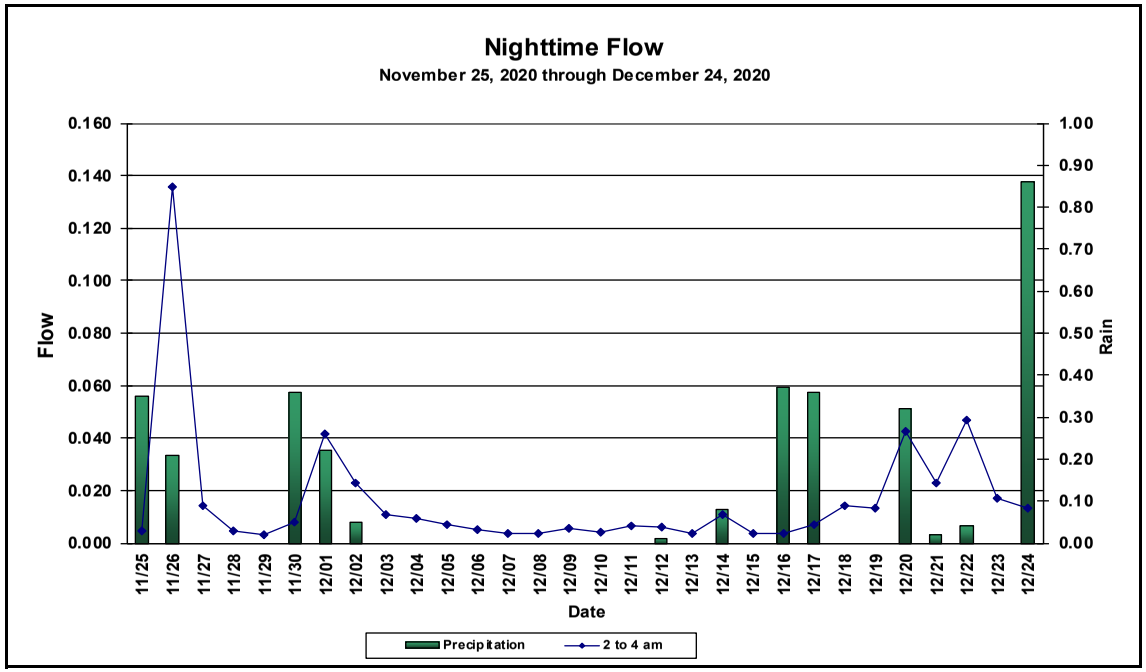



Site ID: MH 004D015
November 25, 2020 through December 24, 2020
MGD
RAIN (Inches)
0.035
0.030
0.025
0.020
0.015
0.010
0.005
0.000
1.00
0.90
0.80
0.70
0.60
0.50
0.40
0.30
0.20
0.10
0.00
12/02
12/03
12/04
12/05
12/06
12/07
12/08
Days
Week 2
Precip.
Flow
Dry Flow


Site ID: MH 004D015
November 25, 2020 through December 24, 2020
(H-Inches / V-fps)
RAIN (Inches)
2.50
2.00
1.50
1.00
0.50
0.00
1.00
0.90
0.80
0.70
0.60
0.50
0.40
0.30
0.20
0.10
0.00
12/02
12/03
12/04
12/05
12/06
12/07
12/08
Days
Week 2
Precip.
Head
Velocity

