
SEWAGE FACILITIES PLANNING MODULE

DEP Code No. TBD

for

WEST GENERAL ROBINSON STREET TOWER 430 W General Robinson Street City of Pittsburgh, Allegheny County, Pennsylvania

Prepared For:

**North Shore Owner LLC
108 Lakeland Ave
Dover, DE 19901**

Prepared By:

**Langan Engineering and Environmental Services, Inc.
2400 Ansys Drive, Suite 403
Canonsburg, Pennsylvania 15317**

LANGAN

**April 2024
250163802**

Last Revised: May 2024

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APPENDIX A

Transmittal Letter and Correspondence



**TRANSMITTAL LETTER
 FOR SEWAGE FACILITIES PLANNING MODULE**

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

TO: Approving Agency (DEP or delegated local agency)
 PA DEP Southwest Regional Office
 400 Waterfront Drive
 Pittsburgh, PA 15222-4745

Date _____

Dear Sir/Madam:

Attached please find a completed sewage facilities planning module prepared by _____
(Name)
Langan Engineering and Environmental Services, Inc. for West General Robinson Street Tower
(Title) (Name)
 a subdivision, commercial ,or industrial facility located in the City of Pittsburgh

Allegheny _____ County.
(City, Borough, Township)

Check one

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

OR

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

Check Boxes

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

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

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

 Municipal Secretary (print)

 Signature

 Date

Pre-Development Meeting

Meeting Details

Date:	4/26/2023
Time, Scheduled:	1:30 pm
Meeting Location:	Microsoft Teams
Project Name:	214 W General Robinson Street
Project Location:	214 W General Robinson Street

Attendance Table

<i>Name</i>	<i>Title</i>	<i>Firm</i>	<i>Email</i>
Julie Asciola	Industry Relations Manager	PWSA	JAsciola@pgh2o.com
Jordan Treaster	Development Coordinator	PWSA	JTreaster@pgh2o.com
Robert Herring, PE, PMP	Senior Project Manager	PWSA	RHerring@pgh2o.com
Zach Rinker, PE	Associate Project Manager	PWSA	ZRinker@pgh2o.com
Ben Grunauer, EIT	Associate Project Manager	PWSA	BGrunauer@pgh2o.com
Midori Bridges	Engineer II	PWSA	MBridges@pgh2o.com
Rachel McCune	Project Manager	Langan Engineering	rmccune@langan.com
Chris Sciulli	Architect	AE7	-
Addie Jacobs	Project Design Engineer	Langan	adjacobs@langan.com
Shawn Fox	Owner Representative	RDC	sfox@buildwithrdc.com

Project Details

- ❖ Existing Conditions
 - Description:
 - The existing site is a vacant parking lot in the North Shore across W. General Robinson Street from PNC Park.
 - Existing Wastewater Flow Calculation

- Existing flows shall be limited to uses which have occurred within the last 15 years.
- If applicable, the PWSA prefers the existing flows to be calculated via peak flow estimates associated with the type of use. For additional information, please refer to the Developer's Manual on the PWSA website.
- ❖ Proposed Conditions
 - Description:
 - The proposed development consists of a 41,000 sq ft mixed-use building. The building will have a restaurant or commercial space on the first floor and approximately 250 residential units on the remaining floors.
 - Flow Estimation Methodology
 - The proposed wastewater flows shall be calculated via peak flow estimates in accordance with the use. For additional information, please refer to the Developer's Manual on the PWSA website.
- ❖ Peak Daily Wastewater Flow Calculations
 - The first step in the Development Permit Application will require the Applicant to estimate the peak daily wastewater flows for the existing and proposed conditions. The PWSA requires this information to determine whether the development will be required to obtain a Sewage Facilities Planning Module from the Pennsylvania Department of Environmental Protection. In addition, this information is required for the PWSA to authorize taps for the proposed development.
 - The peak daily wastewater flows shall be calculated via peak flow estimates in accordance with the existing and proposed uses. For additional information, please refer to the Developer's Manual on the PWSA website.

Water

- W. General Robinson
 - Diameter: 12-inch, Type: Distribution, Material: Ductile Iron
- Please be advised that the water main information provided by the PWSA was based on available information. The Applicant shall remain responsible to perform additional investigations to confirm the provided information.
- ❖ Water Services
 - Existing
 - None.
 - Proposed

- The proposed building will require both a domestic and fire service. The structure will contain a fire suppression system. The proposed connection size is to be determined.
- Any existing service laterals on the property that are not re-used shall be terminated at the PWSA main.
- ❖ Hydrant Flow Testing
 - The PWSA requires hydrant flow testing if the development includes either a fire suppression system or contains a water service larger than one-inch diameter.
 - If required, the PWSA will perform a preliminary hydrant selection for the Applicant to review and approve.

Sewer

- ❖ PWSA Sewers
 - From I-279 through adjacent western property to West General Robinson Street
 - Diameter: 15-inch, Type: Combination, Material: Vitrified Clay
 - Diameter: 15-inch, Type: Combination, Material: Vitrified Clay
 - Diameter: 33-inch, Type: Storm, Material: Reinforced Concrete
 - From I-279 through adjacent eastern property to West General Robinson Street
 - Diameter: 15-inch, Type: Combination, Material: Vitrified Clay
 - West General Robinson Street
 - Diameter: 15-inch, Type: Combination, Material: Vitrified Clay
 - Diameter: 18-inch, Type: Combination, Material: Vitrified Clay
 - Diameter: 36-inch, Type: Storm, Material: Reinforced Concrete
- ❖ Sanitary Sewer Service
 - Existing
 - The site currently has private infrastructure located on the site which will be abandoned.
 - Proposed
 - The developer is proposing two 10" connections to the 15" combined sewer to the west of the project site.
 - PWSA would prefer a connection that does not direct flows beneath PNC Park.
- ❖ Storm Sewer Service
 - Existing
 - To be determined, additional investigations required.
 - Proposed

- The developer is proposing two storm connections to the 36” storm sewer in W General Robinson Street
 - PWSA requested that the developer provide an easement for maintenance and operation of the 36” storm sewer. PWSA understands site constraints and is requesting the ability to continue to have access to the sewer through an easement agreement with the developer.
- ❖ CCTV Requirements
 - CCTV will be required for the following sewer segments:
 - From MH008G146 to MH008G145 to MH008G001
 - Property to West General Robinson Street, Diameter: 33-inch, Type: Storm
 - From MH008G079 to MH008G078
 - Property to West General Robinson Street, Diameter: 15-inch, Type: Combination
 - From MH008G078 to MH008G141
 - Fronting of property in West General Robinson Street, Diameter: 15-inch, Type: Combination
 - From MH008G001 to MH008G016 toward MH008G008
 - Fronting of property in West General Robinson Street, Diameter: 15-inch, Type: Storm
 - From MH008G085 to MH008G086 to MH008G087
 - Property to West General Robinson Street, Diameter: 15-inch, Type: Combination

General Discussion and Supporting Materials

- ❖ Please refer to the PWSA website for additional information, as follows:
 - [Developer's Manual](#) for detailed information on PWSA procedures and regulations
 - [Permits](#) for the 2022 Fee Schedule and Permit Applications (Development, Residential, Water Main Shut, Hydrant Flow Tests, Land Operations, Street Vacation, Records Requests, Water and Sewer Availability Letter)
 - [Rates](#) for PWSA's Water, Wastewater and Stormwater Rates
 - [Planning Workflow Diagram](#) for a guide to determine if a project needs a sewage facilities planning module

**DOCUMENTATION
FROM UTILITY COMPANIES**

Ariel Holstein

From: Addie Jacobs
Sent: Thursday, November 2, 2023 8:08 AM
To: 'Robert Herring, PE, PMP'; 'Midori Bridges, EIT'
Cc: Jordan Treaster; Rachel McCune
Subject: RE: 250163802 - West General Robinson Tower
Attachments: WGR (250163802) CCTV Markup 2023.11.02.pdf

Good morning, Rob and Midori,

Please, refer to the attached PDF for a sketch of the lines and their connectivity based on the CCTV conducted for the West General Robinson Street Tower project. This is in regards to Development Permit DEV-356-1023.

Do you have availability next week to discuss how to proceed moving forward as we were planning to connect the sanitary lateral to the existing sewer line connected to MH008G142 that has a bulkhead installed further north.

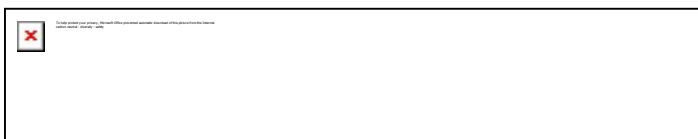
Thank you,
Addie

Addie Jacobs
Senior Staff Engineer

LANGAN

Direct: 724.514.5170
[File Sharing Link](#)
www.langan.com

PENNSYLVANIA NEW JERSEY NEW YORK CONNECTICUT MASSACHUSETTS VIRGINIA WASHINGTON, DC
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ATHENS CALGARY DUBAI LONDON PANAMA



From: Robert Herring, PE, PMP <RHerring@pgh2o.com>
Sent: Thursday, September 7, 2023 4:32 PM
To: Rachel McCune <rmccune@langan.com>
Cc: Addie Jacobs <adjacobs@langan.com>; Jordan Treaster <JTreaster@pgh2o.com>
Subject: [External] RE: 250163802 - West General Robinson Tower

I'm widely available on Monday if you want to send an invite for a quick meeting.



Robert Herring, PE, PMP
Senior Project Manager

Office: 412.255.8800
Ext: 5532

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

<https://pgh2o.com>



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From: Rachel McCune <rmccune@langan.com>
Sent: Thursday, September 7, 2023 3:04 PM
To: Robert Herring, PE, PMP <RHerring@pgh2o.com>; Jordan Treaster <JTreaster@pgh2o.com>
Cc: Addie Jacobs <adjacobs@langan.com>
Subject: 250163802 - West General Robinson Tower

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Afternoon Rob + Jordan,

Do you time available next week to discuss the sanitary connection for the West General Robinson Tower Project? We just received all of the information from the CCTV and wanted to discuss some of the findings and where to connect the development's sanitary link.

Site Location:

40.44811468644512, -80.00540949144046
200 W General Robinson St, Pittsburgh, PA 15212

Thanks!
Rachel

Rachel McCune, PE
Project Engineer

LANGAN

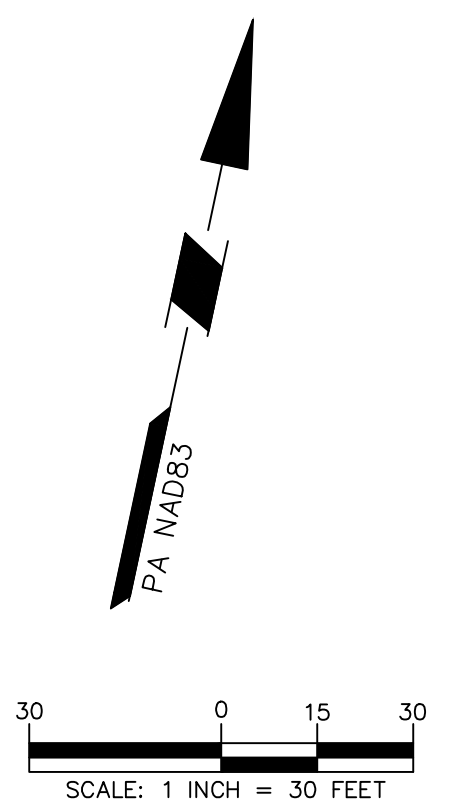
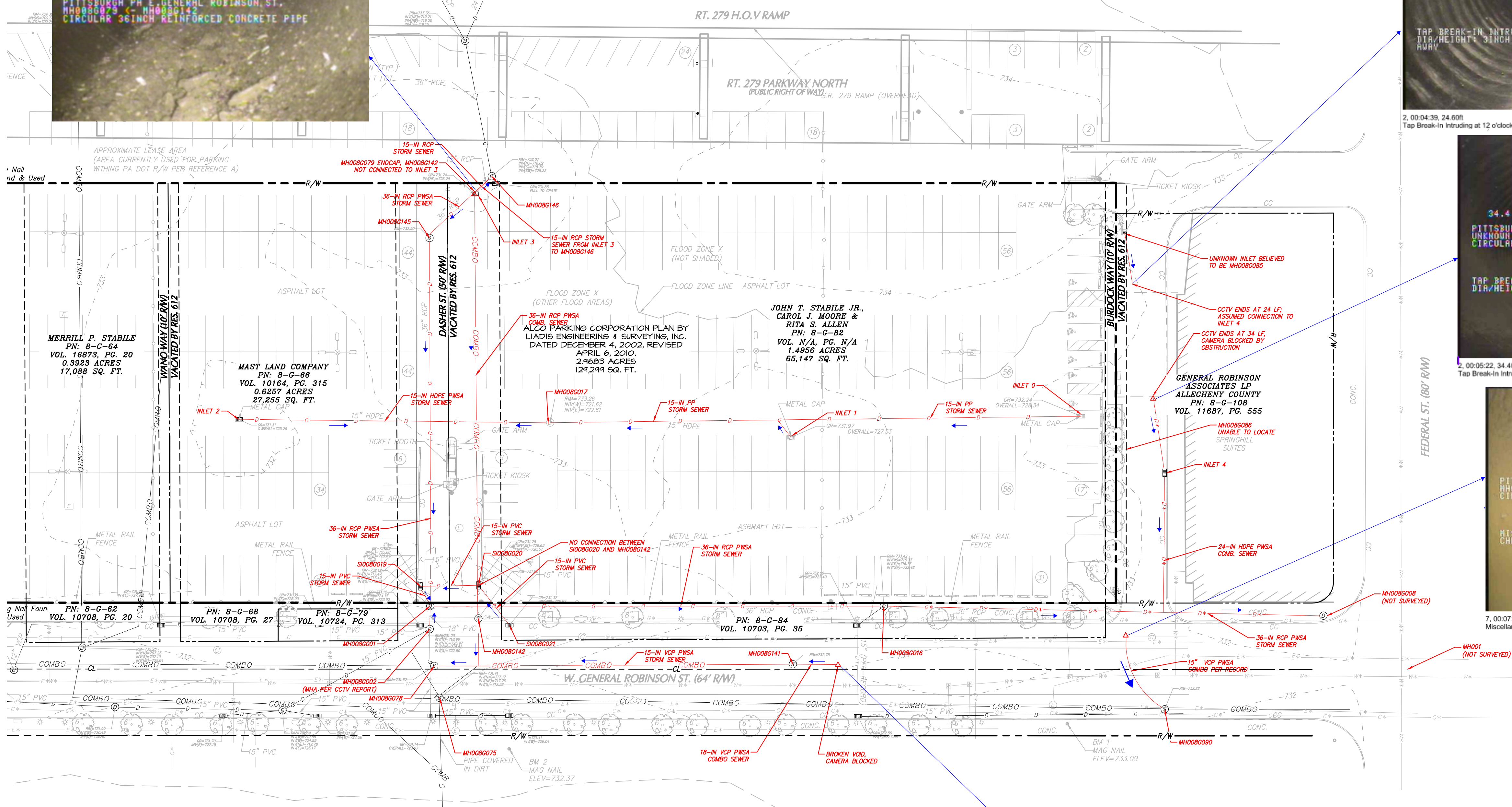
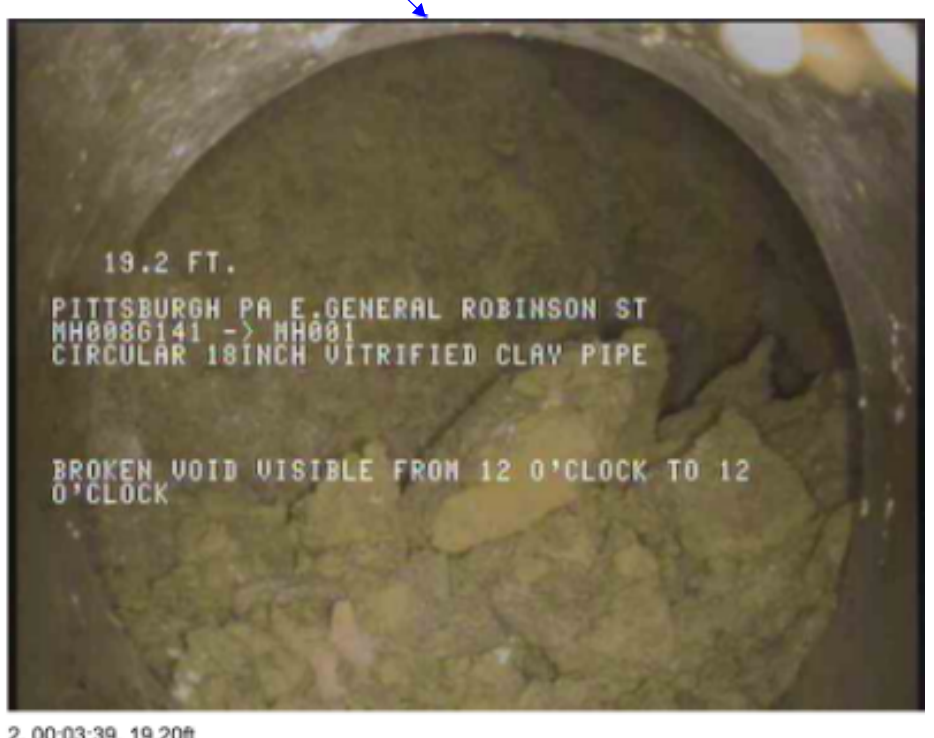
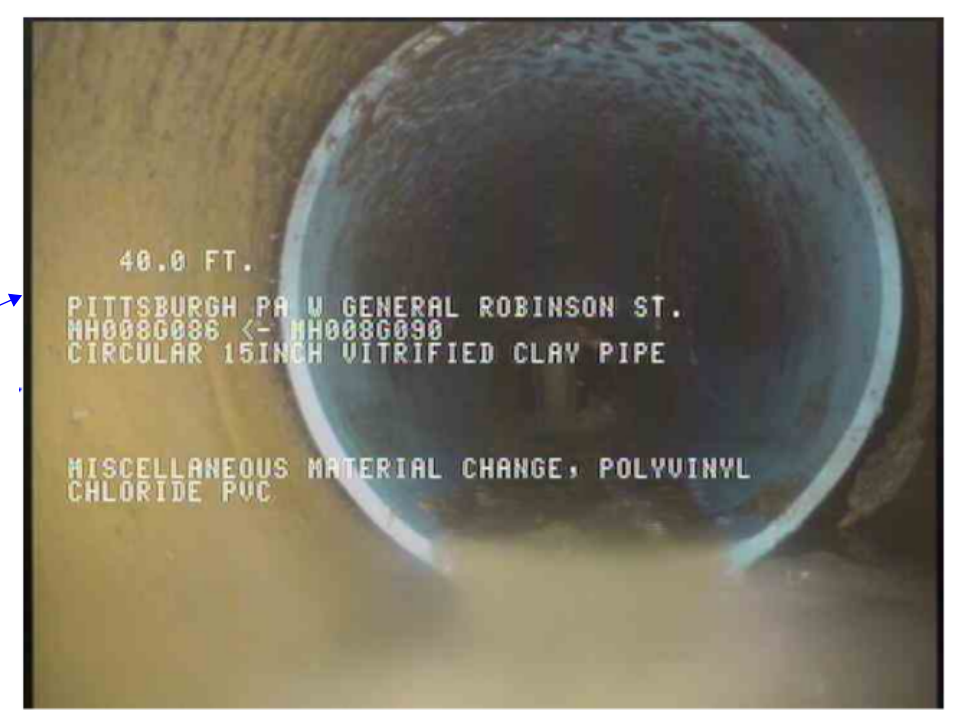
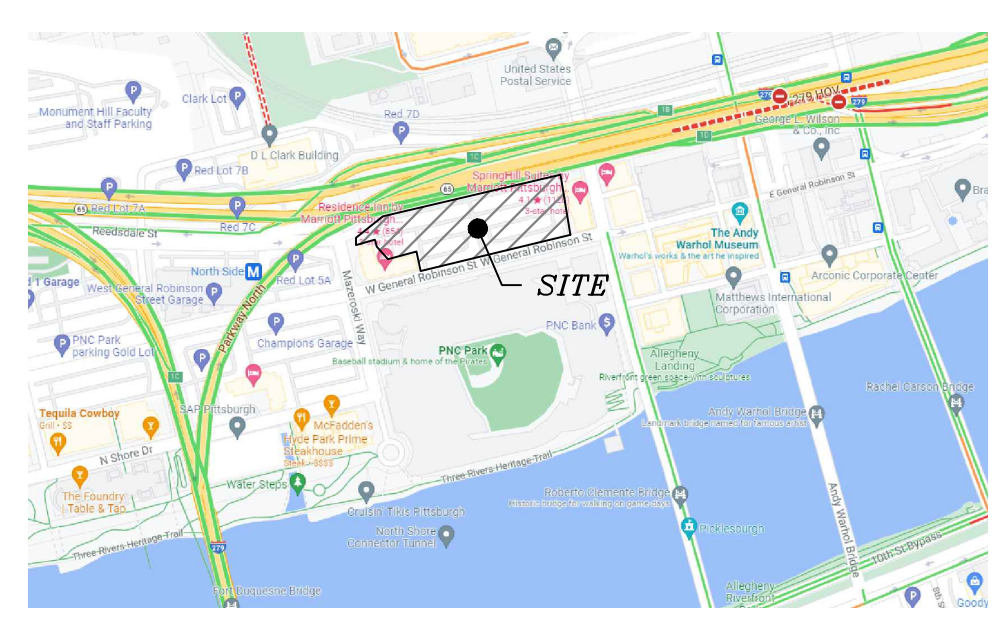
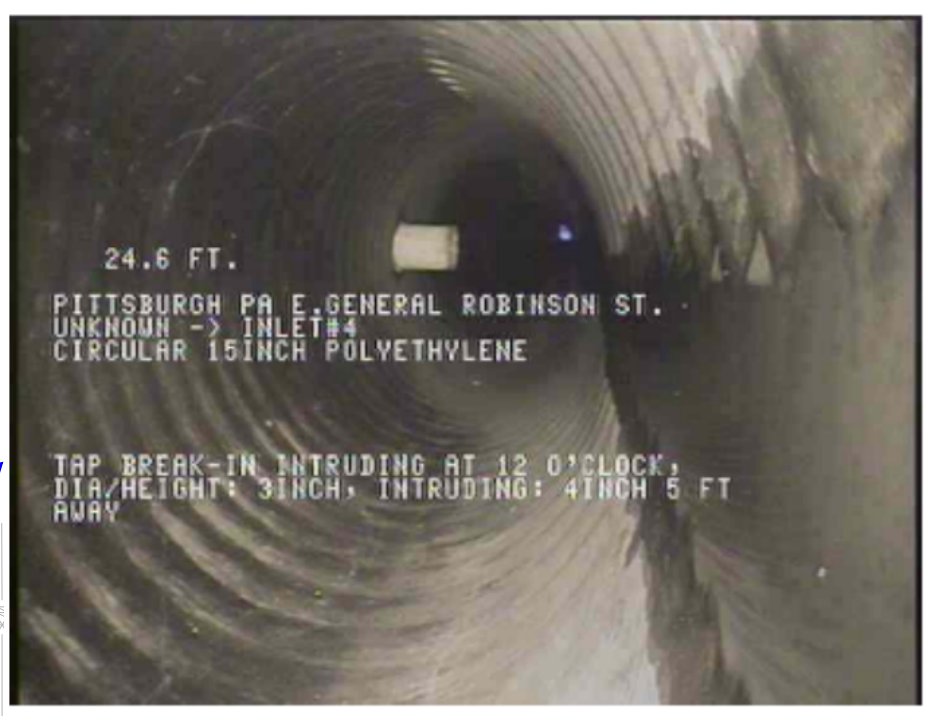
Mobile: 724.972.3781
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Date	Description	No.
Revisions		

LANGAN
Langan Engineering and Environmental Services, Inc.
2400 Ansys Drive, Suite 403
Canonsburg, PA 15317
T: 724.514.5100 F: 724.514.5101 www.langan.com

Project
WEST GENERAL ROBINSON STREET DEVELOPMENT
PITTSBURGH
ALLEGHENY COUNTY PENNSYLVANIA
Drawing Title
BOUNDARY & TOPOGRAPHIC SURVEY

Project No. 250163802	1
Date SEPTEMBER 29, 2023	
Drawn By AXJ	
Checked By RIM	Sheet 1 of 1

LEGEND (NOT SHOWN TO SCALE)

<ul style="list-style-type: none"> ⊙ (with center dot) MONUMENTATION FOUND (TYPE AS NOTED) ⊙ (with cross) SET 1" x 30" STEEL PIN WITH CAP "LANGAN" ⊙ (with cross) SET DRILL HOLE ⊙ (with cross) HYDRANT ⊙ (with cross) STAND PIPE ⊙ (with cross) ROOF DRAIN ⊙ (with cross) BOLLARD ⊙ (with cross) STREET LIGHT ⊙ (with cross) AREA LIGHT ⊙ (with cross) SIGNAL POLE ⊙ (with cross) POWER POLE ⊙ (with cross) GUY WIRE ⊙ (with cross) MANHOLE (TYPE AS LABELED) ⊙ (with cross) GAS VALVE ⊙ (with cross) UNKNOWN VALVE ⊙ (with cross) CATCH BASIN ⊙ (with cross) CLEAN OUT ⊙ (with cross) SIGN ⊙ (with cross) BOLLARD ⊙ (with cross) ELECTRIC BOX ⊙ (with cross) ELECTRIC METER ⊙ (with cross) GAS METER ⊙ (with cross) WATER METER ⊙ (with cross) TELEPHONE BOX ⊙ (with cross) TRAFFIC SIGNAL POLE ⊙ (with cross) DOUBLE DOOR ⊙ (with cross) GARAGE DOOR — D — SEWER LINES THAT WERE CCTV'ED — COMB — 	<ul style="list-style-type: none"> REC. DEED OF RECORD AC. ACRES CALC. CALCULATED OBS. OBSERVED SQ. FT. SQUARE FEET CSR. CITY SURVEY RECORD AFN. AUDITOR'S FILE NUMBER PN. PARCEL NUMBER VOL. DEED VOLUME PG. PAGE LSA. LANDSCAPE AREA CP. CONCRETE PAD CC. CONCRETE CURB EP. EDGE OF PAVEMENT FENCE (TYPE AS NOTED) SUBJECT PROPERTY LINE ADJOINING PROPERTY LINE EASEMENT LINE TREE LINE GUIDE RAIL (TYPE AS NOTED) ST- ST. STEAM LINE OVERHEAD WIRE COMB. COMBINED SEWER LINE G. GAS LINE W. WATER LINE E. ELECTRIC LINE T. TELEPHONE LINE D. DRAINAGE LINE X*. REFERENCE UTILITY LINE (TYPE AS NOTED) - PLOTTED FROM EXISTING MAPPING
---	--

Ariel Holstein

From: Midori Bridges, EIT <mbridges@pgh2o.com>
Sent: Friday, November 3, 2023 11:44 AM
To: Robert Herring, PE, PMP; Addie Jacobs
Cc: Jordan Treaster; Rachel McCune
Subject: [External] RE: 250163802 - West General Robinson Tower

Hi Addie,

I originally asked where the proposed connection was so I could complete the MLCS. This info will suffice. As Rob said lets just move forward with the proposed connection into the lateral and we can hash it out through comments during the tap in plan review, if we need to have a call we can do so later on.



Midori Bridges, EIT
Engineer II
Ext: 9996

Pittsburgh Water And Sewer Authority
1200 Penn Avenue, Pittsburgh, PA 15222

<https://pgh2o.com>



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From: Robert Herring, PE, PMP <RHerring@pgh2o.com>
Sent: Friday, November 3, 2023 11:34 AM
To: Addie Jacobs <adjacobs@langan.com>; Midori Bridges, EIT <mbridges@pgh2o.com>
Cc: Jordan Treaster <JTreaster@pgh2o.com>; Rachel McCune <rmccune@langan.com>
Subject: RE: 250163802 - West General Robinson Tower

Addie,

Can this just be handled via our normal tap-in review process? You can propose how you want to connect the sanitary and we can review/comment.

Thanks,



Robert Herring, PE, PMP
Senior Project Manager
Office: 412.255.8800
Ext: 5532

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

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Thank you,
Addie

Addie Jacobs
Senior Staff Engineer

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Robert Herring, PE, PMP
Senior Project Manager
Office: 412.255.8800
Ext: 5532

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

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40.44811468644512, -80.00540949144046
200 W General Robinson St, Pittsburgh, PA 15212

Thanks!
Rachel

Rachel McCune, PE
Project Engineer

LANGAN

Mobile: 724.972.3781
[File Sharing Link](#)

Phone: 724.514.5100 Fax: 724.514.5101
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Most Limited Capacity Sewer (MLCS) Spreadsheet

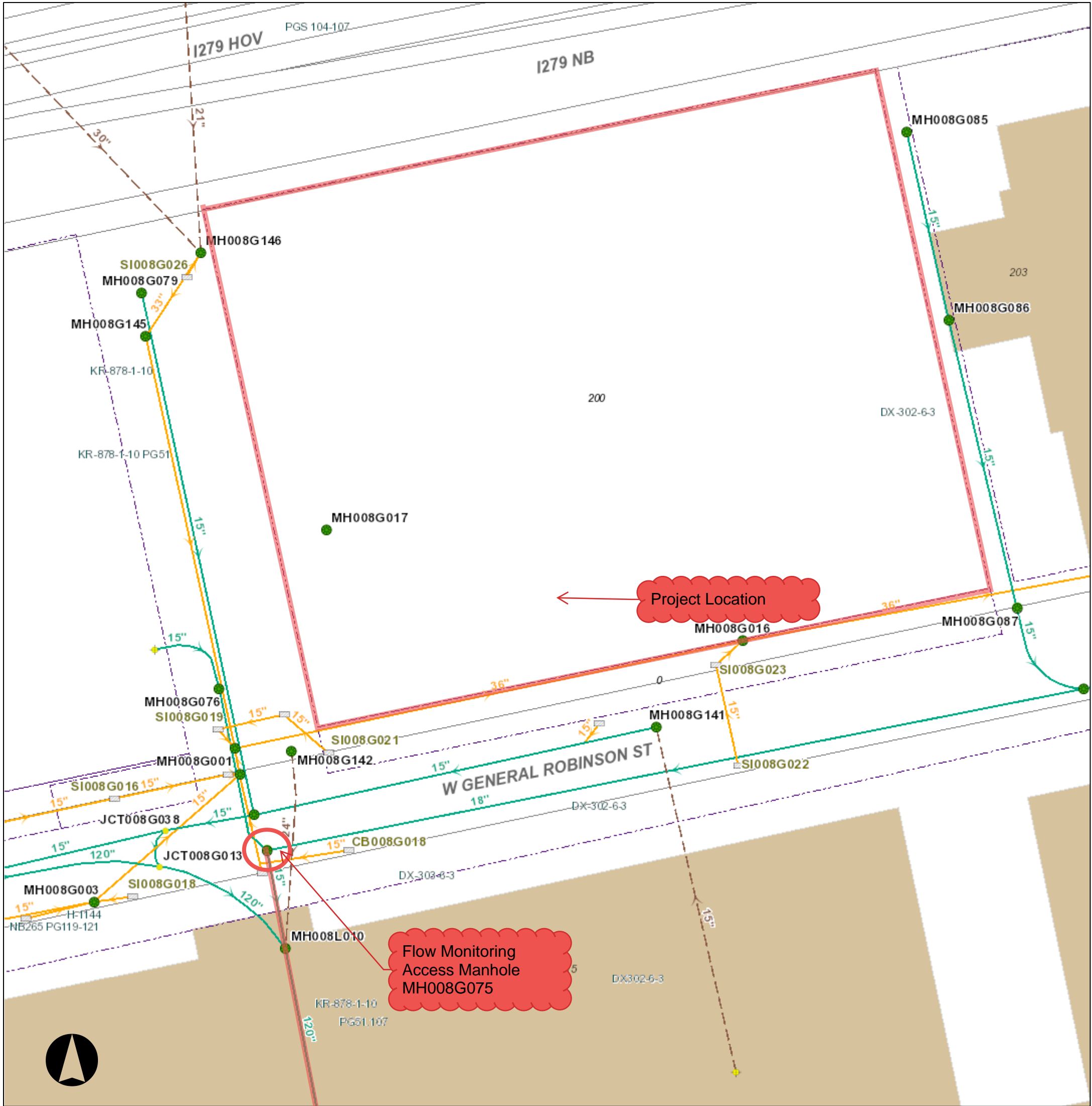
PROJECT NAME:	430 W General Robinson
PWSA PROJECT NUMBER:	DEV-356-1023
PWSA REVIEWER:	Midori Bridges
DATE:	October 31, 2023

LEGEND:

Output Data
Input Data
Questionable Data
Hydraulically Limited Sewer

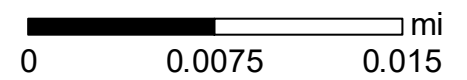
Upstream MH	Downstream MH	Upstream Invert	Downstream Invert	Length, ft	Diam., in.	Material	n	Area, sf	Wetted P, ft	Slope	Flow, gpd
MH008G075	MH008L010	713.51	706.06	41.95	15	VCP	0.015	1.23	3.927	17.76%	15,289,593
MH008L010	MH008L009	706.06	702.29	141.80	120	Concrete	0.013	78.54	31.416	2.66%	1,747,447,742
MH008L009	ADC008LA48	702.29	697.61	342.70	120	Concrete	0.013	78.54	31.416	1.37%	1,252,384,003

430 W General Robinson St. MLCS



Legend

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



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

Date: 11/14/2023

APPENDIX B

Resolution for Plan Revision for New Land Development

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

Department	Law
Preparer	Cameron Crowe
Standing Committee Representative	Rachel McCune, P.E. (Langan Engineering) 724-972-3781
Type of Legislation	Other

Description of Legislation

North Shore Owner LLC has proposed the development of parcel of land identified as West General Robinson Street Tower at 430 W General Robinson, Pittsburgh, PA 15212, Allegheny County, at lot and block 8-G-82, in the 22nd Ward of the City of Pittsburgh, Pennsylvania and described in the attached Sewage Facilities Planning Module (the "Planning Module") for land development and proposes that project be served by use of existing connections to the City of Pittsburgh sewage systems; and

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

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

JDE Account Information

N/A

Additional Operational Costs

N/A

Impact on City Revenue

N/A

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

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

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.

<i>Date Presented at EORC:</i> Insert date.	<input type="checkbox"/> Approved	<input type="checkbox"/> 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: West General Robinson Street Tower

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

Parking lot

2) What is the proposed use for the property?

Mixed use multi-story residential apartment building with first floor commercial/retail and a parking garage.

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

The proposed stormwater BMPs will delay the release of runoff to the existing sewer system, allowing for runoff to cool prior to entering the public sewer system. Earth disturbance will be minimized as much as possible and temporary/permanent stabilization measures will be implemented.

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

The proposed development results in a net negative change in the amount of impervious area.

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 the West General Robinson Street Tower project, 430 W General Robinson, Pittsburgh, PA 15212.

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, North Shore Owner LLC has proposed the development of parcel of land identified as West General Robinson Street Tower at 430 W General Robinson, Pittsburgh, PA 15212, Allegheny County, at lot and block 8-G-82, in the 22nd Ward of the City of Pittsburgh, Pennsylvania and described in the attached Sewage Facilities Planning Module (the "Planning Module") for land development and proposes that project be served by use of existing connections to the City of Pittsburgh sewage systems; and

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

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

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

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

Said Planning Module includes the West General Robinson Street Tower project at 430 W General Robinson, Pittsburgh, PA 15212, Allegheny County, at lot and block 8-G-82, in the 22nd Ward of the City of Pittsburgh

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

Effective Date: _____

Passed in Council: _____

Approved: _____

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

APPENDIX C

**Component 3, Narrative Description of
Project, Supporting Documentation**

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 #

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 West General Robinson Street Tower

2. Brief Project Description Mixed use multi-story residential apartment building with first floor commercial/retail and a parking garage

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

Municipality Name	County	City	Boro	Twp
Pittsburgh	Allegheny	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Municipality Contact Individual - Last Name	First Name	MI	Suffix	Title
Prendergast	Kyla			Senior Environmental Planner
Additional Individual Last Name	First Name	MI	Suffix	Title

Municipality Mailing Address Line 1	Mailing Address Line 2
100 Ross Street	Suite 202

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

Area Code + Phone + Ext.	FAX (optional)	Email (optional)
		kyla.prendergast@pittsburghpa.gov

C. SITE INFORMATION (See Section C of instructions)

Site (Land Development or Project) Name

West General Robinson Street Tower

Site Location Line 1 200 W General Robinson	Site Location Line 2
--	----------------------

Site Location Last Line -- City Pittsburgh	State PA	ZIP+4 15212	Latitude 40.44850	Longitude -80.00540
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Detailed Written Directions to Site Head South on Waterfront Dr, Continue onto 30th St Bridge, Take left onto River Ave, Continue on River Ave and into E General Robinson St, Turn left onto Anderson St, Turn right onto Isabella St, Turn right onto Federal St and left onto W General Robinson St

Description of Site The site is currently occupied by a parking lot and minimal pervious open space. Historically the site consisted of a parking lot for the past 30+ years.

Site Contact (Developer/Owner)

Last Name Fox	First Name Shawn	MI	Suffix	Phone 412-448-2579	Ext.
------------------	---------------------	----	--------	-----------------------	------

Site Contact Title	Site Contact Firm (if none, leave blank) North Shore Owner LLC
--------------------	---

FAX	Email sfox@buildwithrdc.com
-----	--------------------------------

Mailing Address Line 1 108 Lakeland Ave	Mailing Address Line 2
--	------------------------

Mailing Address Last Line -- City Dover	State DE	ZIP+4 19901
--	-------------	----------------

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

Last Name Ceriani	First Name Paul	MI	Suffix
----------------------	--------------------	----	--------

Title Associate	Consulting Firm Name Langan Engineering & Environmental Services, Inc.
--------------------	---

Mailing Address Line 1 2400 Ansys Drive	Mailing Address Line 2 Suite 403
--	-------------------------------------

Address Last Line -- City Canonsburg	State PA	ZIP+4 15317	Country USA
---	-------------	----------------	----------------

Email pceriani@Langan.com	Area Code + Phone 724-514-5100	Ext.	Area Code + FAX 724-514-5101
------------------------------	-----------------------------------	------	---------------------------------

E. AVAILABILITY OF DRINKING WATER SUPPLY

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

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

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

Name of water company: Pittsburgh Water & Sewer Authority (PWSA)

F. PROJECT NARRATIVE (See Section F of instructions)

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

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

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

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

1. COLLECTION SYSTEM

a. Check appropriate box concerning collection system

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

Clean Streams Law Permit Number _____

b. Answer questions below on collection system

Number of EDU's and proposed connections to be served by collection system. EDU's 202

Connections 5

Name of:

existing collection or conveyance system Road - 36-inch RCP Combined Sewer

owner Private sewer main that connects to PWSA's system

existing interceptor Monongahela Interceptor

owner Allegheny County Sanitary Authority (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 Wastewater Treatment Facility

NPDES Permit Number for existing facility _____

Clean Streams Law Permit Number PA0025984

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

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

As an authorized representative of the permittee, I confirm that the _____
(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 _____

Agent Signature _____ Date _____

(Also see Section I. 4.)

G. PROPOSED WASTEWATER DISPOSAL FACILITIES (Continued)

3. PLOT PLAN

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

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

4. WETLAND PROTECTION

YES NO

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

5. PRIME AGRICULTURAL LAND PROTECTION

YES NO

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

6. HISTORIC PRESERVATION ACT

YES NO

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

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

7. PROTECTION OF RARE, ENDANGERED OR THREATENED SPECIES

Check one:

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

Applicant or Consultant Initials _____.

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

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

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

1. Waters designated for Special Protection

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

2. Pennsylvania Waters Designated As Impaired

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

3. Interstate and International Waters

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

4. Tributaries To The Chesapeake Bay

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

Name of Permittee Agency, Authority, Municipality _____

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

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

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

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

1. Project Flows 60482 gpd
2. Total Sewage Flows to Facilities (pathway from point of origin through treatment plant)

When providing "treatment facilities" sewage flows, use Annual Average Daily Flow for "average" and Maximum Monthly Average Daily Flow for "peak" in all cases. For "peak flows" in "collection" and "conveyance" facilities, indicate whether these flows are "peak hourly flow" or "peak instantaneous flow" and how this figure was derived (i.e., metered, measured, estimated, etc.).

- a. Enter average and peak sewage flows for each proposed or existing facility as designed or permitted.
- b. Enter the average and peak sewage flows for the most restrictive sections of the existing sewage facilities.
- c. Enter the average and peak sewage flows, projected for 5 years (2 years for pump stations) through the most restrictive sections of the existing sewage facilities. Include existing, proposed (this project) and future project (other approved projects) flows.

To complete the table, refer to the instructions, Section J.

	a. Design and/or Permitted Capacity (gpd)		b. Present Flows (gpd)		c. Projected Flows in 5 years (gpd) (2 years for P.S.)	
	Average	Peak	Average	Peak	Average	Peak
Collection	4367694	15286930	0	0	18145	63506
Conveyance						
Treatment						

3. Collection and Conveyance Facilities

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

YES NO

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

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

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

b. Collection System

Name of Agency, Authority, Municipality PWSA

Name of Responsible Agent _____

Agent Signature _____ Date _____

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

c. Conveyance System

Name of Agency, Authority, Municipality ALCOSAN

Name of Responsible Agent _____

Agent Signature _____

Date _____

4. Treatment Facility

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

YES NO

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

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

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

- b. Name of Agency, Authority, Municipality ALCOSAN

Name of Responsible Agent _____

Agent Signature _____

Date _____

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

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

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

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

L. PERMEABILITY TESTING (See Section L of instructions)

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

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

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

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

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

O. SEWAGE MANAGEMENT (See Section O of instructions)

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

Yes No

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

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

2. Project Flows _____ gpd

Yes No

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

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

(For completion by non-municipal facility agent)

4. Collection and Conveyance Facilities

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

Yes No

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

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

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

- b. Collection System

Name of Responsible Organization _____

Name of Responsible Agent _____

Agent Signature _____

Date _____

- c. Conveyance System

Name of Responsible Organization _____

Name of Responsible Agent _____

Agent Signature _____

Date _____

5. Treatment Facility

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

Yes No

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

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

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

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

(For completion by the municipality)

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

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

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

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

Yes No

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

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

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

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

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

Rachel McCune, P.E.

Name (Print)

Project Engineer

Title

2400 Ansys Drive, Suite 403
Canonsburg, PA 15317

Address



Signature

04/09/2024

Date

7249723781

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 \$7600 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.

$$\#152 \text{ _____ Lots (or EDUs) X } \$50.00 = \$ 7600 \text{ _____}$$

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:

$$\# \text{ _____ Lots (or EDUs) X } \$35.00 = \$ \text{ _____}$$

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)

NARRATIVE DESCRIPTION OF PROJECT

SECTION F SEWAGE FACILITIES PLANNING MODULE COMPONENT 3

**Re: Project Narrative
West General Robinson Street Tower
City of Pittsburgh, Allegheny County, Pennsylvania
Langan Project No.: 250163802**

The project site is located at 430 W General Robinson Street, Pittsburgh, PA 15212, Allegheny County at lot and block 8-G-82, in the 22nd Ward of the City of Pittsburgh, Pennsylvania. The site is generally bound by W General Robinson to the southeast and RT. 279 Parkway North to the northwest (refer to Figure 1). The site is currently occupied by a parking lot and minimal pervious open space. The site is located in the RIV-NS – Riverfront North Shore zoning district. North Shore Owner LLC, the developer of the Project, is proposing to develop the site to be a proposed mixed-use multi-story residential apartment building with first floor commercial/retail and a parking garage. The proposed project will be owned and operated by North Shore Owner LLC. The project site area is approximately 1.64 acres at lot and block 8-G-82.

The project proposes use of a proposed, private 8-inch gravity sewer lateral for the proposed building that will tie into an existing private 36-inch combined sewer that ties into an existing 15-inch combined sewer owned by PWSA and located in W General Robinson Street, south of the site. This existing 15-inch combined sewer eventually connects to the Allegheny Interceptor on the north bank of the Allegheny River. Sewage will then be conveyed and treated by Allegheny County Sanitary Authority (ALCOSAN) Wastewater Treatment Facility.