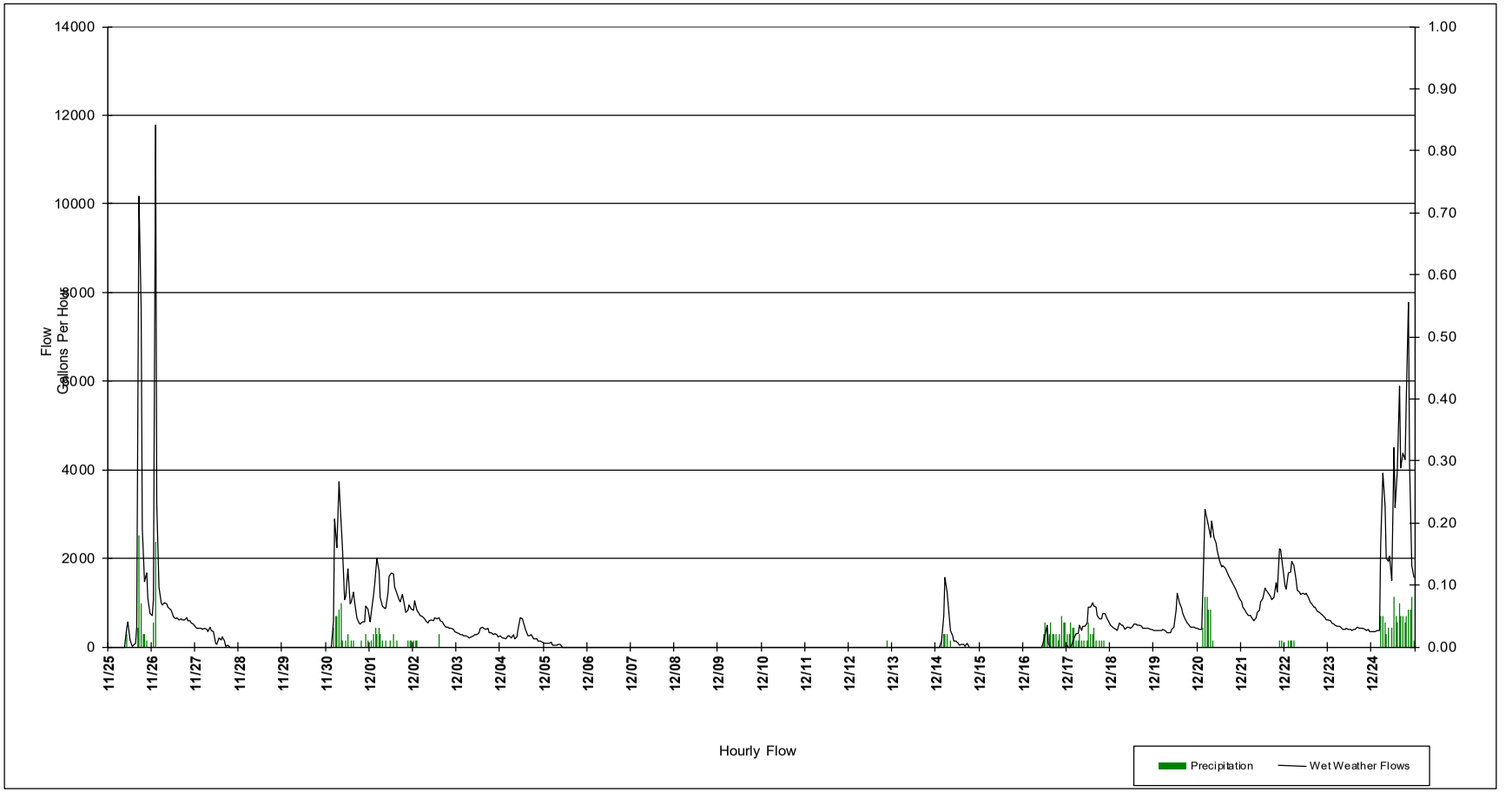
MH 004D015
Nighttime Flow

Date	Total 24 hr Precipitation	Ave flow 2 to 4 am
11/25	0.35	0.005
11/26	0.21	0.136
11/27	0.00	0.014
11/28	0.00	0.004
11/29	0.00	0.003
11/30	0.36	0.008
12/01	0.22	0.041
12/02	0.05	0.023
12/03	0.00	0.011
12/04	0.00	0.010
12/05	0.00	0.007
12/06	0.00	0.005
12/07	0.00	0.003
12/08	0.00	0.004
12/09	0.00	0.006
12/10	0.00	0.004
12/11	0.00	0.006
12/12	0.01	0.006
12/13	0.00	0.003
12/14	0.08	0.011
12/15	0.00	0.004
12/16	0.37	0.003
12/17	0.36	0.007
12/18	0.00	0.014
12/19	0.00	0.013
12/20	0.32	0.042
12/21	0.02	0.023
12/22	0.04	0.047
12/23	0.00	0.017
12/24	0.86	0.013
AVG	0.11	0.016
MIN	0.00	0.003
MAX	0.86	0.136