The existing site has an estimated combined sanitary sewage flow of 0 gallons per day. Following the proposed development, the building will have an estimated combined sanitary sewage flow of 60,482 gallons per day.

Water service will ultimately be provided by Pittsburgh Water and Sewer Authority (PWSA). Water service to this site will be via two 8-inch water service laterals tapping into an existing PWSA 12-inch water service located in W General Robinson Street. One 8-inch water service lateral will be for fire service and the other will be for domestic service.

The existing site has an estimated water demand of 0 gallons per day. Following the proposed development, the building will have an estimated water demand of 60,482 gallons per day.

Section J of Component 3 was completed using the calculation methodology and procedures outlined by the PWSA Developer's Manual, revised March 24th, 2023. Method #2 Flow Monitoring from the Developer's Manual was implemented to estimate the Present Peak Flow based on flow measurements at the most limited capacity sewer (between PWSA MH008G075 to PWSA MH008L010) for 30 days from December 15, 2023 to January 13, 2024. The most limited capacity sewer (between MH008G075 to PWSA MH008L010) was

determined by PWSA. As PWSA MH008L010 is inaccessible, PWSA MH008G075 was chosen by PWSA as the location to monitor the flow. The flow meter was installed inside PWSA MH008G075 for the duration of the flow monitoring – December 12, 2023 to January 13, 2024– with measurements of the head and the velocity of the water taken every five minutes.

Data from the flow monitoring can be found in Appendix C under Anticipated Sewage Flow Reference. Pipe capacity information provided by PWSA was used in conjunction with Manning's Equation to estimate the Peak Design Capacity, and a Peak Factor of 3.5 was used to estimate the Average Design Capacity. The Projected Peak Flow was calculated by multiplying the sum of the Present Peak Flow and the Anticipated Flow Contribution for the project by a factor of 1.05 to estimate the projected flow in 5 years. The Projected Average Flow was calculated by dividing the Projected Peak Flow by the Peak Factor of 3.5. Based on these calculations, it has been determined that the anticipated flow contribution for the proposed project will not create undue stress on the existing PWSA system's capacity.

**ANTICIPATED SEWAGE
FLOW REFERENCE**

Date: 4/1/2024
 Langan Project Number: 250163802
 Calc by: AXJ
 Check by: RIM

WEST GENERAL ROBINSON STREET TOWER			
PROPOSED SEWAGE FLOW ESTIMATION (FOR DEP PERMITTING)			
Unit Description	Number of Units	Anticipated Average Rate (GPD/Occupant)¹	Anticipated Average Sewage Flow (GPD)
Public toilet	2	400	800
Apartment, one bedroom ²	191	150	28,650
Apartment, two bedroom ²	102	300	30,600
Restaurants (kitchen and toilet wastes, single-service utensils/person) ³	86	8.5	734
Proposed GPD (Water Supply)=			60,784
Proposed GPD (Sanitary Load) =			60,784
Existing GPD (Sanitary Load)=			0
Net GPD (Sanitary Load)=			60,784
Total Proposed EDUs² (Sanitary Load)=			152
Net Proposed EDUs² (Sanitary Load)=			152

Notes:

- 1 – Rate is based on the flow estimate defined in Table 1 of the PWSA developers manual (equivalent to estimates defined in Appendix A of the PA DEP Small Flow Treatment Facilities Manual)
- 2 – Number of units based on architectural floor plans provided by AE7.
- 3 – Number of patrons (units) includes an assumed turnover rate of 3 and 50 SF of restaurant space per patron and 75% of square footage is available for patrons. Floor space based on plans provided by AE7.
- 4 – EDUs are based on 400 GPD/EDU.

**PROPOSED SANITARY PIPE CALCULATIONS
WEST GENERAL ROBINSON STREET TOWER**

Q_{max}	Based on Total Units Discharging
Q_{design}	$3.5 * Q_{max}$
Q_{full}	$1.49/n * A_{pipe} * R^{2/3} * S^{1/2}$
Q_{half}	FLOW AT HALF FULL = $0.48 * Q_{full}$
V_{max}	VELOCITY AT 80% FULL = $1.15 * Q_{full} / A_{pipe}$
V_{half} , (fps)	VELOCITY OF FLOW AT HALF FULL = $Q_{half} / (A_{pipe} * 0.5)$
PIPE SIZED ACCORDINGLY	CHECKS IF Q_{design} IS LESS THAN Q_{half}

FROM MIXED USE BLDG TO SEWER

MINIMUM SLOPE WITHIN THIS ENTIRE RUN = 1.0%

MATERIAL	SDR26	Q_{full} , cfs	Q_{full} , gpd	Q_{half} , cfs	Q_{half} , gpd	V_{max} , fps	V_{half} , fps
LENGTH, ft	24	0.94	607,440	0.45	291,571	5.51	4.79
DIAMETER, in	6						
SLOPE	2.00%						
n	0.011						
Q_{max} , gpd	60,784						
Q_{design} , gpd	212,744						

PIPE SIZED ACCORDINGLY: TRUE
 $V_{max} < 10$ fps: TRUE
 $V_{half} > 2$ fps: TRUE



Existing and Proposed Sanitary Pipe Calculations
North Shore Entertainment Plaza
W General Robinson St 15-IN PWSA Combined Sewer (MH008G075 - MH008L010)
Dry Flow Comparison Calculations

Given Information	
Pipe Location:	W General Robinson
Pipe Type:	VCP
Pipe Diameter (IN) ⁽¹⁾ :	15
Slope ⁽²⁾ :	17.76%
Manning's n Value:	0.015
Average Dry Flow (GPD):	0

Solve for Present Peak Flow	
Peak Factor:	3.5
Flow (GPD)⁽³⁾:	0

Solve for Peak Design Capacity (Present)	
Flow (CFS):	23.657
Flow (GPD):	15,286,930

Solve for Average Design Capacity (Present)	
Peak Factor:	3.5
Flow (GPD):	4,367,694

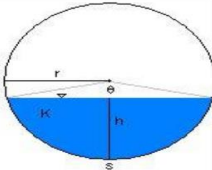
Solve for Projected Peak Flow in 5 Years	
PWSA 5-year Factor	1.05
Anticipated Flow Contribution (GPD) ⁽⁴⁾ :	60,784
Flow (GPD):	63,823

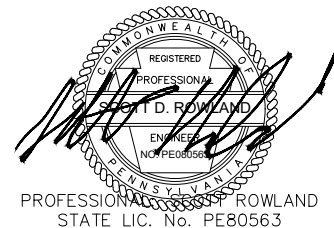
Solve for Average Flow in 5 years	
Flow (GPD):	18,235

Summary	
Anticipated Peak Flow Contribution (GPD) ⁽⁴⁾ :	60,784
Present Average Flow (GPD):	0
Present Peak Flow (GPD):	0
Average Design Capacity (GPD):	4,367,694
Peak Design Capacity (GPD):	15,286,930
Average Projected Flow (GPD)	18,235
Peak Projected Flow (GPD)	63,823

$$V = \frac{k}{n} R^{2/3} S^{1/2} \quad k=1.4859 \text{ft}^{1/3}/\text{s} \quad Q = VA$$

1. Sewer diameter referenced from PWSA output data provided October 31, 2023
2. Sewer slope referenced from PWSA output data provided October 31, 2023
3. Present flow based on peak hourly average dry flow as monitored in PWSA Manhole MH008G075 for 30 days between December 15, 2023 through January 13, 2024
4. Flow estimation calculation based on floor plan provided by AE7

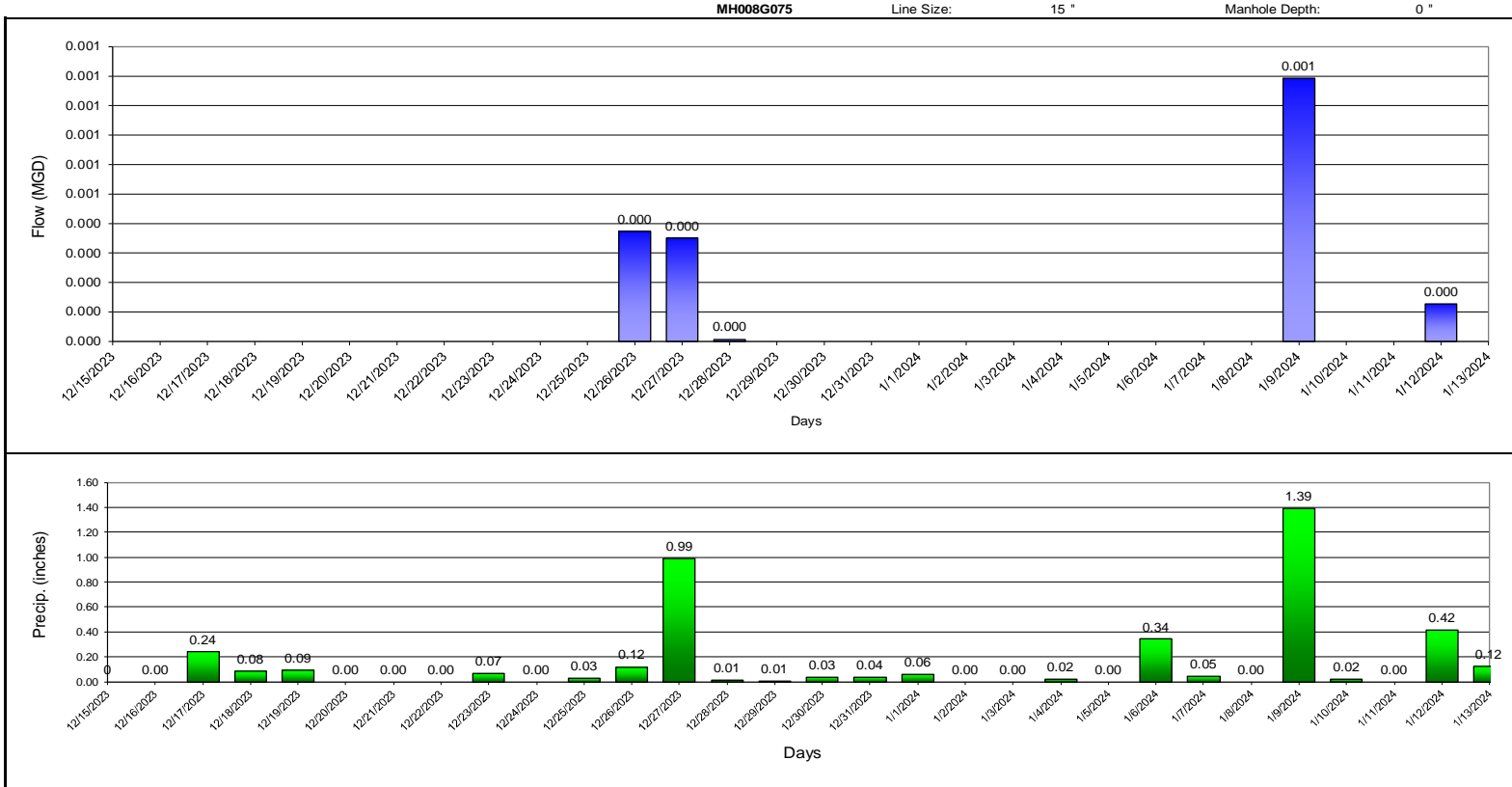
step	solve for	if flow depth < radius
		
1	circular segment height	$h = d$
2	central angle	$\theta = 2 \arccos\left(\frac{r-h}{r}\right)$
3	circular segment area	$K = \frac{r^2(\theta - \sin \theta)}{2}$
4	arc length	$s = r \times \theta$
5	flow area	$A = K$
6	wetted perimeter	$F_w = s$
7	hydraulic radius	$R_h = \frac{A}{F_w}$



FLOW MONITORING GRAPHICAL RESULTS

Date:	12/15/2023	12/16/2023	12/17/2023	12/18/2023	12/19/2023	12/20/2023	12/21/2023	12/22/2023	12/23/2023	12/24/2023	12/25/2023	12/26/2023	12/27/2023	12/28/2023	12/29/2023	12/30/2023
Flow:	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Precip.:	0.00	0.00	0.24	0.08	0.09	0.00	0.00	0.00	0.07	0.00	0.03	0.12	0.99	0.01	0.01	0.03

Date:	12/31/2023	01/01/2024	01/02/2024	01/03/2024	01/04/2024	01/05/2024	01/06/2024	01/07/2024	01/08/2024	01/09/2024	01/10/2024	01/11/2024	01/12/2024	01/13/2024
Flow:	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.001	0.000	0.000	0.000	0.000
Precip.:	0.04	0.06	0.00	0.00	0.02	0.00	0.34	0.05	0.00	1.39	0.02	0.00	0.42	0.12



MH008G075

December 15, 2023 through January 13, 2024

Line Size:	15 "	Manhole Depth:	0 "
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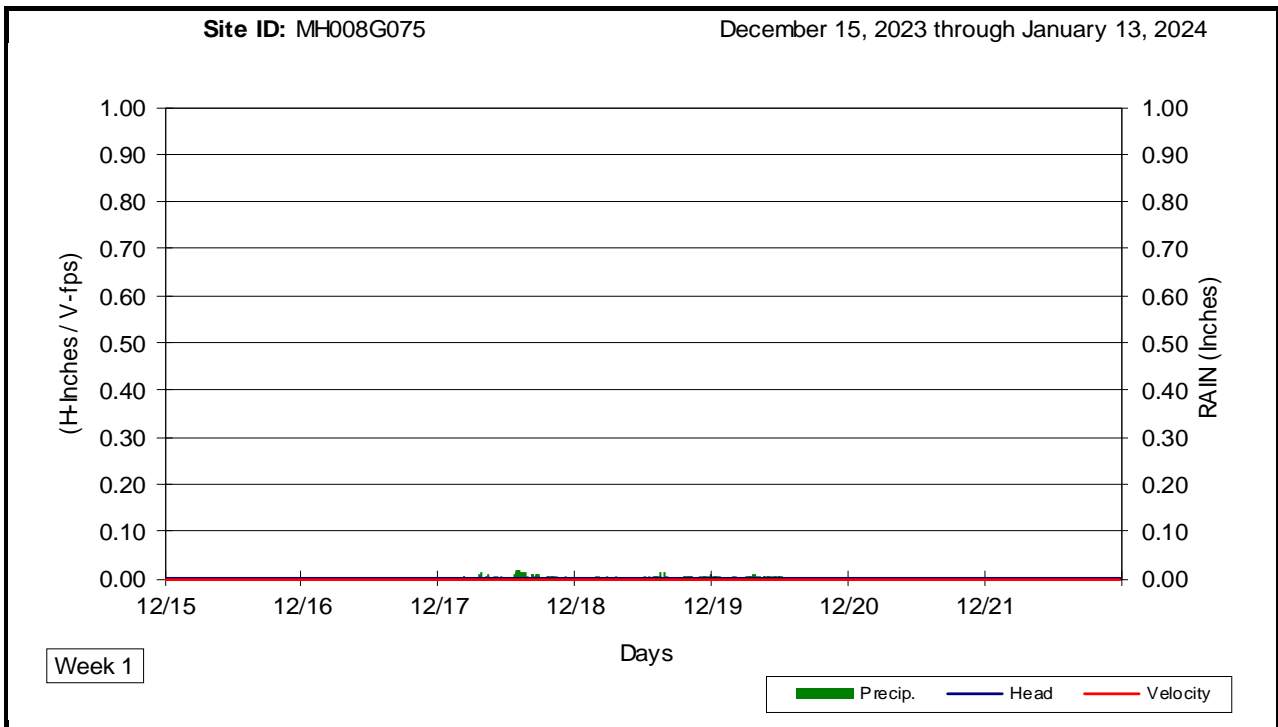
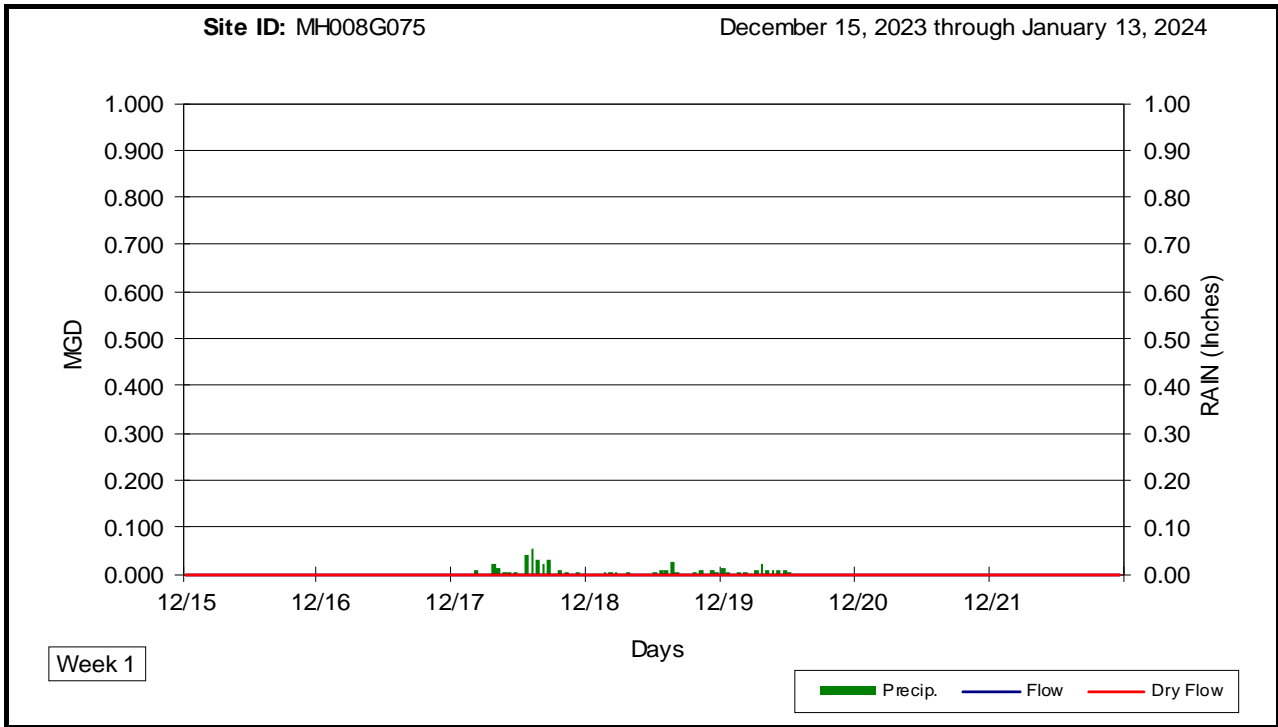
Date	Average Daily Flow (MGD)	Minimum Hourly Flow (Time)	Minimum Hourly Flow (MGD)	Maximum Hourly Flow (Time)	Maximum Hourly Flow (MGD)	Total 24 hr. Precip. (inches)
12/15/2023	0.000	12:00 AM	0.000	12:00 AM	0.000	0.00
12/16/2023	0.000	12:00 AM	0.000	12:00 AM	0.000	0.00
12/17/2023	0.000	12:00 AM	0.000	12:00 AM	0.000	0.24
12/18/2023	0.000	12:00 AM	0.000	12:00 AM	0.000	0.08
12/19/2023	0.000	12:00 AM	0.000	12:00 AM	0.000	0.09
12/20/2023	0.000	12:00 AM	0.000	12:00 AM	0.000	0.00
12/21/2023	0.000	12:00 AM	0.000	12:00 AM	0.000	0.00
12/22/2023	0.000	12:00 AM	0.000	12:00 AM	0.000	0.00
12/23/2023	0.000	12:00 AM	0.000	12:00 AM	0.000	0.07
12/24/2023	0.000	12:00 AM	0.000	12:00 AM	0.000	0.00
12/25/2023	0.000	12:00 AM	0.000	12:00 AM	0.000	0.03
12/26/2023	0.000	12:00 AM	0.000	5:00 AM	0.001	0.12
12/27/2023	0.000	11:00 PM	0.000	11:00 AM	0.001	0.99
12/28/2023	0.000	2:00 AM	0.000	12:00 AM	0.000	0.01
12/29/2023	0.000	12:00 AM	0.000	12:00 AM	0.000	0.01
12/30/2023	0.000	12:00 AM	0.000	12:00 AM	0.000	0.03
12/31/2023	0.000	12:00 AM	0.000	12:00 AM	0.000	0.04
01/01/2024	0.000	12:00 AM	0.000	12:00 AM	0.000	0.06
01/02/2024	0.000	12:00 AM	0.000	12:00 AM	0.000	0.00
01/03/2024	0.000	12:00 AM	0.000	12:00 AM	0.000	0.00
01/04/2024	0.000	12:00 AM	0.000	12:00 AM	0.000	0.02
01/05/2024	0.000	12:00 AM	0.000	12:00 AM	0.000	0.00
01/06/2024	0.000	12:00 AM	0.000	12:00 AM	0.000	0.34
01/07/2024	0.000	12:00 AM	0.000	12:00 AM	0.000	0.05
01/08/2024	0.000	12:00 AM	0.000	12:00 AM	0.000	0.00
01/09/2024	0.001	12:00 AM	0.000	7:00 AM	0.005	1.39
01/10/2024	0.000	12:00 AM	0.000	12:00 AM	0.000	0.02
01/11/2024	0.000	12:00 AM	0.000	12:00 AM	0.000	0.00
01/12/2024	0.000	12:00 AM	0.000	5:00 PM	0.001	0.42
01/13/2024	0.000	12:00 AM	0.000	12:00 AM	0.000	0.12