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

Wet Weather Flow Volumes **MH 004D015**

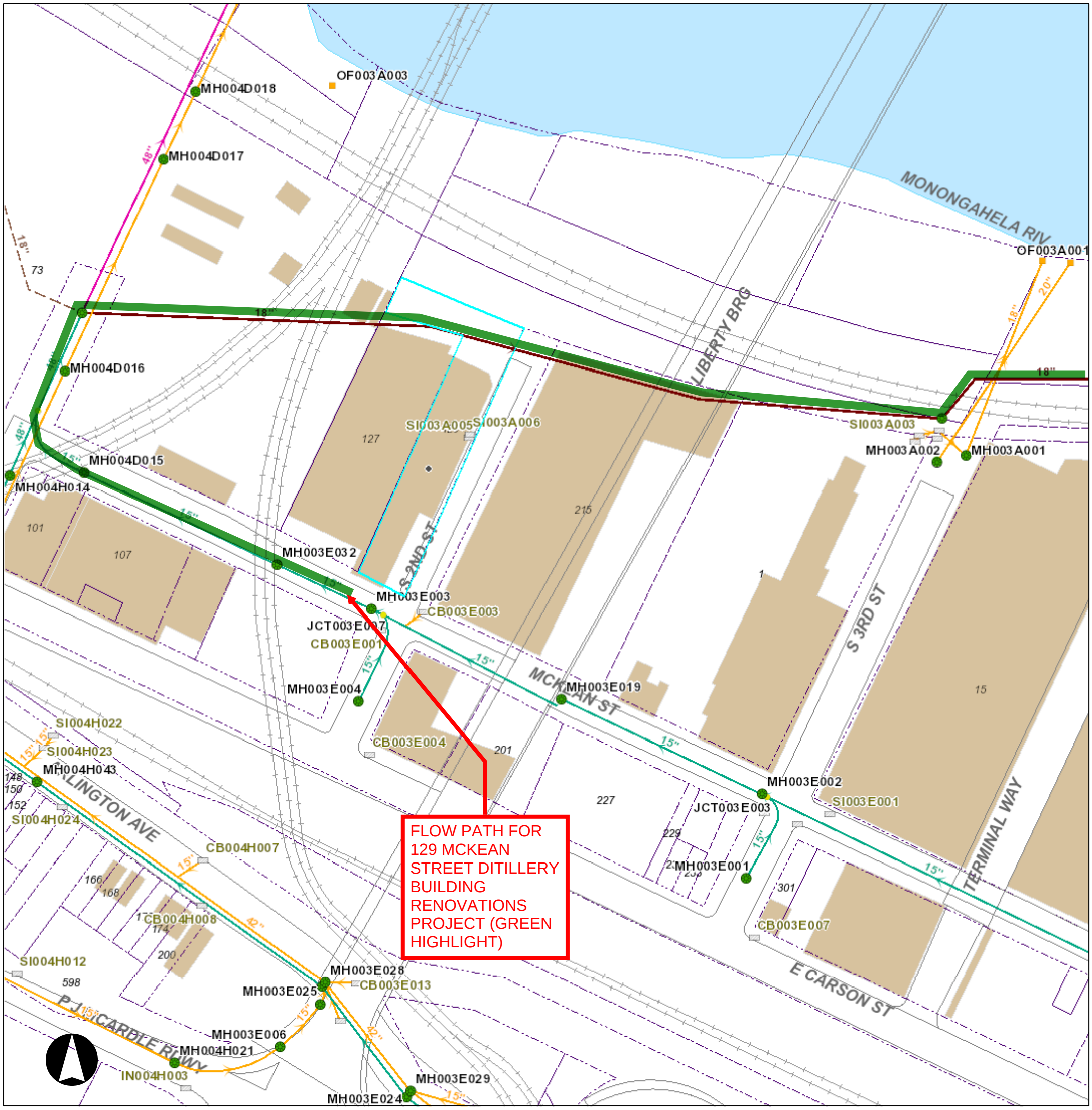


Date:	11/25/2020	11/26/2020	11/27/2020	11/28/2020	11/29/2020	11/30/2020	12/1/2020	12/2/2020	12/3/2020	12/4/2020	12/5/2020	12/6/2020	12/7/2020	12/8/2020	12/9/2020	12/10/2020
Flow (GPD):	27,156	31,955	5,329	0	0	27,735	27,711	14,459	7,234	6,524	664	0	0	0	0	0
Precip. (In.):	0.35	0.21	0.00	0.00	0.00	0.36	0.22	0.05	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Date:	12/11/2020	12/12/2020	12/13/2020	12/14/2020	12/15/2020	12/16/2020	12/17/2020	12/18/2020	12/19/2020	12/20/2020	12/21/2020	12/22/2020	12/23/2020	12/24/2020
Flow (GPD):	0	0	0	5,529	0	856	12,620	10,763	12,574	42,203	26,586	27,861	10,511	69,655
Precip. (In.):	0.00	0.01	0.00	0.08	0.00	0.37	0.36	0.00	0.00	0.32	0.02	0.04	0.00	0.86

Supplement to Section J – Sewage Flow Path Map

129 McKean Street - Sewer



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		**SEWER**	Interceptor
Reducer		Manhole	Sewer Force Main
End Cap		Junction	Private Sewer
Wash Out		Inlet	Undefined Sewer
			Green Infrastructure Underground Facilities

0 0.02 0.04 mi

Date: 4/15/2020

FLOW PATH FOR 129 MCKEAN STREET DITILLERY BUILDING RENOVATIONS PROJECT (GREEN HIGHLIGHT)

*There are occasions along the Interceptor System where a group of regulators have a consolidated outfall going by the name listed in the Consent Decree. Their labels have been noted with an asterisk. Overflow pipes from ALCOSAN structures C-24 and C-25 consolidate at outfall C-24. Overflow pipes from M-19W, M-19X and M-19Y consolidate to form outfall M-19A. Overflow pipes from ALCOSAN structures M-04A, M-04B and M-04D consolidate to form outfall M-04Z. Overflow pipes from ALCOSAN structures O-16 and O-16Z consolidate at outfall O-16.
**Data used to show Sewershed by Type is the latest available information from the Basin Planners. This data reflects information that was developed for the Basin Hydrologic and Hydraulic Models and is subject to revision.