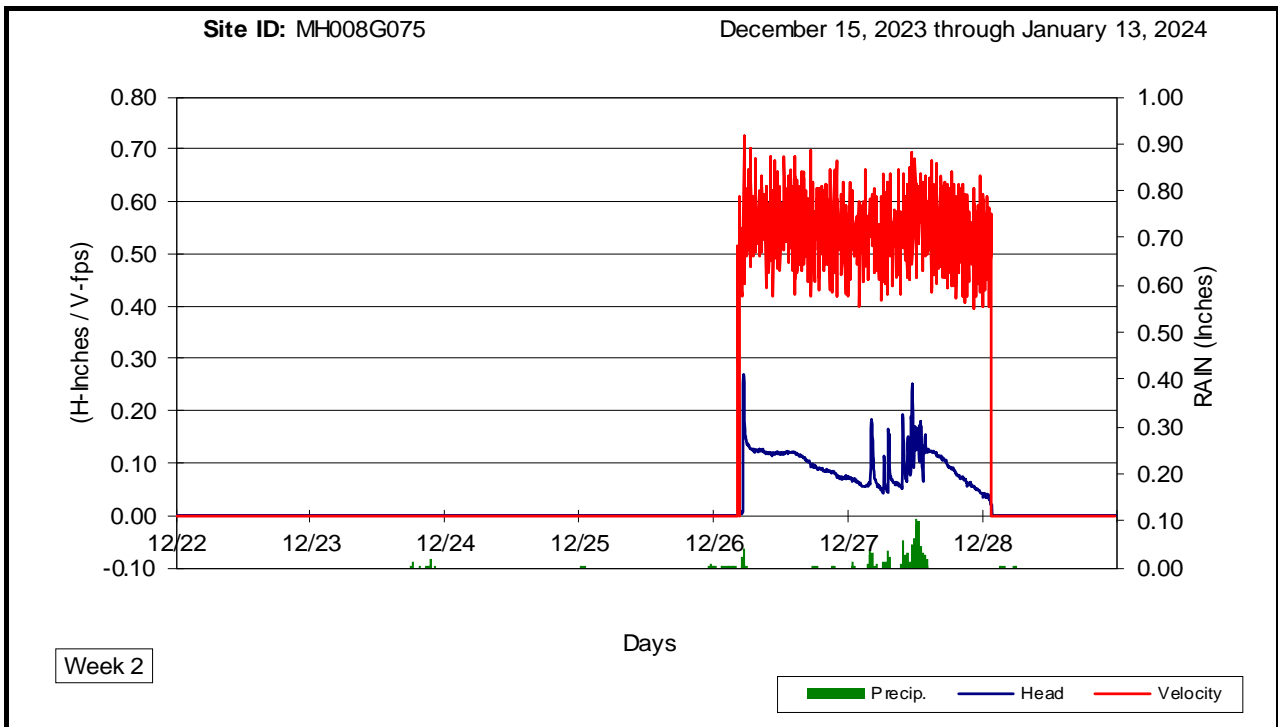
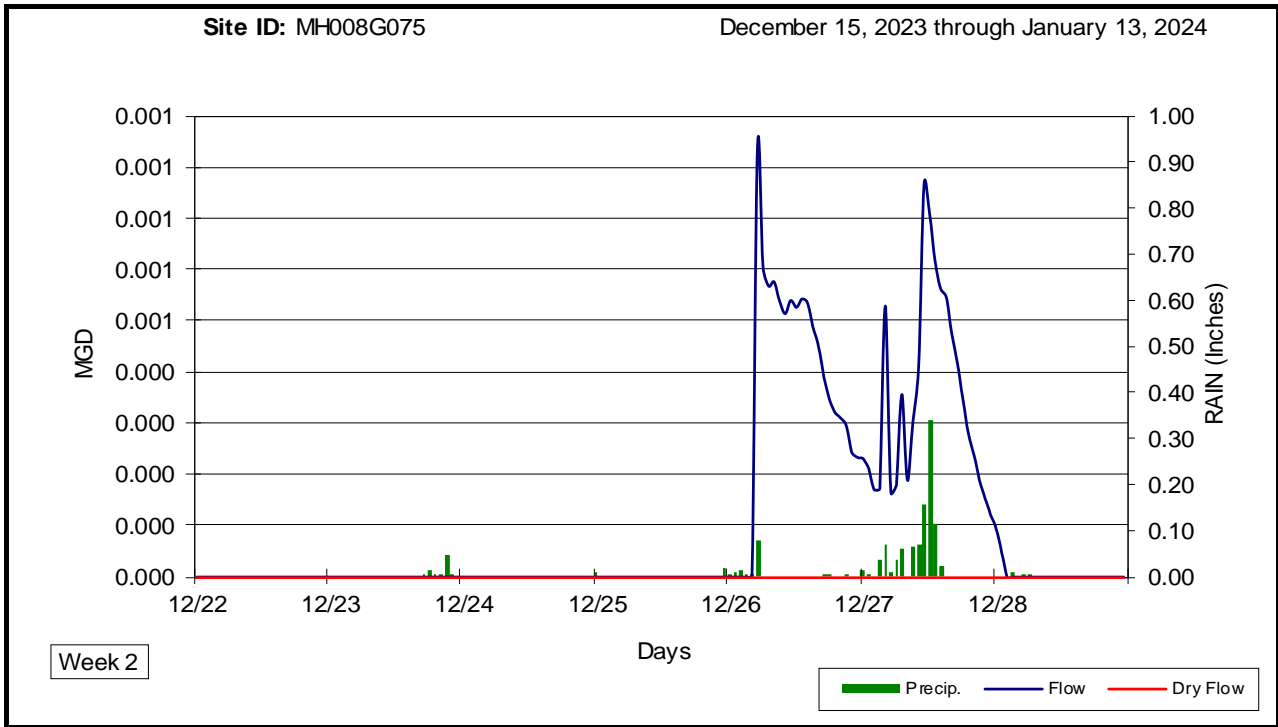
Average	0.000	0.000	0.000
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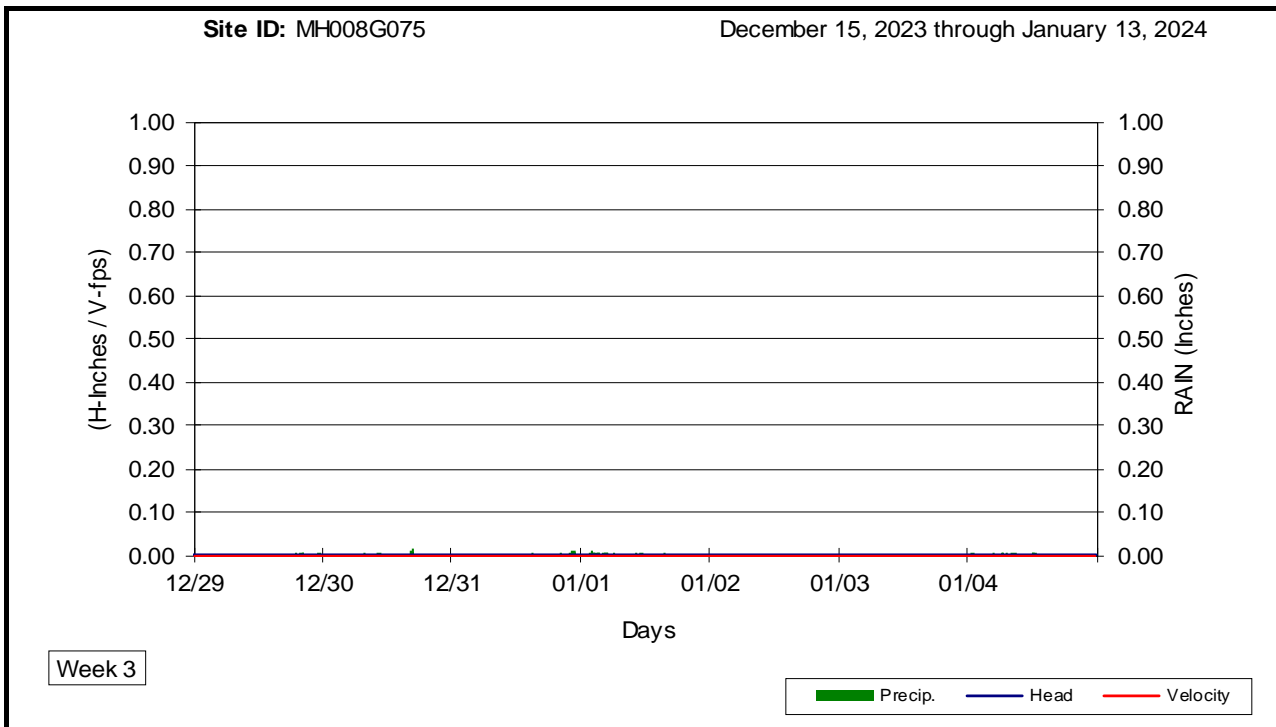
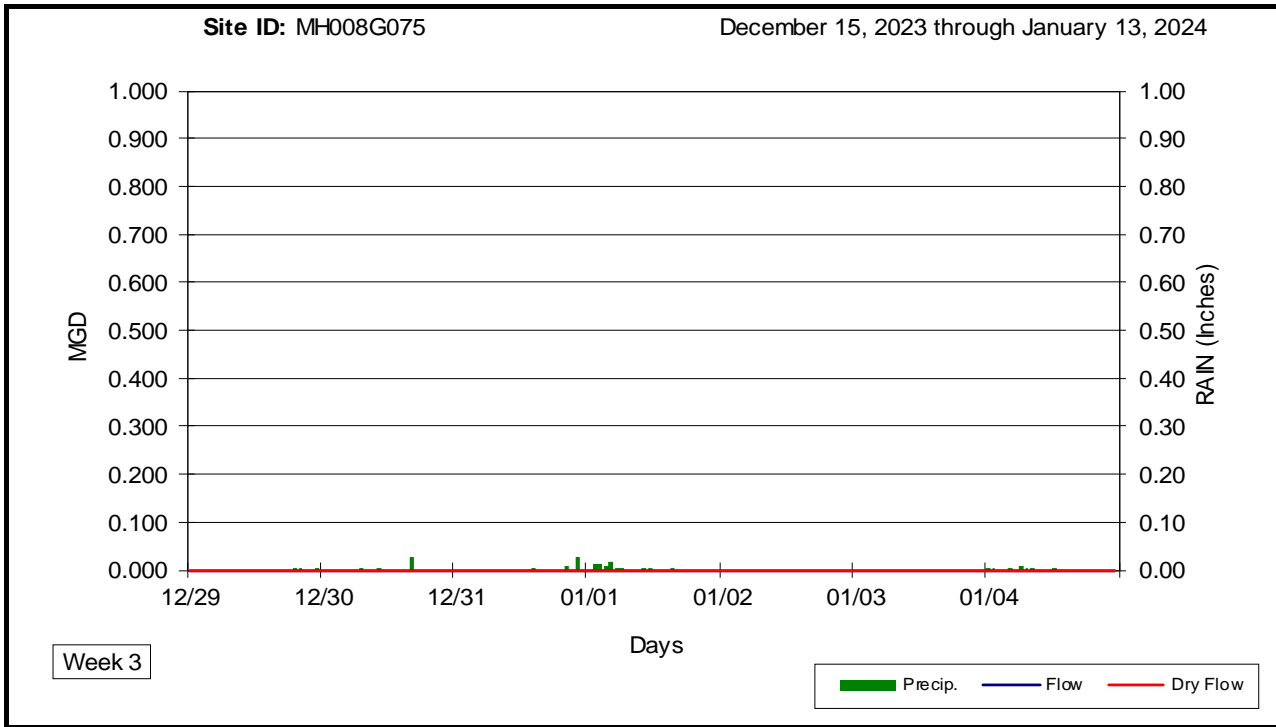
4.11	Total
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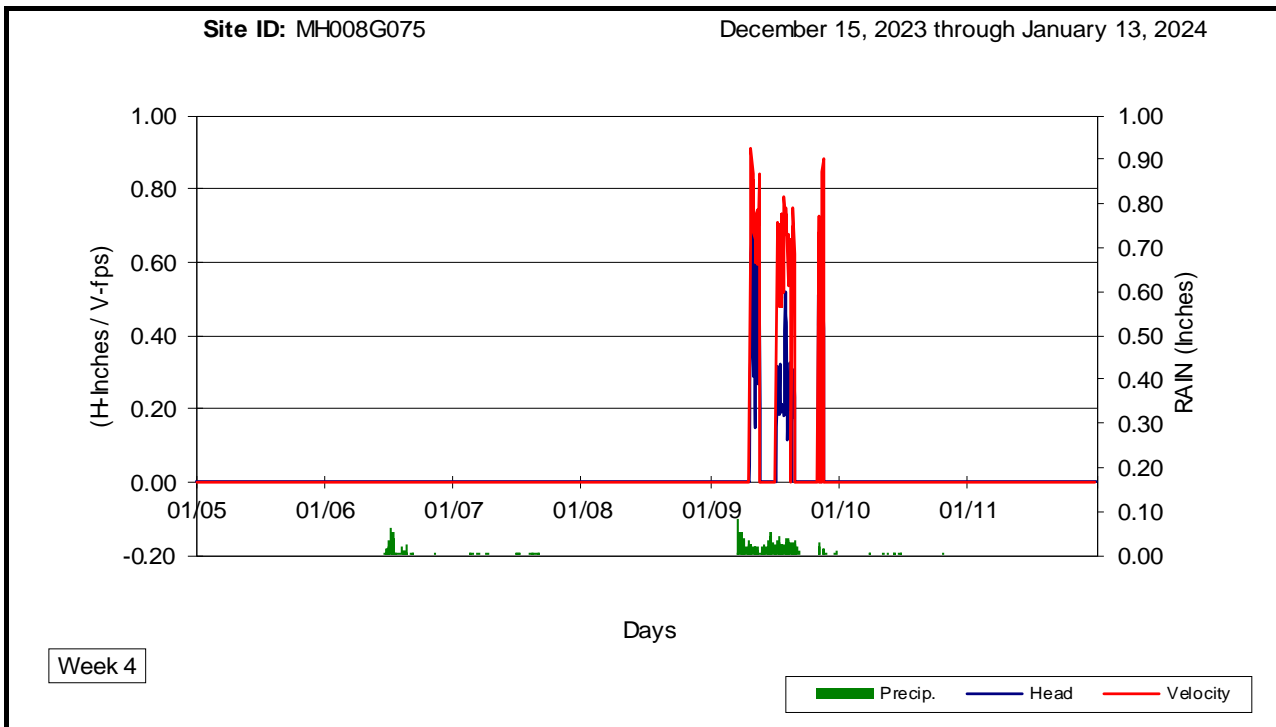
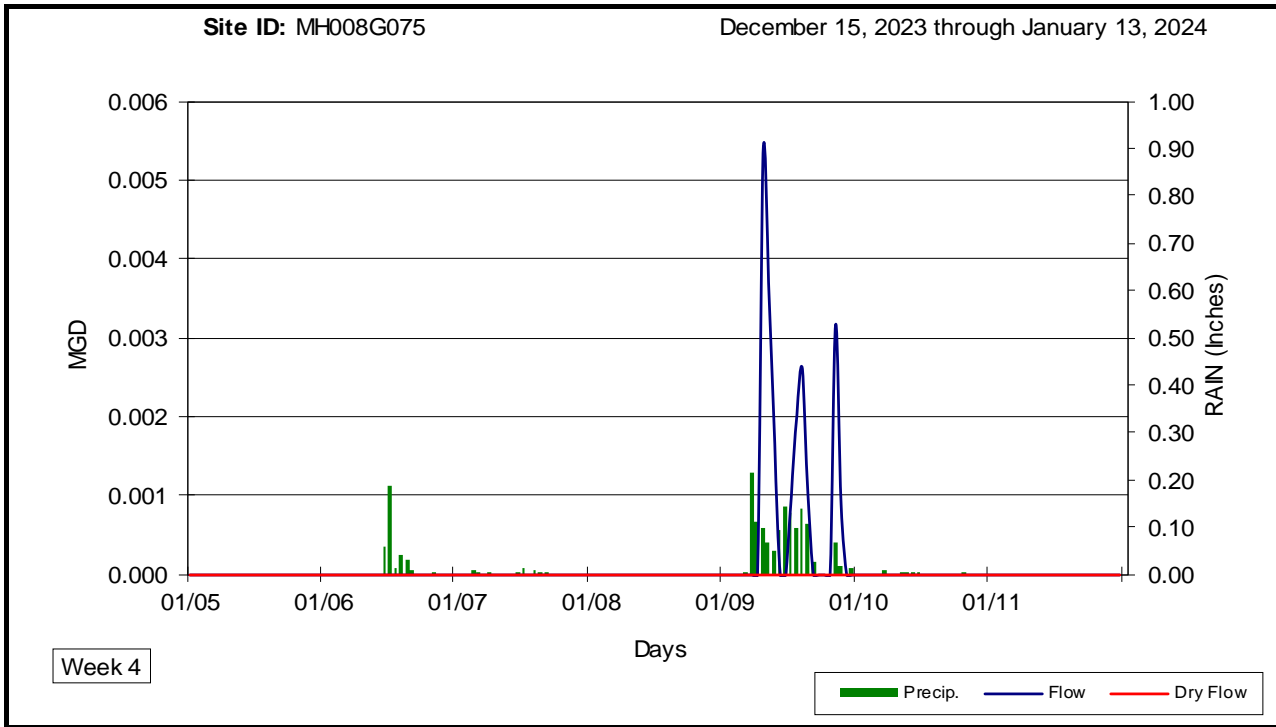
Minimum	0.000	0.000	0.000
Maximum	0.001	0.000	0.005

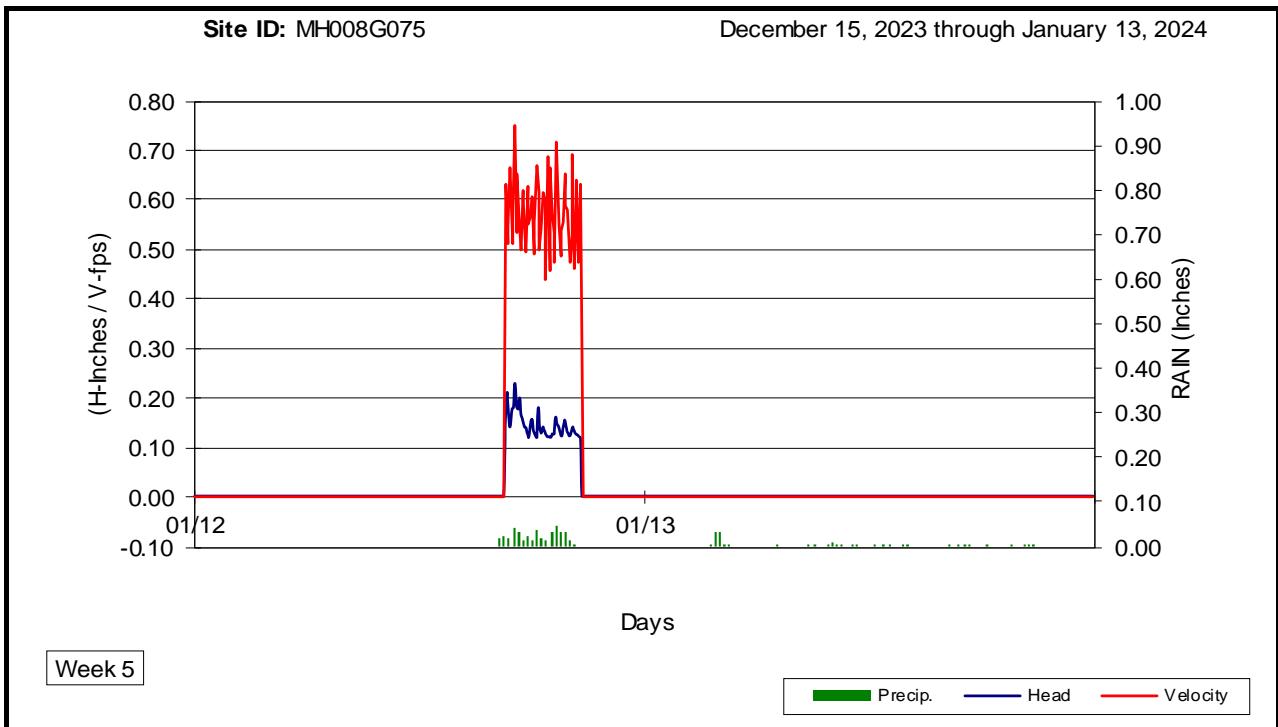
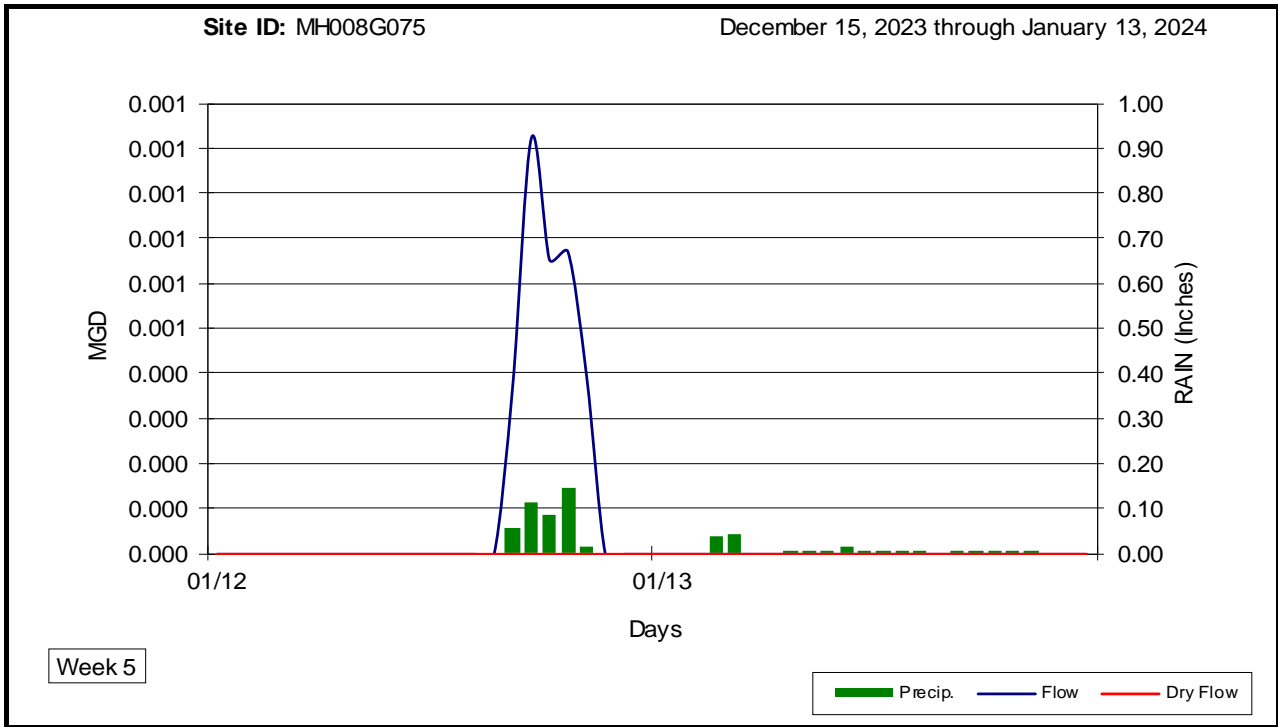
Total Flow	0.002	MG
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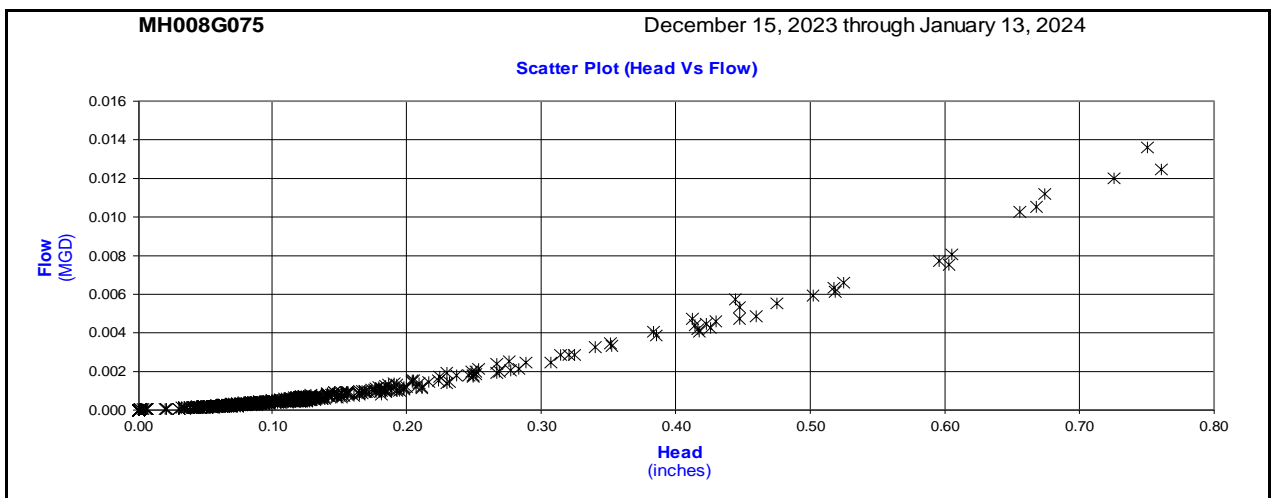
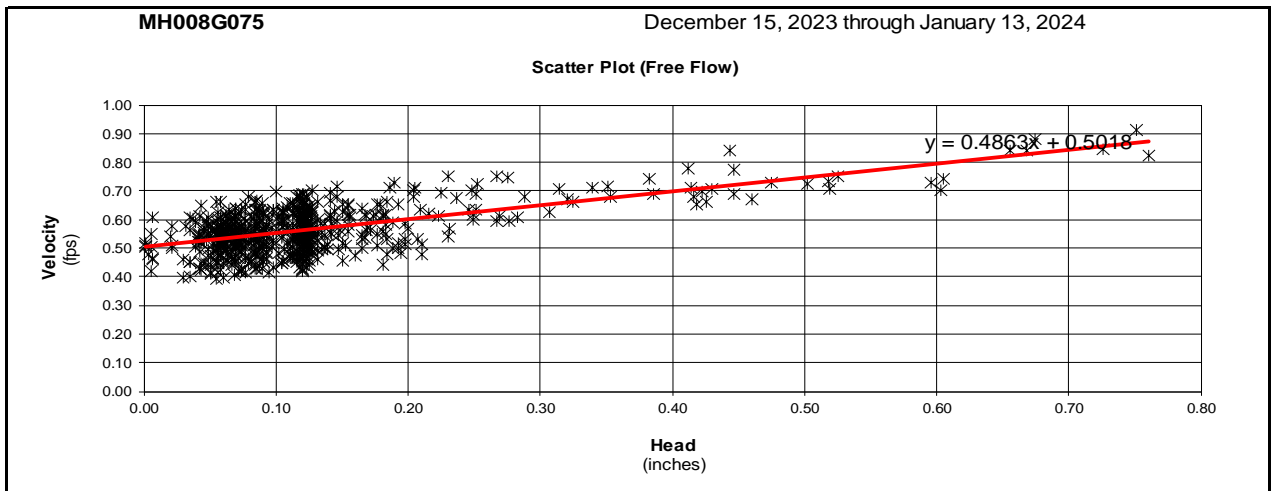
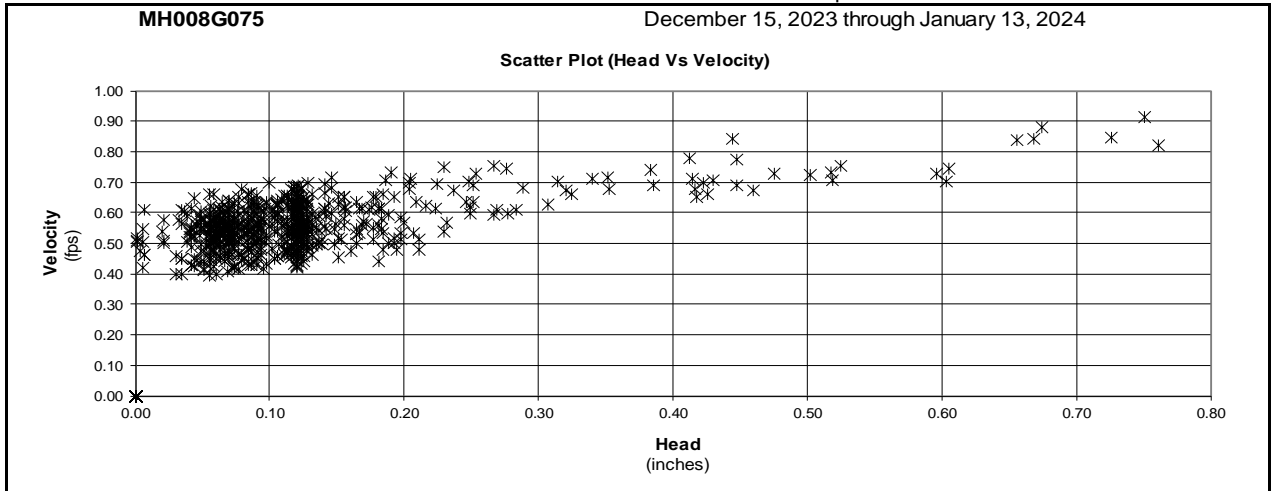




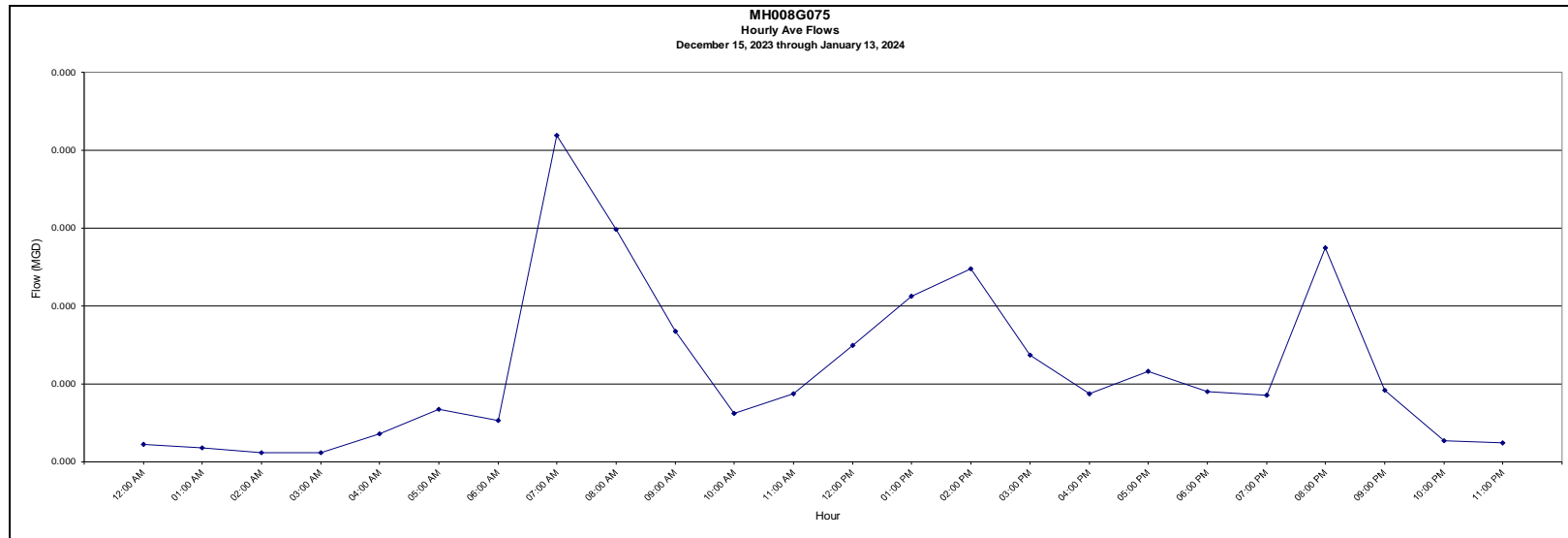


Line Size: 15 "

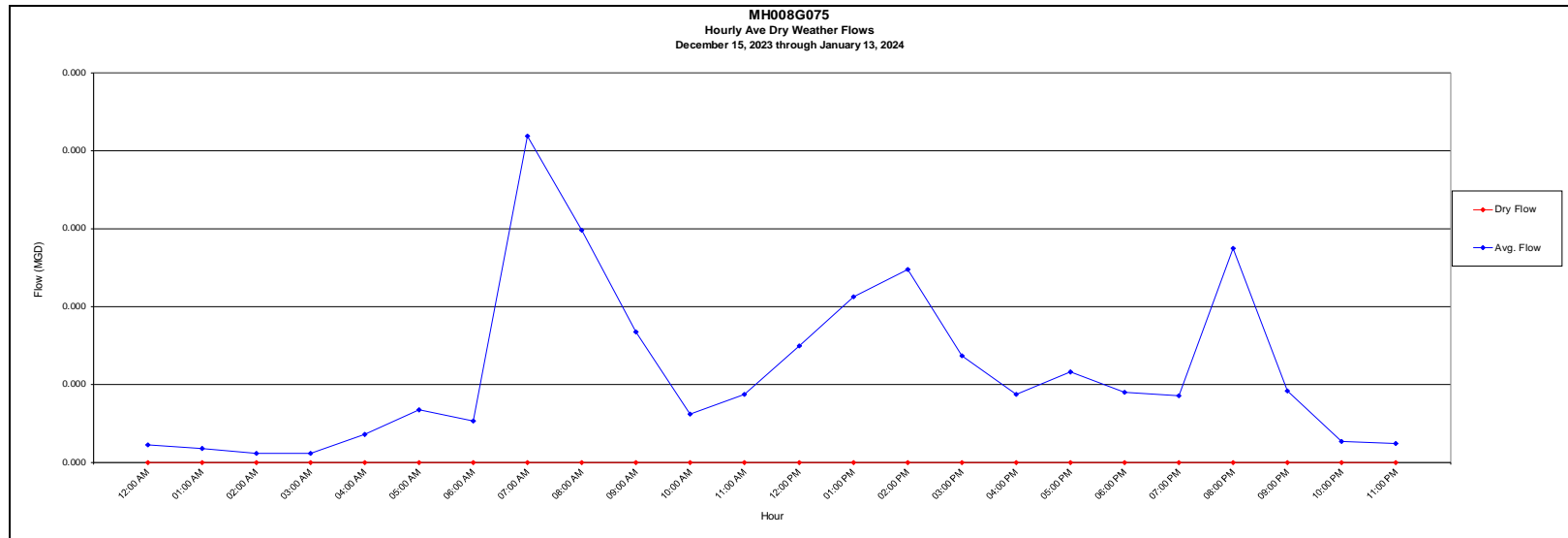
Manhole Depth: 0 "



Average Hourly Flow		December 15, 2023 through January 13, 2024																													
2023	12/15	12/16	12/17	12/18	12/19	12/20	12/21	12/22	12/23	12/24	12/25	12/26	12/27	12/28	12/29	12/30	12/31	01/01	01/02	01/03	01/04	01/05	01/06	01/07	01/08	01/09	01/10	01/11	01/12	01/13	Average
12:00 AM	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
01:00 AM	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
02:00 AM	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
03:00 AM	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
04:00 AM	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
05:00 AM	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
06:00 AM	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
07:00 AM	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
08:00 AM	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
09:00 AM	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
10:00 AM	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
11:00 AM	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
12:00 PM	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
01:00 PM	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
02:00 PM	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
03:00 PM	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
04:00 PM	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
05:00 PM	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
06:00 PM	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
07:00 PM	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
08:00 PM	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
09:00 PM	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
10:00 PM	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
11:00 PM	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
AVG.	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Precip. :	0.00	0.00	0.24	0.08	0.09	0.00	0.00	0.00	0.07	0.00	0.03	0.12	0.99	0.01	0.01	0.03	0.04	0.06	0.00	0.00	0.02	0.00	0.34	0.05	0.00	1.39	0.02	0.00	0.42	0.12	



Average Hourly Dry Flow		December 15, 2023 through January 13, 2024																				Average									
2023	12/15	12/16	12/17	12/18	12/19	12/20	12/21	12/22	12/23	12/24	12/25	12/26	12/27	12/28	12/29	12/30	12/31	01/01	01/02	01/03	01/04	01/05	01/06	01/07	01/08	01/09	01/10	01/11	01/12	01/13	
12:00 AM	0.000	0.000				0.000	0.000	0.000											0.000	0.000	0.000	0.000	0.000	0.000							0.000
01:00 AM	0.000	0.000				0.000	0.000	0.000											0.000	0.000	0.000	0.000	0.000	0.000			0.000				0.000
02:00 AM	0.000	0.000				0.000	0.000	0.000											0.000	0.000	0.000	0.000	0.000	0.000			0.000				0.000
03:00 AM	0.000	0.000				0.000	0.000	0.000											0.000	0.000	0.000	0.000	0.000	0.000			0.000				0.000
04:00 AM	0.000	0.000				0.000	0.000	0.000		0.000									0.000	0.000	0.000	0.000	0.000	0.000			0.000				0.000
05:00 AM	0.000	0.000				0.000	0.000	0.000		0.000									0.000	0.000	0.000	0.000	0.000	0.000			0.000				0.000
06:00 AM	0.000	0.000				0.000	0.000	0.000		0.000									0.000	0.000	0.000	0.000	0.000	0.000			0.000				0.000
07:00 AM	0.000	0.000				0.000	0.000	0.000		0.000									0.000	0.000	0.000	0.000	0.000	0.000			0.000				0.000
08:00 AM	0.000	0.000				0.000	0.000	0.000		0.000									0.000	0.000	0.000	0.000	0.000	0.000			0.000				0.000
09:00 AM	0.000	0.000				0.000	0.000	0.000		0.000									0.000	0.000	0.000	0.000	0.000	0.000			0.000				0.000
10:00 AM	0.000	0.000				0.000	0.000	0.000		0.000									0.000	0.000	0.000	0.000	0.000	0.000			0.000				0.000
11:00 AM	0.000	0.000				0.000	0.000	0.000		0.000									0.000	0.000	0.000	0.000	0.000	0.000			0.000				0.000
12:00 PM	0.000	0.000				0.000	0.000	0.000		0.000									0.000	0.000	0.000	0.000	0.000	0.000			0.000				0.000
01:00 PM	0.000	0.000				0.000	0.000	0.000		0.000									0.000	0.000	0.000	0.000	0.000	0.000			0.000				0.000
02:00 PM	0.000	0.000				0.000	0.000	0.000		0.000									0.000	0.000	0.000	0.000	0.000	0.000			0.000				0.000
03:00 PM	0.000	0.000				0.000	0.000	0.000		0.000									0.000	0.000	0.000	0.000	0.000	0.000			0.000				0.000
04:00 PM	0.000	0.000				0.000	0.000	0.000		0.000									0.000	0.000	0.000	0.000	0.000	0.000			0.000				0.000
05:00 PM	0.000	0.000				0.000	0.000	0.000		0.000									0.000	0.000	0.000	0.000	0.000	0.000			0.000				0.000
06:00 PM	0.000	0.000				0.000	0.000	0.000		0.000									0.000	0.000	0.000	0.000	0.000	0.000			0.000				0.000
07:00 PM	0.000	0.000				0.000	0.000	0.000		0.000									0.000	0.000	0.000	0.000	0.000	0.000			0.000				0.000
08:00 PM	0.000	0.000				0.000	0.000	0.000		0.000									0.000	0.000	0.000	0.000	0.000	0.000			0.000				0.000
09:00 PM	0.000	0.000				0.000	0.000	0.000		0.000									0.000	0.000	0.000	0.000	0.000	0.000			0.000				0.000
10:00 PM	0.000	0.000				0.000	0.000	0.000		0.000									0.000	0.000	0.000	0.000	0.000	0.000			0.000				0.000
11:00 PM	0.000	0.000				0.000	0.000	0.000		0.000									0.000	0.000	0.000	0.000	0.000	0.000			0.000				0.000
AVG.	0.000	0.000				0.000	0.000	0.000		0.000									0.000	0.000	0.000	0.000	0.000	0.000			0.000				0.000
Precip. :	0.00	0.00	0.24	0.08	0.09	0.00	0.00	0.00	0.07	0.00	0.03	0.12	0.99	0.01	0.01	0.03	0.04	0.06	0.00	0.00	0.02	0.00	0.34	0.05	0.00	1.39	0.02	0.00	0.42	0.12	

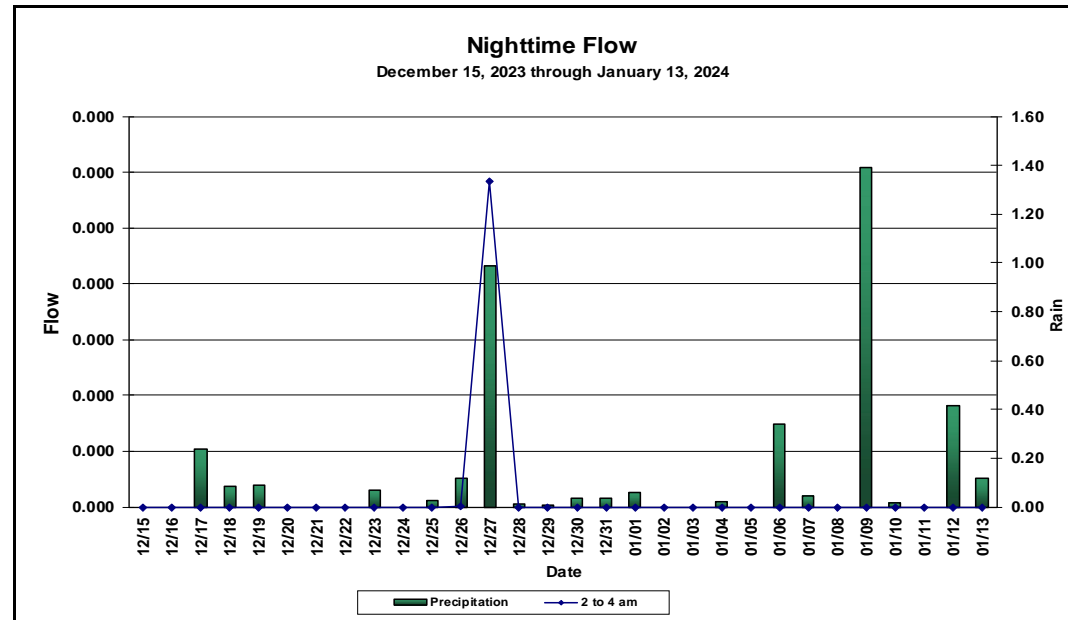


MH008G075

Nighttime Flow

Date	Total 24 hr Precipitation	Ave flow 2 to 4 am
12/15	0.00	0.000
12/16	0.00	0.000
12/17	0.24	0.000
12/18	0.08	0.000
12/19	0.09	0.000
12/20	0.00	0.000
12/21	0.00	0.000
12/22	0.00	0.000
12/23	0.07	0.000
12/24	0.00	0.000
12/25	0.03	0.000
12/26	0.12	0.000
12/27	0.99	0.000
12/28	0.01	0.000
12/29	0.01	0.000
12/30	0.03	0.000
12/31	0.04	0.000
01/01	0.06	0.000
01/02	0.00	0.000
01/03	0.00	0.000
01/04	0.02	0.000
01/05	0.00	0.000
01/06	0.34	0.000
01/07	0.05	0.000
01/08	0.00	0.000
01/09	1.39	0.000
01/10	0.02	0.000
01/11	0.00	0.000
01/12	0.42	0.000
01/13	0.12	0.000