LEGEND

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

N

3,500 0 3,500 7,000 Feet

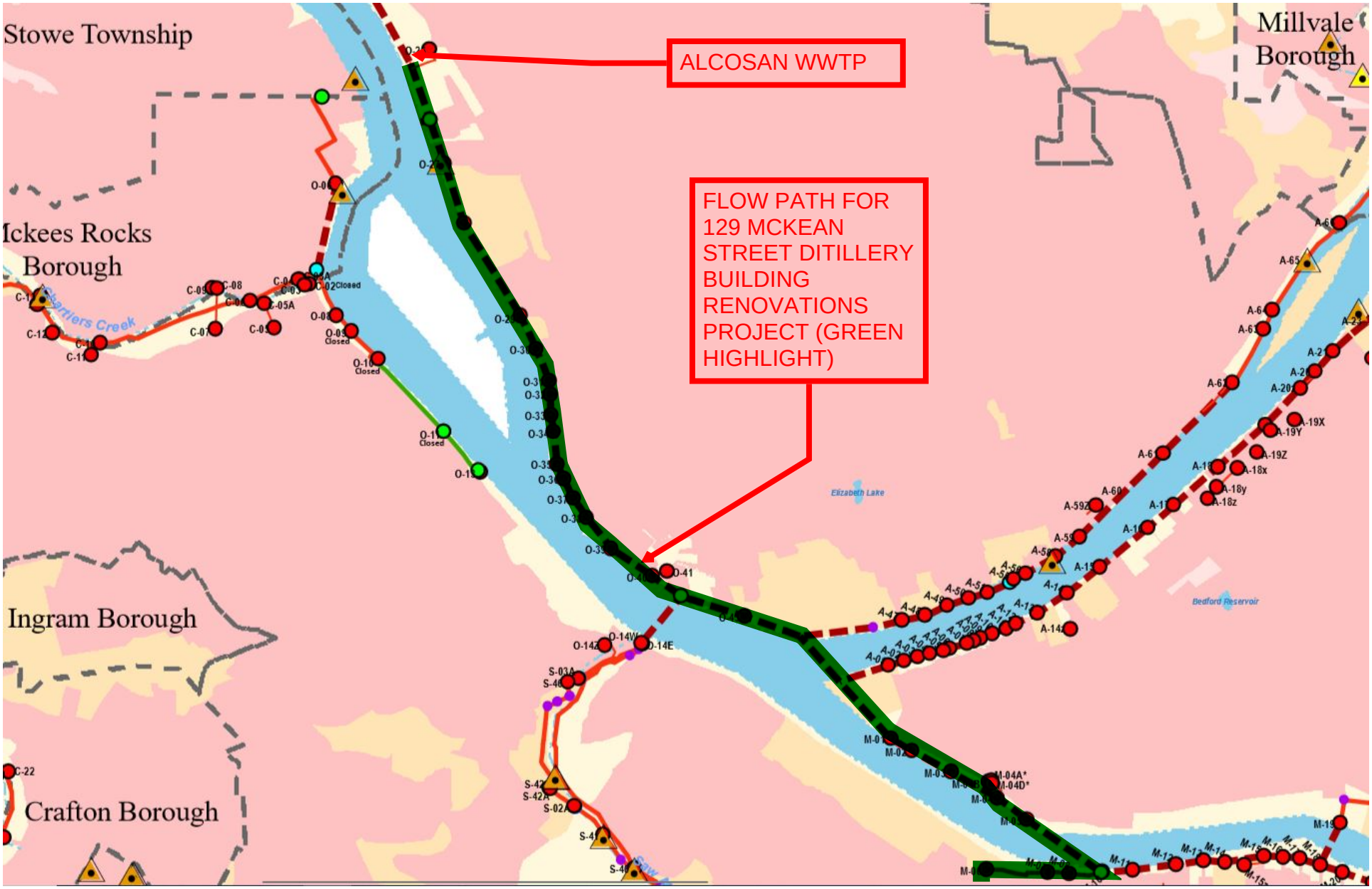
1 0.5 0 1 2 3 Miles

alcosan
allegheny county sanitary authority

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

September 2020

CD Reference Appendix K Paragraph 3.a


Stowe Township
Millvale Borough
ALCOSAN WWTP
FLOW PATH FOR 129 MCKEAN STREET DITILLERY BUILDING RENOVATIONS PROJECT (GREEN HIGHLIGHT)
Ickees Rocks Borough
Quartiers Creek
Elizabeth Lake
Bedford Reservoir
Ingram Borough
Crafton Borough

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

129 McKean Street Distillery Building Renovations

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

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

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

Yes	No		
☐	☐	1.	Is there a municipal comprehensive plan adopted under the Municipalities Planning Code (53 P.S. 10101, *et seq*.)?
☐	☐	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?

Fiscal Impact Statement

Updated 1/29/2020 to satisfy City Code §219.07

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

Description of Legislation

129 McKean Street, LLC is proposing to develop 129 McKean Street with a Change in Use for a partial building lease renovation located in the 17th Ward of the City of Pittsburgh, Allegheny County, Pennsylvania. The partial building renovation for change in use will be located at 129 McKean Street, Parcel ID of 3-A-80. The proposed partial building lease renovation for change in use of Parcel ID 3-A-80 described in the attached Sewage Facilities Planning Module (the "Planning Module") for land development proposes that the project be served by use of existing connections to the City of Pittsburgh sewage systems; and