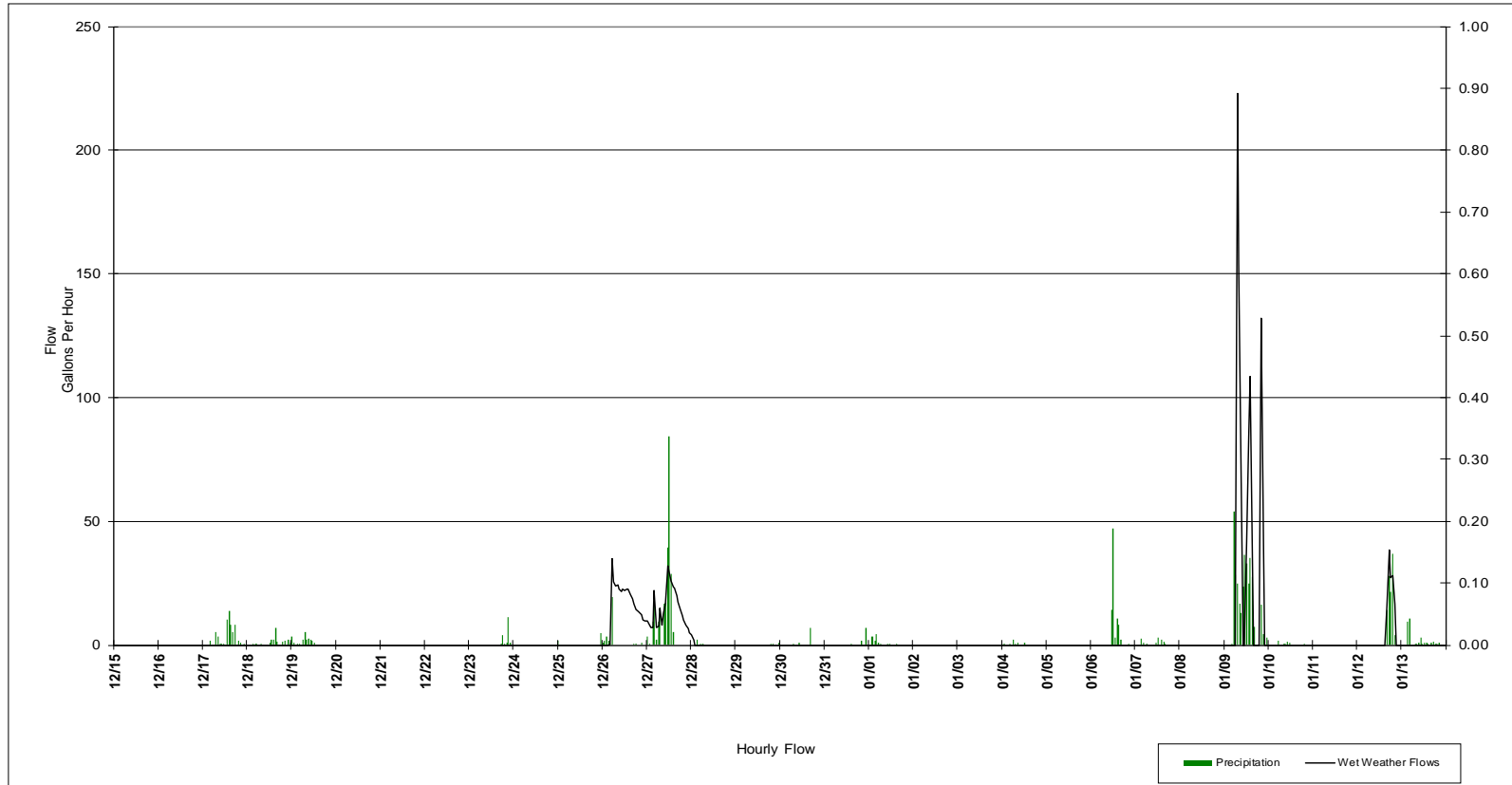
AVG	0.14	0.000
MIN	0.00	0.000
MAX	1.39	0.000



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

Wet Weather Flow Volumes

MH008G075



Date:	12/15/2023	12/16/2023	12/17/2023	12/18/2023	12/19/2023	12/20/2023	12/21/2023	12/22/2023	12/23/2023	12/24/2023	12/25/2023	12/26/2023	12/27/2023	12/28/2023	12/29/2023	12/30/2023
Flow (GPD):	0	0	0	0	0	0	0	0	0	0	0	370	348	6	0	0
Precip. (In.):	0.00	0.00	0.24	0.08	0.09	0.00	0.00	0.00	0.07	0.00	0.03	0.12	0.99	0.01	0.01	0.03
Date:	12/31/2023	1/1/2024	1/2/2024	1/3/2024	1/4/2024	1/5/2024	1/6/2024	1/7/2024	1/8/2024	1/9/2024	1/10/2024	1/11/2024	1/12/2024	1/13/2024		
Flow (GPD):	0	0	0	0	0	0	0	0	0	892	0	0	126	0		
Precip. (In.):	0.04	0.06	0.00	0.00	0.02	0.00	0.34	0.05	0.00	1.39	0.02	0.00	0.42	0.12		

APPENDIX D

Alternative Sewage Facilities Analysis

SECTION H SEWAGE FACILITIES PLANNING MODULE COMPONENT 3

**Re: Alternative Sewage Facilities Analysis
West General Robinson Street Tower
City of Pittsburgh, Allegheny County, Pennsylvania
Langan Project No.: 250163802**

The project site is located at 430 W General Robinson, Pittsburgh, PA 15212, Allegheny County at lot and block 8-G-82, in the 22nd Ward of the City of Pittsburgh, Pennsylvania. The site is generally bound by W General Robinson to the southeast and RT. 279 Parkway North to the northwest (refer to Figure 1). The site is currently occupied by a parking lot and minimal pervious open space. The site is located in the RIV-NS – Riverfront North Shore district. North Shore Owner LLC, the developer of the Project, is proposing to develop the site to be a proposed mixed-use multi-story residential apartment building with first floor commercial/retail and a parking garage. The proposed project will be owned and operated by North Shore Owner LLC. The project site area is approximately 1.64 acres at lot and block 8-G-82.

The project proposes use of a proposed, private 6-inch gravity sewer lateral for the proposed building that will tie into an existing 36-inch combined sewer privately owned and located on the western side of the site. This existing 36-inch combined sewer connects to an existing 15-in PWSA combined sewer which eventually connects to the Allegheny Interceptor on the south bank of the Allegheny River. Sewage will then be conveyed and treated by Allegheny County Sanitary Authority (ALCOSAN) Wastewater Treatment Facility. This ultimate method will provide for disposal of the net total combined daily flow of 60,482 gallons per day (151 EDUs). A reference for the approximate sewage flow for the proposed development can be found in Appendix C. The use of a proposed, private lateral will not create any undue financial burdens to the City of Pittsburgh, PWSA, or ALCOSAN.

Alternative methods of sewage disposal that could be considered include on-site subsurface disposal systems (septic systems) and an individual package wastewater treatment plant. The existing developments in the area are all currently connected to the public sewer system; therefore, an on-site septic system would not be consistent with the neighboring buildings, nor would it be a practical solution to provide adequate service for the site. The nearest discharge point from the site for a stream discharge is the Allegheny River, approximately 0.2 miles south of the site.

APPENDIX E

Public Notice

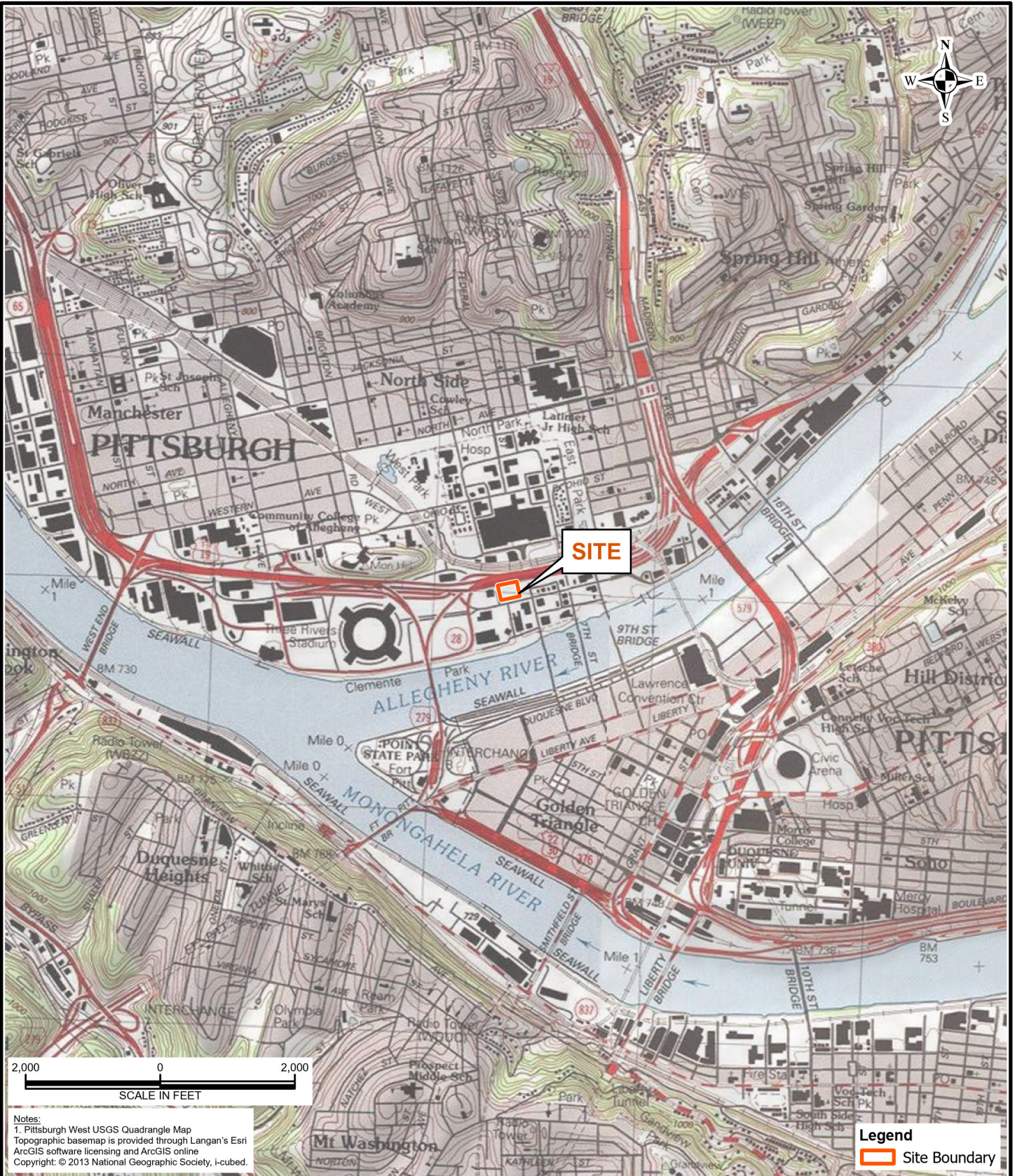
**SECTION P
SEWAGE FACILITIES PLANNING
MODULE COMPONENT 3**

**Re: Public Notice
West General Robinson Street Tower
City of Pittsburgh, Allegheny County, Pennsylvania
Langan Project No.: 250163802**

A public notification is required for this project since item 2 in Section P of Component 3 (Appendix C) is applicable to this project. The notice will be published in a newspaper of general circulation within the municipality affected per the Pennsylvania Sewage Facilities Act (Act 537).

APPENDIX F

USGS Map and Plot Plans



Notes:
 1. Pittsburgh West USGS Quadrangle Map
 Topographic basemap is provided through Langan's Esri
 ArcGIS software licensing and ArcGIS online
 Copyright: © 2013 National Geographic Society, i-cubed.

Legend
 Site Boundary

LANGAN
 Langan Engineering and
 Environmental Services, Inc.
 2400 Ansys Drive, Suite 403
 Canonsburg, PA 15317-9540
 T: 724.514.5100 F: 724.514.5101
 www.langan.com

Project
**WEST GENERAL
 ROBINSON
 STREET DEVELOPMENT
 – ADJOINING PARCEL**
 PITTSBURGH
 ALLEGHENY COUNTY PA

Drawing Title
**SITE
 LOCATION
 MAP**

Project No. 250163801	1
Date 5/10/2022	
Scale 1" = 2,000 feet	
Drawn By BLA	

SCHEDULE B SECTION II EXCEPTIONS -

PER FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE FILE NO. 220415735 COLLIER CA WITH AN EFFECTIVE DATE OF APRIL 20, 2022;

ITEMS 1 THROUGH 10 NOT SURVEY RELATED

- 10. DRAINAGE EASEMENTS AND EASEMENTS IN SLOPES OF CUTS AND FILLS ALONG THE STATE OR FEDERAL ROAD KNOWN AS ROUTE 65, A/K/A I-279, A/K/A PARKWAY NORTH (INTERSTATE 279 & PARKWAY NORTH SHOWN HEREON)
- 11. COMPANY DOES NOT INSURE TITLE TO THE VACATED PORTION OF ALCOR (FORMERLY BALKAM) STREET, FACTORYALLEY, DASHER STREET AND BURDOCK WAY. (FORMER DASHER STREET IS SHOWN HEREON)
- 12. WATERLINES, ELECTRICLINES, GAS LINES, SEWER LINES, ETC., IF ANYAS MAY APPEAR IN THE VACATED PORTION OF ALCOR (FORMERLY BALKAM) STREET, FACTORYALLEY, DASHER STREET AND BURDOCK WAY.
- 13. RIGHTS OF POSSESSION OF ALLEGHENY FRUIT AND VEGETABLE GROWERS ASSOCIATION, INC. AND FRANK P. CUDIA, FORMER LESSEES UNDER LEASE TERMINATED BY GRANTOR AS RECITED IN DEED FROM FORD MOTOR COMPANY, A DELAWARE CORPORATION TO FORD LEASING DEVELOPMENT COMPANY, A DELAWARE CORPORATION DATED DECEMBER 1, 1965 AND RECORDED IN DEED BOOK VOLUME 4343, PAGE 292. (BLANKET IN NATURE, DESCRIBES THE SUBJECT PARCEL AND MORE LAND)
- 14. PORTIONS OF ALCOR (FORMERLY BALKAM) STREET AND OF FACTORYALLEY INCLUDED IN THE DESCRIPTION, VACATED HERETOFORE BY CITY OR MUNICIPAL RESOLUTIONS, ORDINANCES OR BY COURT PROCEEDINGS, THE SAME AND EVERY PART THEREOF AS RECITED IN DEED FROM FORD MOTOR COMPANY, A DELAWARE CORPORATION TO FORD LEASING DEVELOPMENT COMPANY, A DELAWARE CORPORATION DATED DECEMBER 1, 1965 AND RECORDED IN DEED BOOK VOLUME 4343, PAGE 292. (BLANKET IN NATURE, DESCRIBES THE SUBJECT PARCEL AND MORE LAND)
- 15. NOTICE OF RELINQUISHMENT FROM URBAN DEVELOPMENT AUTHORITY OF PITTSBURGH, AS CONDEMNOR TO FORD LEASING COMPANY, AND ANY OTHER PERSONS OF INTEREST IN THE PROPERTY DATED APRIL 18, 1973 AND RECORDED IN DEED BOOK VOLUME 5203, PAGE 455. (CONDEMNED AREA LIES WITHIN THE SUBJECT PARCEL AS SHOWN HEREON)
- 16. NOTICE OF RELINQUISHMENT FROM URBAN DEVELOPMENT AUTHORITY, AS CONDEMNOR TO FORD LEASING COMPANY, AND ANY OTHER PERSONS OF INTEREST IN THE PROPERTY DATED JUNE 1, 1973 AND RECORDED IN DEED BOOK VOLUME 5217, PAGE 369. (CONDEMNED AREA LIES WITHIN THE SUBJECT PARCEL AS SHOWN HEREON)
- 17. RIGHTS, RESERVATIONS, CONDITIONS AND RESTRICTIONS AS SET FORTH AND RECITED IN DEED FROM FORD LEASING DEVELOPMENT COMPANY, A DELAWARE CORPORATION TO JOHN T. STABLE, JR. (50% INTEREST), RITA S. ALLAN (35% INTEREST), CAROL J. MOORE (10% INTEREST) AND JOHN T. STABLE (5% INTEREST), AS TENANTS IN COMMON AND NOT AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP BY DEED DATED APRIL 25, 1978 AND RECORDED APRIL 28, 1978 IN ALLEGHENY COUNTY IN DEED BOOK VOLUME 5929 PAGE 25. (BLANKET IN NATURE, EXHIBIT A LEGAL DESCRIPTION DESCRIBES THE SUBJECT PARCEL AND MORE LAND.)
- 18. RIGHTS, RESERVATIONS, CONDITIONS AND RESTRICTIONS AS SET FORTH AND RECITED IN DEED FROM JOHN T. STABLE TO CAROL J. MOORE BY DEED DATED DECEMBER 21, 1978 AND RECORDED DECEMBER 22, 1978 IN ALLEGHENY COUNTY IN DEED BOOK VOLUME 6050 PAGE 683. (BLANKET IN NATURE, EXHIBIT A LEGAL DESCRIPTION DESCRIBES THE SUBJECT PARCEL AND MORE LAND)
- 19. NOTICE OF CONDEMNATION RECORDED ON JANUARY 18, 1984 IN DEED BOOK VOLUME 6804, PAGE 170. (PREVIOUSLY ACQUIRED AREA AND AREA TAKEN FOR LIMITED ACCESS RIGHT OF WAY SHOWN HEREON)
- 20. DEED IN LIEU OF CONDEMNATION FROM JOHN T. STABLE, JR., RITA S. ALLAN, CAROL J. MOORE AND JOHN T. STABLE, JR. AND RITA S. ALLAN, AS TRUSTEES OF THE JOHN T. STABLE TRUST AND MAST LAND COMPANY, A PENNSYLVANIA GENERAL PARTNERSHIP TO SPORTS AND EXHIBITION AUTHORITY OF PITTSBURGH AND ALLEGHENY COUNTY DATED FEBRUARY 17, 2000, AND RECORDED FEBRUARY 28, 2000, IN DEED BOOK VOLUME 10703, PAGE 35. (AREA DESCRIBED IN DEED SHOWN HEREON)
- 21. CONFIRMATION OF PARKING LOT LICENSE AGREEMENT BETWEEN GENERAL ROBINSON ASSOCIATES, LP, A PENNSYLVANIA LIMITED PARTNERSHIP AND ALCOR PARKING CORPORATION AND MAST LAND COMPANY, A PENNSYLVANIA GENERAL PARTNERSHIP DATED OCTOBER 7, 2014, TO BE EFFECTIVE AS OF NOVEMBER 20, 2014 AND RECORDED ON NOVEMBER 26, 2014 IN MORTGAGE BOOK VOLUME 44864, PAGE 531, RE-RECORDED IN DEED BOOK VOLUME 15812, PAGE 283.

LEGAL DESCRIPTION -

PER FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE FILE NO. 220415735 COLLIER CA WITH AN EFFECTIVE DATE OF APRIL 20, 2022;

ALL THAT CERTAIN LOT OR PIECE OF GROUND SITUATE IN THE 22ND WARD OF THE CITY OF PITTSBURGH, COUNTY OF ALLEGHENY AND COMMONWEALTH OF PENNSYLVANIA, BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT THE NORTHEAST CORNER OF THE INTERSECTION OF WEST GENERAL ROBINSON STREET AND DASHER STREETS THENCE ALONG THE EASTERLY SIDE OF DASHER STREET NORTH 13 DEGREES 50 SECONDS WEST A DISTANCE OF 241.19 FEET TO THE SOUTHERLY LINE OF WEST LACOCK STREET; THENCE ALONG THE SOUTHERLY LINE OF WEST LACOCK STREET NORTH 76 DEGREES 16 MINUTES 10 SECONDS EAST A DISTANCE OF 292.46 FEET TO THE WESTERLY LINE OF BURDOCK WAY; THENCE ALONG THE WESTERLY LINE OF BURDOCK WAY SOUTH 13 DEGREES 24 MINUTES 50 SECONDS EAST A DISTANCE OF 241.79 FEET TO THE NORTHERLY LINE OF WEST GENERAL ROBINSON STREET; THENCE ALONG THE NORTHERLY LINE OF WEST GENERAL ROBINSON STREET SOUTH 76 DEGREES 23 MINUTES 10 SECONDS WEST, A DISTANCE OF 291.20 FEET TO A POINT, THE PLACE OF BEGINNING.

EXCEPTING AND RESERVING THEREOUT AND THEREFROM, THAT PORTION OF THE ABOVE DESCRIBED PREMISES CONVEYED TO SPORTS AND EXHIBITION AUTHORITY OF PITTSBURGH AND ALLEGHENY COUNTY, BY DEED IN LIEU OF CONDEMNATION FROM JOHN T. STABLE, JR., RITA S. ALLAN, CAROL J. MOORE AND JOHN T. STABLE, JR. AND RITA S. ALLAN, AS TRUSTEES OF THE JOHN T. STABLE TRUST AND MAST LAND COMPANY, A PENNSYLVANIA GENERAL PARTNERSHIP, DATED FEBRUARY 17, 2000, AND RECORDED FEBRUARY 28, 2000, IN THE OFFICE OF THE DEPARTMENT OF REAL ESTATE FOR ALLEGHENY COUNTY, PENNSYLVANIA, IN DEED BOOK VOLUME 10703, PAGE 35.

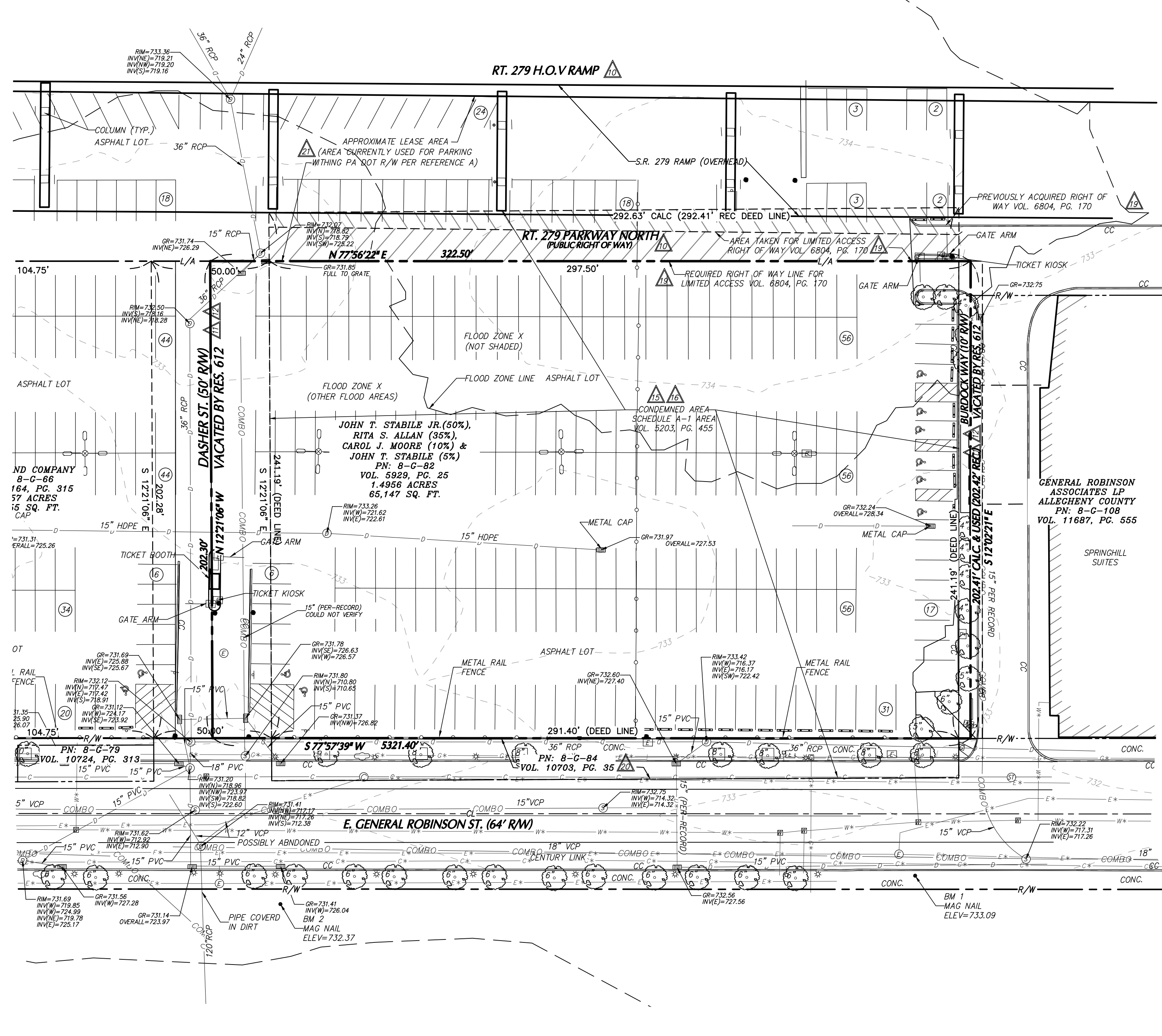
BEING DESIGNATED AS BLOCK & LOT 8-G-82.

BEING PART OF THE SAME PREMISES WHICH FORD LEASING DEVELOPMENT COMPANY, A DELAWARE CORPORATION BY DEED DATED APRIL 25, 1978 AND RECORDED APRIL 28, 1978 IN ALLEGHENY COUNTY IN DEED BOOK VOLUME 5929 PAGE 25 CONVEYED UNTO JOHN T. STABLE, JR. (50% INTEREST), RITA S. ALLAN (35% INTEREST), CAROL J. MOORE (10% INTEREST) AND JOHN T. STABLE (5% INTEREST), AS TENANTS IN COMMON AND NOT AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP, IN FEE, AND THE SAID RITA S. ALLAN DIED ON SEPTEMBER 14, 2019. ESTATE OPENED DECEMBER 6, 2019 AT CASE ID: 021907369. AND

BEING PART OF THE SAME PREMISES WHICH JOHN T. STABLE BY DEED DATED DECEMBER 21, 1978 AND RECORDED DECEMBER 22, 1978 IN ALLEGHENY COUNTY IN DEED BOOK VOLUME 6050 PAGE 683 CONVEYED UNTO CAROL J. MOORE, DAUGHTER OF THE GRANTOR, IN FEE.

NOTES

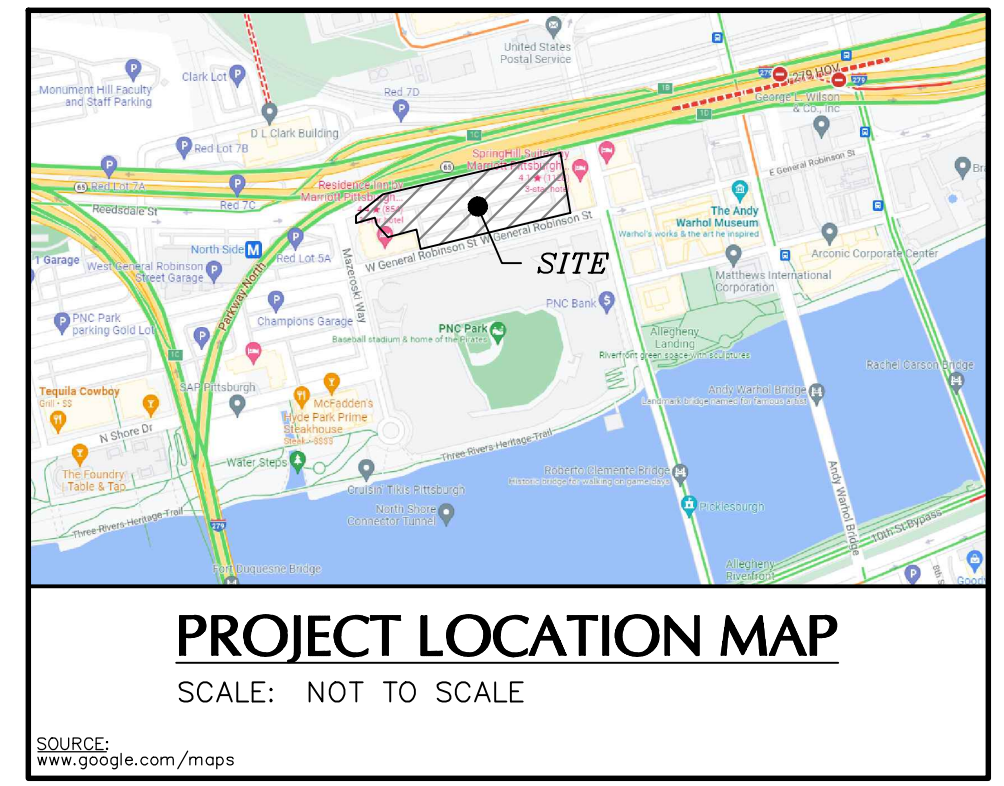
1. THIS PLAN WAS PREPARED WITH THE RESPECT TO THE FOLLOWING REFERENCES:
 - A. PLAN FOR ALCOR PARKING CORPORATION, BY LIADIS ENGINEERING & SURVEYING, INC DATED DECEMBER 4, 2002, REVISED APRIL 6, 2010.
 - B. NORTH SHORE RESIDENCE INN PLAN OF LOTS, PLAN BOOK VOLUME 257, PG. 173
2. BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON HAS BEEN OBTAINED FROM GROUND SURVEYS BY LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES FIELD WORK COMPLETED DURING THE MONTH OF DECEMBER 2021.
3. UNLESS SPECIFICALLY NOTED HEREON, STORM AND SANITARY SEWER INFORMATION (INCLUDING PIPE INVERT, PIPE MATERIAL, AND PIPE SIZE) WAS OBSERVED AND MEASURED AT FIELD LOCATED STRUCTURES (MANHOLES/CATCH BASINS, ETC.). CONDITIONS CAN VARY FROM THOSE ENCOUNTERED AT THE TIMES WHEN AND LOCATIONS WHERE DATA IS OBTAINED, DESPITE MEETING THE REQUIRED STANDARD OF CARE, THE SURVEYOR CANNOT, AND DOES NOT WARRANT THAT PIPE MATERIAL AND/OR PIPE SIZE THROUGHOUT THE PIPE RUN ARE THE SAME AS THOSE OBSERVED AT EACH STRUCTURE, OR THAT THE PIPE RUN IS STRAIGHT BETWEEN THE LOCATED STRUCTURES.
4. ADDITIONAL UTILITY (WATER, GAS, ELECTRIC ETC.) DATA MAY BE SHOWN FROM FIELD LOCATED SURFACE MARKINGS (BY OTHERS), EXISTING STRUCTURES, AND/OR FROM EXISTING DRAWINGS.
5. UNLESS SPECIFICALLY NOTED HEREON, THE SURVEYOR HAS NOT EXCAVATED TO PHYSICALLY LOCATE THE UNDERGROUND UTILITIES. THE SURVEYOR MAKES NO GUARANTEES THAT THE SHOWN UNDERGROUND UTILITIES ARE EITHER IN SERVICE, ABANDONED OR SUITABLE FOR USE, NOR ARE IN THE EXACT LOCATION OR CONFIGURATION INDICATED HEREON.
6. PRIOR TO ANY DESIGN OR CONSTRUCTION, THE PROPER UTILITY AGENCIES MUST BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS.
7. THIS SURVEY IS NOT VALID WITHOUT THE EMBOSSED OR INKED SEAL OF THE PROFESSIONAL.
8. STORM, SEWER, AND COMBINATION PIPE TYPES ARE BEING SHOWN PER PWSA MAPS PROVIDED BY PWSA (02-24-2022)



LINE	BEARING	DISTANCE
L1	N 12°02'21" W	5.10'
L2	N 12°02'21" W	8.54'
L3	S 12°21'06" E	10.31'
L4	N 29°44'37" E	23.69'
L5	N 12°21'10" W	17.98'

LEGEND (NOT SHOWN TO SCALE)

<ul style="list-style-type: none"> ● ○ MONUMENTATION FOUND (TYPE AS NOTED) ○ SET BY "X" 30" STEEL PIN WITH CAP "LANGAN" ○ SET DRILL HOLE ○ HYDRANT ○ STAND PIPE ○ ROOF DRAIN ○ BOLLARD ○ STREET LIGHT ○ AREA LIGHT ○ SIGNAL POLE ○ POWER POLE ○ GUY WIRE ○ MANHOLE (TYPE AS LABELED) ○ WATER VALVE ○ GAS VALVE ○ UNKNOWN VALVE ○ CATCH BASIN ○ CLEAN OUT ○ SIGN ○ BOLLARD ○ ELECTRIC BOX ○ ELECTRIC METER ○ GAS METER ○ WATER METER ○ TELEPHONE BOX ○ TRAFFIC SIGNAL POLE ○ DOOR ○ DOUBLE DOOR ○ GARAGE DOOR 	<ul style="list-style-type: none"> REC. DEED OF RECORD AC. ACRES CALC. CALCULATED OBS. OBSERVED SQ. FT. SQUARE FEET CSR. CITY SURVEY RECORD AFN. AUDITOR'S FILE NUMBER PN. PARCEL NUMBER VOL. DEED VOLUME PG. PAGE LSA. LANDSCAPE AREA CP. CONCRETE PAD CC. CONCRETE CURB EP. EDGE OF PAVEMENT FENCE (TYPE AS NOTED) SUBJECT PROPERTY LINE ADJOINING PROPERTY LINE EASEMENT LINE TREE LINE GUIDE RAIL (TYPE AS NOTED) ST-STREAM LINE OVERHEAD WIRE COMB. COMBINED SEWER LINE G. GAS LINE W. WATER LINE E. ELECTRIC LINE T. COMMUNICATION LINE S. SANITARY LINE CC. DRAINAGE LINE REF. REFERENCE UTILITY LINE (TYPE AS NOTED) - PLOTTED FROM EXISTING MAPPING
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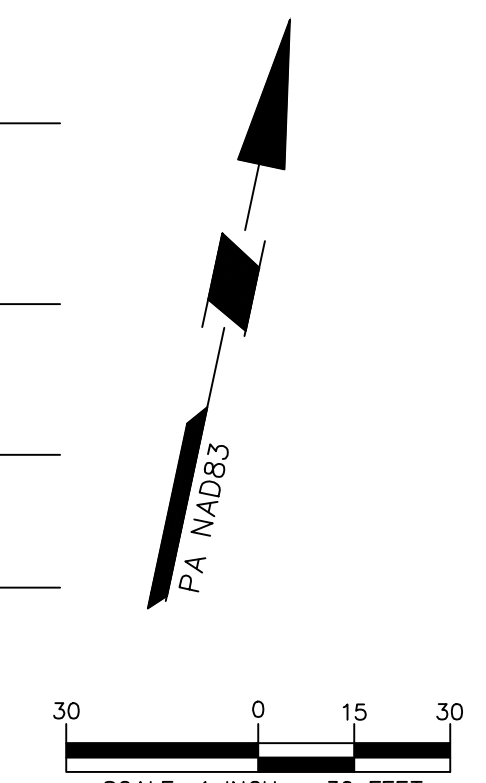
PARKING
 220 PARKING SPACES
 2 HANDICAP PARKING SPACES
 222 TOTAL PARKING SPACES

BASIS OF BEARINGS
 MERIDIAN IS REFERENCED TO PENNSYLVANIA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83, PER GPS OBSERVATIONS IN NOVEMBER, 2021.

DATUM
 VERTICAL DATUM IS NAVD 88 OBTAINED FROM GPS OBSERVATIONS ON 11/23/2021

BENCHMARK
 BM 1 - MAG NAIL, ELEV=733.09
 BM 2 - MAG NAIL, ELEV=732.37

UTILITY INFORMATION
 DESIGN TICKET 20213221870-000
 DIG TICKET 20213221863-000



Date	Description	No.
07/12/22	Revised Areas	4
06/28/22	Title Information	3
02/18/22	Revised Survey Area	2
02/01/22	Revised Areas	1

REVISIONS

SHAUN F. HIGGINS, PLS DATE SIGNED

PROFESSIONAL LAND SURVEYOR
 PENNSYLVANIA LIC. No. SU-051088-E

LANGAN

Langan Engineering and
 Environmental Services, Inc.
 2400 Ansys Drive, Suite 403
 Canonsburg, PA 15317

T: 724.514.5100 F: 724.514.5101 www.langan.com

Project

WEST GENERAL ROBINSON STREET DEVELOPMENT

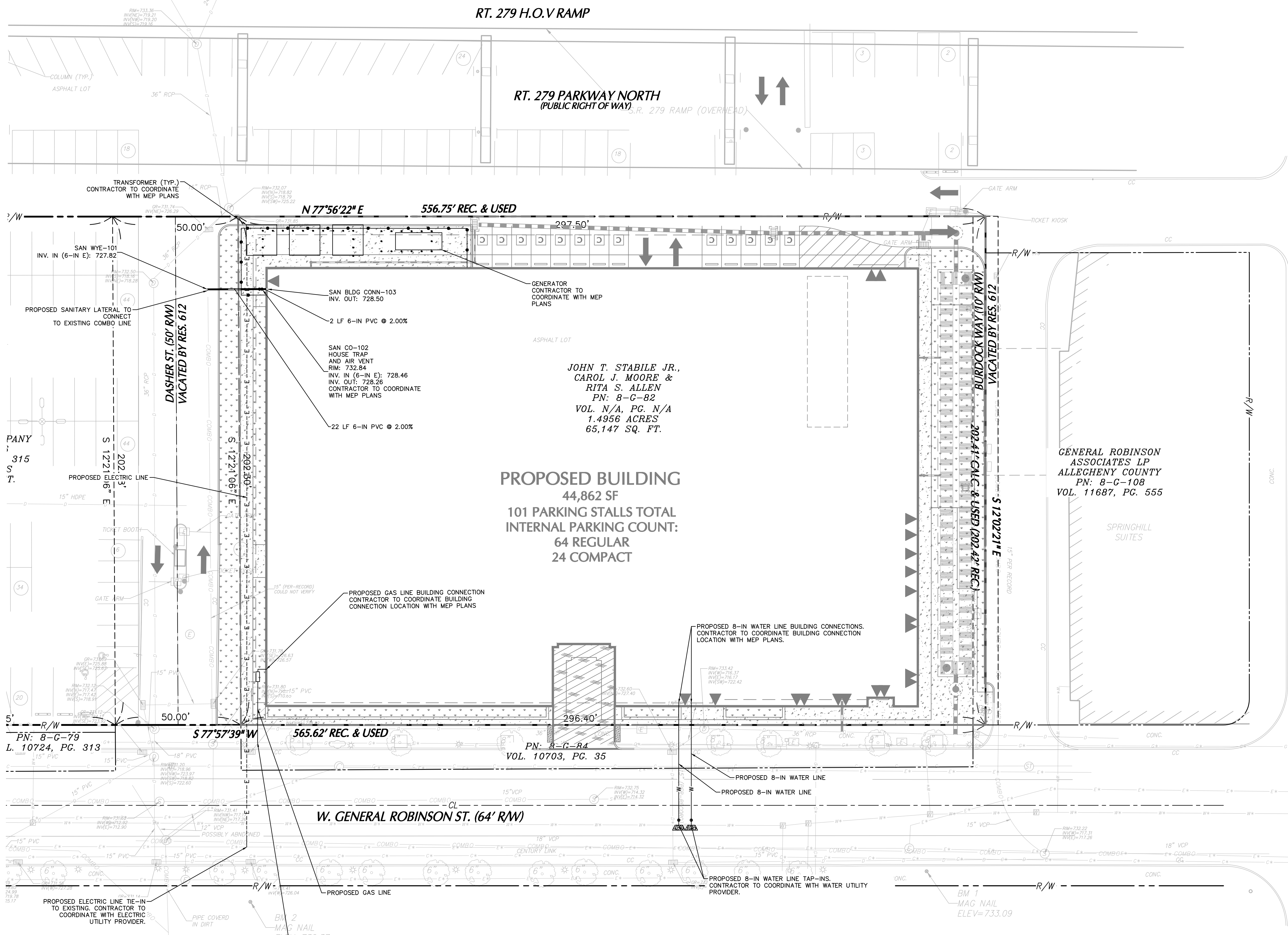
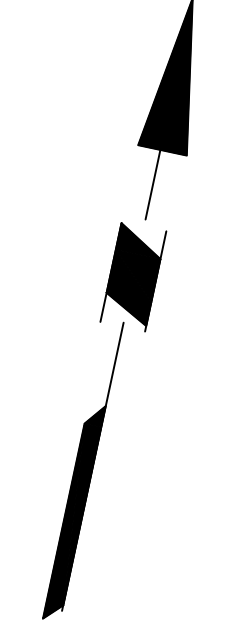
PN: 8-G-82
 CITY OF PITTSBURGH

ALLEGHENY COUNTY PENNSYLVANIA

Drawing Title

ALTA/NSPS LAND TITLE SURVEY

Project No. 250163801	Drawing No. VL101
Date DECEMBER 17, 2021	
Drawn By BLR	
Checked By ALM	Sheet 1 of 1