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

Total Cost	$ 0			
Frequency of Expenditure	☐ One-Time		☐ Multi-Year	
Funding Source	☐ Operating	☐ Capital	☐ Grant	☐ Trust Fund
Is this item budgeted?	☐ Yes		☐ No	

JDE Account Information

N/A

Additional Operational Costs

N/A

Impact on City Revenue

N/A

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

Method of Procurement *Select one.*	☐ RFP	☐ Signed Waiver from OMB	☐ Amendment to Existing Contract *Do not fill out the rest of the form.*

Name of Vendor and Award Justification
List the name of the awarded vendor and its qualifications.

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

Selection Criteria
Describe the selection or scoring criteria.

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

Waiver Justification
If a waiver was granted, explain the justification.

EORC Synopsis
Insert synopsis that was presented.

Date Presented at EORC: Insert date.	☐ Approved	☐ Not Approved

*Per §219.07 of the City Code, you **must** include an electronic copy of the solicitation or your signed waiver with your submission to the Office of Management and Budget.*

Attachments

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

City of Pittsburgh

Sewer Facilities Planning Module Questionnaire

PROJECT NAME: 129 McKean Street BUILDING RENOVATIONS & ADDITIONS

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

The previously permitted use for the 129 McKean Street address of the property was Light Industrial on one lot.

2) What is the proposed use for the property?

The proposed permitted use for the 129 McKean Street address of the property is Commercial on one lot.

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

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

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

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

Resolution No. _____

CITY OF PITTSBURGH

Introduced: Bill No:

Committee: Intergovernmental Affairs Committee Status:

Sponsored by:

Resolution adopting Plan Revision to the City of Pittsburgh's Official Sewage Facilities Plan for 129 McKean Street commercial property at 129 McKean Street, Pittsburgh, Pennsylvania 15201.

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, 129 McKean Street, LLC has proposed the development of a certain parcels of land identified as at 129 McKean Street, Pittsburgh, PA 15219, parcel #3-A-80, in the 17th Ward of the City of Pittsburgh, Allegheny County, Pennsylvania and described in the attached Sewage Facilities Planning Module (the "Planning Module") for land development and proposes that project be served by a sewer tap-in to the City of Pittsburgh sewage systems; and

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

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

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

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

Said Planning Module includes the proposed identified 129 McKean Street, LLC has proposed the development of a certain parcels of land identified as at 129 McKean Street, Pittsburgh, PA 15219, parcel #3-A-80, in the 17th Ward of the City of Pittsburgh, Allegheny County, Pennsylvania.

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

Effective Date: _____

Passed in Council: _____

Approved: _____

Recorded in R.B. ___ page _____ in City Clerk's Office.

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 129 McKean Street, 17th Ward, Pittsburgh, Pennsylvania 15219.

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

WHEREAS, Goodblend of Pennsylvania, LLC has proposed the development of a certain parcels of land identified as 129 McKean Street, 17th Ward, Pittsburgh, Pennsylvania 15219, parcels part of parcel #3-A-80, in the 17th Ward of the City of Pittsburgh, Allegheny County, Pennsylvania and described in the attached Sewage Facilities Planning Module (the "Planning Module") for land development and proposes that project be served by a sewer tap-in to the City of Pittsburgh sewage systems; and

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

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

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

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

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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: _____

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Approved: _____

Recorded in R.B. ___ page _____ in City Clerk's Office.

Component 4C - County or Joint Health Department Review

COUNTY OF ALLEGHENY

RICH FITZGERALD
COUNTY EXECUTIVE

January 20, 2021

Kevin Wilmot, PE
Whitney Bailey Cox & Magnani, LLC
600 Burca Drive, Suite 609
Pittsburgh, PA 15017

RE: SEWAGE FACILITIES PLANNING MODULE; ALLEGHENY COUNTY
129 McKean Street Distillery Building Renovation, City of Pittsburgh

Dear Mr. Wilmot:

Enclosed is a signed copy of Component 4C, County or Joint County Health Department Review, for the above-referenced development. This Planning Module Component was received on January 14, 2021. The project proposes the following:

Project Description:	129 McKean Street Distillery Building Renovations. Proposing to reduce the existing seven-story (7) building to five-stories (5) and the one-story (1) existing addition onto the main building will be demolished to the foundation and replaced with a new five-story (5) addition constructed located in the City of Pittsburgh, Allegheny County.
Sewage Flow:	5,399 GPD
Conveyance:	The flow from this site will be conveyed to the Pittsburgh Water and Sewer Authority (PWSA) collection system to ALCOSAN POC M-06 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.

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

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)

pennsylvania
DEPARTMENT OF ENVIRONMENTAL PROTECTION

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF CLEAN WATER

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

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

Background

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

Who Should Complete the Component?

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

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

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

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

Section A. Project Name

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

Section B. Review Schedule

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

Section C. Agency Review

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

Section D. Additional Comments

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

3850-FM-BCW0362C 6/2016

pennsylvania
DEPARTMENT OF ENVIRONMENTAL PROTECTION

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF CLEAN WATER

DEP Code #:

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

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

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

Project Name

129 McKean Street Distillery Building Renovation

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

1. Date plan received by county or joint county health department January 14, 2021

   Agency name Allegheny County Health Department (ACHD)

2. Date review completed by agency January 20, 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 20, 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.