UTILITY NOTES

- 1. BOUNDARY AND TOPOGRAPHY INFORMATION IS OBTAINED FROM THE PLANS TITLED "ALTA/NSPS LAND TITLE SURVEY" AND NUMBERED V101 FOR WEST GENERAL ROBINSON STREET TOWER PROJECT SITUATED IN THE CITY OF PITTSBURGH, ALLEGHENY COUNTY, PENNSYLVANIA, PREPARED BY LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES, INC., DATED DECEMBER 17, 2021, LAST REVISED APRIL 21, 2023.
2. THE CONTRACTOR SHALL FURNISH, INSTALL, TEST AND COMPLETE ALL WORK TO THE SATISFACTION OF THE ENGINEER AND OWNER IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR MEANS AND METHODS OF CONSTRUCTION...
3. THE CONTRACTOR SHALL ACCEPT THE SITE AS IS. THE CONTRACTOR SHALL ASSESS CONDITIONS, AND THE KIND, QUALITY AND QUANTITY OF WORK REQUIRED...
4. THE CONTRACTOR SHALL, WHEN HE/SHE DEEMS NECESSARY, PROVIDE A WRITTEN REQUEST FOR INFORMATION (RFI) TO THE OWNER AND/OR OWNER'S DESIGNATED REPRESENTATIVE...
5. INFORMATION RELATED TO ELEVATIONS AND PROPOSED UTILITIES (SUCH AS ROADWAY GRADES, INVERT ELEVATIONS, RIM ELEVATIONS, GRADE ELEVATIONS, BUILDING FINISHED FLOOR ELEVATIONS, ETC.) MAY BE FOUND IN MORE THAN ONE LOCATION IN THE CONTRACT DOCUMENTS...
6. THERE ARE ADDITIONAL NOTES, SPECIFICATIONS AND REQUIREMENTS CONTAINED THROUGHOUT THE PLAN SET AS WELL AS REFERENCES TO SPECIFICATIONS FROM APPLICABLE GOVERNING AUTHORITIES AND INDUSTRY STANDARDS...
7. CONTRACTOR IS SPECIFICALLY CAUTIONED THAT ALL CONSTRUCTION STAKEOUT FOR THIS PROJECT MUST BE COMPLETED FROM THE SITE SPECIFIC SURVEY CONTROL (HORIZONTAL AND VERTICAL) UPON WHICH THE DESIGN IS BASED...
8. WHERE CONFLICTS ARISE BETWEEN EXISTING OR PROPOSED WATER, GAS, AND ELECTRIC LINES AND PROPOSED STORMWATER CONVEYANCE PIPES OR STRUCTURES...
9. ONCE EXISTING UTILITIES TO REMAIN ARE LOCATED, ANY POTENTIAL CONFLICTS WITH OTHER UTILITIES, RELOCATED UTILITY POLES, ETC. SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IMMEDIATELY...
10. ADJUST ALL EXISTING AND PROPOSED UTILITY FRAMES, GRATES, MANHOLE COVERS, VALVE BOXES, ETC. TO BE FLUSH WITH THE PROPOSED SURFACE ELEVATIONS WITHIN THE LIMITS OF CONSTRUCTION...
11. TRENCH DEPTH REQUIREMENTS MEASURED FROM FINISHED GRADE SHALL MEET THE FOLLOWING:
- STORM SEWER: DEPTHS, ELEVATIONS, AND GRADES AS INDICATED ON DRAWINGS.
- SANITARY SEWER: DEPTHS FROM MAINS SHALL BE AS INDICATED ON DRAWINGS.
- WATER MAINS: 48 INCHES TO TOP OF PIPE BARREL OR 6 INCHES BELOW THE FROST LINE OR ESTABLISHED BY THE LOCAL BUILDING OFFICIAL OR WATER DEPARTMENT, WHICHEVER IS DEEPER.
- GAS MAINS AND SERVICE: 30 INCHES MINIMUM TO TOP OF PIPE, OR AS REQUIRED BY THE LOCAL UTILITY COMPANY, WHICHEVER IS DEEPER.
- ELECTRICAL CONDUITS: 24 INCHES MINIMUM TO TOP OF CONDUIT OR AS REQUIRED BY NEC 300-5 / NEC 710-36 CODES, OR THE LOCAL UTILITY COMPANY REQUIREMENTS, WHICHEVER IS DEEPER.
- TELEPHONE / TV CONDUITS: 18 INCHES MINIMUM TO TOP OF CONDUIT OR AS REQUIRED BY THE LOCAL UTILITY COMPANY, WHICHEVER IS DEEPER.
12. PVC POTABLE WATER MAINS SHALL BE SOLID BLUE IN COLOR. DUCTILE IRON WATER MAINS SHALL BE PAINTED WITH BLUE BANDS. CONTRACTORS SHALL INSTALL ALL NEW OR ALTERED WATER PIPES IN ACCORDANCE WITH APPLICABLE AWWA STANDARDS AND / OR ACCORDANCE WITH MANUFACTURER'S RECOMMENDED PROCEDURES.
13. ALL WATER LINES ARE TO BE INSPECTED BY A LICENSED PROFESSIONAL ENGINEER DURING INSTALLATION.
14. ALL WATER LINES SHALL HAVE AN "EARLY WARNING" PROTECTION TAPE INSTALLED CONTINUOUSLY ALONG THE ENTIRE LENGTH. THE PROTECTION TAPE SHALL BE INSTALLED DURING THE BACKFILLING 2 FEET ABOVE PIPE AND 2 FEET BELOW FINISHED GRADE DIRECTLY OVER THE PIPE AND BE CONTINUOUSLY MARKED WITH "CAUTION WATER PIPE". THE TAPE SHALL HAVE AN EMBEDDED METALLIC DETECTABLE STRIP AND BE BLUE IN COLOR. PROTECTION TAPE SHALL BE TERRA-TAPE OR APPROVED EQUAL.
15. ALL SANITARY SEWER LINES SHALL HAVE AN "EARLY WARNING" PROTECTION TAPE INSTALLED CONTINUOUSLY ALONG THE ENTIRE LENGTH. THE PROTECTION TAPE SHALL BE INSTALLED DURING BACKFILLING AT LEAST 2 FEET ABOVE THE PIPE, AT LEAST 2 FEET BELOW THE FINISHED GRADE, AND AT MOST 4 FEET BELOW THE FINISHED GRADE. THE PROTECTION TAPE SHALL BE PLACED DIRECTLY OVER THE PIPE AND BE CONTINUOUSLY MARKED WITH "SEWER". THE PROTECTION TAPE MUST BE ELECTRONICALLY LOCATABLE AND BE BRIGHTLY COLORED PLASTIC. THE SELECTION AND INSTALLATION OF THE PROTECTION TAPE MUST MEET THE REQUIREMENTS SPECIFIED WITHIN THE PWSA PROCEDURES MANUAL.
16. AT THE POINT WHERE THE PROPOSED SANITARY SEWER CONSTRUCTION MEETS A LIVE OR EXISTING SEWER, THE NEW SANITARY SEWER SHALL BE SECURELY PLUGGED UNTIL THE ENTIRE NEW SANITARY SEWER CONSTRUCTION IS COMPLETED AND READY FOR FINAL INSPECTION.
17. SANITARY SEWER CLEANOUTS SHALL BE PROVIDED WITHIN 5 FEET OF ALL BUILDING CONNECTIONS FOR ALL SEWER CONNECTIONS TO COMBINED SEWERS.
18. ALL GRAVITY SANITARY SEWER PIPE SHALL BE PVC SDR26.
19. GRAVITY SANITARY SEWER LINES SHALL BE TESTED FOR INFILTRATION BY MEASURING FLOW OVER A V-NOTCH OR TESTED FOR EXFILTRATION BY FILLING THE LINE WITH WATER TO 10 FEET ABOVE THE INVERT OF THE MANHOLE. THE LIMITING RATE OF INFILTRATION SHALL NOT EXCEED 200 GALLONS PER 1-INCH DIAMETER PER MILE PER 24 HOURS. AN ALTERNATE TESTING METHOD SHALL BE AIR PRESSURE TESTING AT 5 PSI FOR A DURATION OF 10 MINUTES YIELDING NO OBSERVED DROP IN PRESSURE.
20. ALL GAS LINES SHALL HAVE AN "EARLY WARNING" PROTECTION TAPE INSTALLED CONTINUOUSLY ALONG THE ENTIRE LENGTH. THE PROTECTION TAPE MUST BE INSTALLED DURING THE BACKFILLING APPROXIMATELY 6 INCHES BELOW THE FINISHED GRADE. THE PROTECTION TAPE SHALL BE PLACED DIRECTLY OVER THE PIPE AND BE CONTINUOUSLY MARKED WITH "CAUTION-GAS PIPE BELOW". THE PROTECTION TAPE SHALL BE 6 INCH WIDE YELLOW PLASTIC PAIRED WITH A SOLID COPPER TRACER WIRE WITH YELLOW THERMOPLASTIC COATING OF AT LEAST #12 AWG. THE SELECTION AND INSTALLATION OF THE PROTECTION TAPE AND TRACER WIRE MUST MEET THE REQUIREMENTS SPECIFIED WITHIN THE PEOPLE'S NATURAL GAS SERVICE LINE INSTALLATION STANDARDS (INSTALLER'S GUIDE).
21. ANY WATER, SANITARY AND STORM UTILITY WITH 18 INCHES OR LESS VERTICAL SEPARATION BETWEEN OUTSIDE OF PIPE AND OUTSIDE OF PIPE SHALL BE CONCRETE ENCASED.
22. ALL TRENCHING, PIPE LAYING, AND BACKFILLING SHALL BE IN ACCORDANCE WITH FEDERAL OSHA REGULATIONS AND ANY LOCAL AUTHORITIES.
23. STREET PAVEMENT AFFECTED BY TRENCHING OR OTHER CONSTRUCTION ACTIVITIES SHALL BE RESTORED TO ITS ORIGINAL AND PROPER CONDITION. ALL WORK PERFORMED WITHIN THE PUBLIC RIGHT-OF-WAY AND ALL RESTORATION OF STREET PAVEMENTS SHALL ABIDE BY THE POLICES SET FORTH IN THE CITY OF PITTSBURGH RIGHT-OF-WAY PROCEDURES.
24. ALL SEWER CONNECTIONS MUST BE APPROVED AND INSPECTED BY THE LOCAL GOVERNING AUTHORITY. CONTRACTOR TO RECEIVE APPROVAL FROM THE LOCAL AUTHORITY PRIOR TO CONSTRUCTION.
25. PROPOSED LIGHTING TO BE COORDINATED WITH ELECTRICAL DOCUMENTS.

LEGEND table with columns for EXISTING and PROPOSED. Rows include WATER LINE, UNDERGROUND ELECTRIC, SANITARY/COMBO LINE, COMMUNICATION LINE, STORM DRAINAGE LINE, NATURAL GAS LINE, SANITARY MANHOLE, STORM MANHOLE/CATCH BASIN, and ELECTRICAL EQUIPMENT.



NOT FOR CONSTRUCTION



WEST GENERAL ROBINSON - MULTIFAMILY HOUSING
Pittsburgh, PA 15222

Revision table with columns for revision number, description, and date. Includes revisions A (100% SCHEMATIC DESIGN) and B (DESCRIPTION).

Project information including PROJECT NO. 20040700, SHEET NAME: UTILITY PLAN, SHEET NUMBER: CU101, and PLAN 10/01/21.

NOT FOR CONSTRUCTION

APPENDIX G

Cultural Resource Notice

**SECTION G
SEWAGE FACILITIES PLANNING
MODULE COMPONENT 3**

**Re: Cultural Resources Notice (CRN)
West General Robinson Street Tower
City of Pittsburgh, Allegheny County, Pennsylvania
Langan Project No.: 250163802**

As the project area is less than 10 acres and does not contain any existing historical buildings, a Project Review Form – to initiate consultation for request for review by the State Historic and preservation Office (SHPO), Environmental Review Division – will not be submitted to the Pennsylvania Historical & Museum Commission (PHMC).

APPENDIX H

PNDI

1. PROJECT INFORMATION

Project Name: **West General Robinson Street Tower**

Date of Review: **5/3/2023 12:24:30 AM**

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

Project Area: **4.73 acres**

County(s): **Allegheny**

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

ZIP Code:

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

Watersheds HUC 8: **Lower Allegheny**

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

Decimal Degrees: **40.448479, -80.005572**

Degrees Minutes Seconds: **40° 26' 54.5252" N, 80° 0' 20.592" W**



2. SEARCH RESULTS

Agency	Results	Response
PA Game Commission	No Known Impact	No Further Review Required
PA Department of Conservation and Natural Resources	No Known Impact	No Further Review Required
PA Fish and Boat Commission	Potential Impact	FURTHER REVIEW IS REQUIRED, See Agency Response
U.S. Fish and Wildlife Service	Potential Impact	FURTHER REVIEW IS REQUIRED, See Agency Response

As summarized above, Pennsylvania Natural Diversity Inventory (PNDI) records indicate there may be potential impacts to threatened and endangered and/or special concern species and resources within the project area. If the response above indicates "No Further Review Required" no additional communication with the respective agency is required. If the response is "Further Review Required" or "See Agency Response," refer to the appropriate agency comments below. Please see the DEP Information Section of this receipt if a PA Department of Environmental Protection Permit is required.

West General Robinson Street Tower





-  Buffered Project Boundary
-  Project Boundary

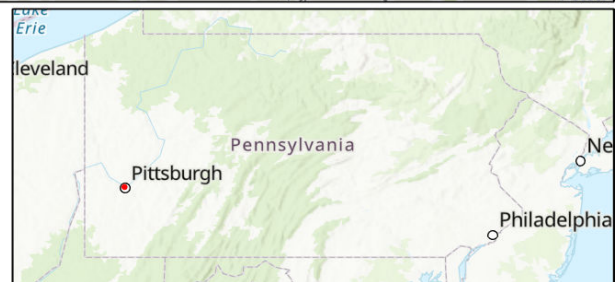


Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community

West General Robinson Street Tower



-  Buffered Project Boundary
-  Project Boundary



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

RESPONSE TO QUESTION(S) ASKED

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

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

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

Your answer is: No

3. AGENCY COMMENTS

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

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

PA Game Commission

RESPONSE:

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

PA Department of Conservation and Natural Resources

RESPONSE:

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

PA Fish and Boat Commission

RESPONSE:

Further review of this project is necessary to resolve the potential impact(s). Please send project information to this agency for review (see WHAT TO SEND).

PFBC Species: (Note: The Pennsylvania Conservation Explorer tool is a primary screening tool, and a desktop review may reveal more or fewer species than what is listed below.)

Scientific Name	Common Name	Current Status
Leptodea fragilis	Fragile Papershell	Special Concern Species*
Quadrula quadrula	Mapleleaf	Special Concern Species*
Sensitive Species**		Endangered

U.S. Fish and Wildlife Service

RESPONSE:

Further review of this project is necessary to resolve the potential impact(s). Please send project information to this agency for review (see WHAT TO SEND).

* Special Concern Species or Resource - Plant or animal species classified as rare, tentatively undetermined or candidate as well as other taxa of conservation concern, significant natural communities, special concern populations (plants or animals) and unique geologic features.

** Sensitive Species - Species identified by the jurisdictional agency as collectible, having economic value, or being susceptible to decline as a result of visitation.

WHAT TO SEND TO JURISDICTIONAL AGENCIES

If project information was requested by one or more of the agencies above, upload* or email the following information to the agency(s) (see AGENCY CONTACT INFORMATION). Instructions for uploading project materials can be found [here](#). This option provides the applicant with the convenience of sending project materials to a single location accessible to all three state agencies (but not USFWS).

*If information was requested by USFWS, applicants must email, or mail, project information to IR1_ESPenn@fws.gov to initiate a review. USFWS will not accept uploaded project materials.

Check-list of Minimum Materials to be submitted:

___ Project narrative with a description of the overall project, the work to be performed, current physical characteristics of the site and acreage to be impacted.

___ A map with the project boundary and/or a basic site plan (particularly showing the relationship of the project to the physical features such as wetlands, streams, ponds, rock outcrops, etc.)

In addition to the materials listed above, USFWS REQUIRES the following

___ **SIGNED** copy of a Final Project Environmental Review Receipt

The inclusion of the following information may expedite the review process.

___ Color photos keyed to the basic site plan (i.e. showing on the site plan where and in what direction each photo was taken and the date of the photos)

___ Information about the presence and location of wetlands in the project area, and how this was determined (e.g., by a qualified wetlands biologist), if wetlands are present in the project area, provide project plans showing the location of all project features, as well as wetlands and streams.

4. DEP INFORMATION

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

5. ADDITIONAL INFORMATION

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

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

6. AGENCY CONTACT INFORMATION

PA Department of Conservation and Natural Resources

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

PA Fish and Boat Commission

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

U.S. Fish and Wildlife Service

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

PA Game Commission

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

7. PROJECT CONTACT INFORMATION

Name: Adalee Jacobs
Company/Business Name: Langan Engineering & Environmental Services, Inc.
Address: 2400 Ansys Drive, Suite 403
City, State, Zip: Canonsburg, PA 15317
Phone: (724) 514-5170 Fax: ()
Email: adjacobs@langan.com

8. CERTIFICATION

I certify that ALL of the project information contained in this receipt (including project location, project size/configuration, project type, answers to questions) is true, accurate and complete. In addition, if the project type, location, size or configuration changes, or if the answers to any questions that were asked during this online review change, I agree to re-do the online environmental review.

Adalee Jacobs
applicant/project proponent signature

6/2/2023

date



July 17, 2023

IN REPLY REFER TO

SIR# 57974

Langan Engineering and Environmental Services
Kevin Katchko
2400 Ansys Drive
Canonsburg, Pennsylvania 15317

**RE: Species Impact Review (SIR) – Rare, Candidate, Threatened and Endangered Species
PNDI Search No. 785221_1
West General Robinson Street Tower
Pittsburgh City: ALLEGHENY County**

Dear Kevin Katchko:

This responds to your inquiry about a Pennsylvania Natural Diversity Inventory (PNDI) Internet Database search “potential conflict” or a threatened and endangered species impact review. These projects are screened for potential conflicts with rare, candidate, threatened or endangered species under Pennsylvania Fish and Boat Commission jurisdiction (fish, reptiles, amphibians, aquatic invertebrates only) using the Pennsylvania Natural Diversity Inventory (PNDI) database and our own files. These species of special concern are listed under the Endangered Species Act of 1973, the Wild Resource Conservation Act, and the Pennsylvania Fish and Boat Code (Chapter 75), or the Wildlife Code.

An element occurrence of a rare, candidate, threatened, or endangered species under our jurisdiction is known from the vicinity of the proposed project. However, given the nature of the proposed project, the immediate location, or the current status of the nearby element occurrence(s), no adverse impacts are expected to the species of special concern.

This response represents the most up-to-date summary of the PNDI data and our files and is valid for two (2) years from the date of this letter. An absence of recorded species information does not necessarily imply species absence. Our data files and the PNDI system are continuously being updated with species occurrence information. Should project plans change or additional information on listed or proposed species become available, this determination may be reconsidered, and consultation shall be re-initiated.

If you have any questions regarding this review, please contact Nevin Welte at 814-470-6151 or c-nwelte@pa.gov and refer to the SIR # 57974. Thank you for your cooperation and attention to this important matter of species conservation and habitat protection.

Sincerely,

A handwritten signature in black ink that reads "Christopher A. Urban". The signature is written in a cursive style with a large initial "C".

Christopher A. Urban, Chief
Natural Diversity Section

CAU//NTW/dn

PNDI # _____ USFWS Project # _____

U.S. FISH AND WILDLIFE SERVICE
110 Radnor Road, Suite 101, State College, PA 16801

This responds to your inquiry about a PNDI Internet Database search that resulted in a potential conflict with a federally listed, proposed or candidate species.

PROJECT LOCATION INFORMATION

MISC INFORMATION

County: _____

Date received by FWS: _____

Township: _____

USFWS COMMENTS EMAILED MAILED

Email: _____

To: _____

Affiliation: _____

SPECIFIC PROJECT: _____

FISH AND WILDLIFE SERVICE COMMENT(s):

___ ***NO EFFECT***

Except for occasional transient species, no federally listed, proposed or candidate species under our jurisdiction are known or likely to exist in the project area. Should project plans change, or if additional information on listed or proposed species becomes available, this determination may be reconsidered.

___ ***NOT LIKELY TO ADVERSELY AFFECT***

The federally listed _____ occurs or may occur in or near the project area. However, based on our review of the information provided, including the project description and location (_____

_____), no adverse effects to this species are likely to occur. If there is any change in the location, scale, scope, layout or design of the project, further consultation or coordination with the Service will be necessary.

The above determination is valid for two years from the date of this letter. In addition, this response relates only to federally listed, proposed, and candidate species under our jurisdiction, based on an office review of the proposed project's location and anticipated impacts. No field inspection of the project area has been conducted by this office. *Please reference the above PNDI # and USFWS Project # in any future correspondence regarding this project.*

This review was conducted by the biologist listed below. He/she can be contacted at 814-206-(Extension).

___ Pamela Shellenberger (x7459)

___ Nicole Ranalli (x7455)

___ Richard Novak (x7477)

___ Melinda Turner (x7449)

___ Jennifer Kagel (x7451)

___ Sze Wing Yu (x7461)

SIGNATURE:

Supervisor, Pennsylvania Field Office

APPENDIX I

Component 4A



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

West General Robinson Street Tower

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

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

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

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

SECTION C. AGENCY REVIEW (continued)

Yes	No	
<input type="checkbox"/>	<input type="checkbox"/>	13. Is this proposal consistent with the ordinance? If no, describe the inconsistencies _____
<input type="checkbox"/>	<input type="checkbox"/>	14. Is this plan consistent with the municipal Official Sewage Facilities Plan? If no, describe the inconsistencies _____
<input type="checkbox"/>	<input type="checkbox"/>	15. Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality? If yes, describe _____
<input type="checkbox"/>	<input type="checkbox"/>	16. Has a waiver of the sewage facilities planning requirements been requested for the residual tract of this subdivision?
<input type="checkbox"/>	<input type="checkbox"/>	If yes, is the proposed waiver consistent with applicable ordinances? If no, describe the inconsistencies _____
17. Name, title and signature of planning agency staff member completing this section: Name: <u>Kyla Prendergast</u> Title: <u>Senior Environmental Planner</u> Signature: _____ Date: _____ Name of Municipal Planning Agency: <u>Department of City Planning</u> Address <u>100 Ross Street, Suite 202, Pittsburgh, PA 15219</u> Telephone Number: <u>412-255-2200</u>		

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

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

The planning agency must complete this component within 60 days.

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

APPENDIX J

Component 4C



**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
 West General Robinson Street Tower

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

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

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

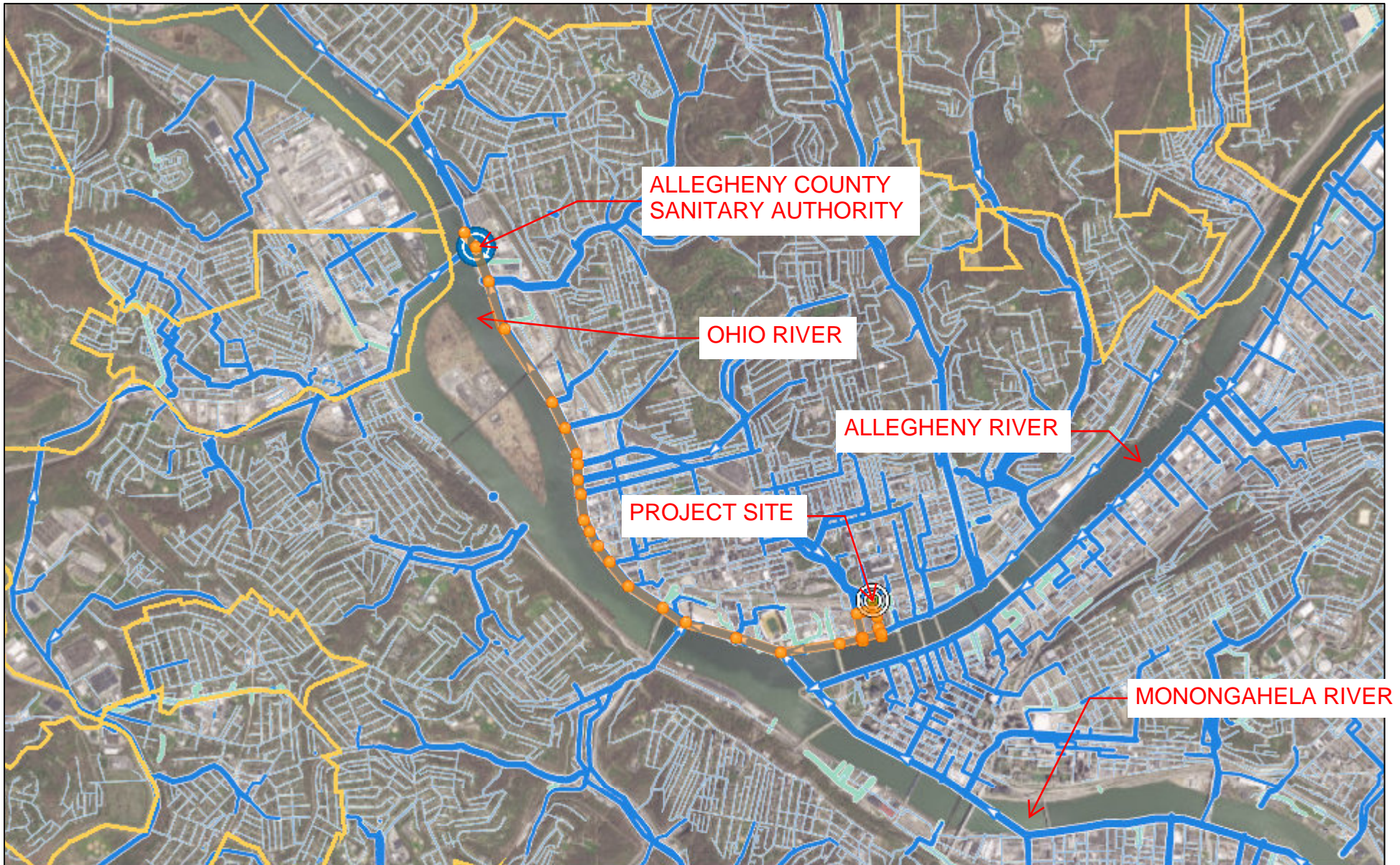
Yes	No	
<input type="checkbox"/>	<input type="checkbox"/>	1. Is the proposed plan consistent with the municipality's Official Sewage Facilities Plan? If no, what are the inconsistencies? _____
<input type="checkbox"/>	<input type="checkbox"/>	2. Are there any wastewater disposal needs in the area adjacent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

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




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

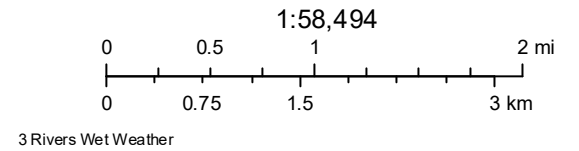
The county planning agency must complete this component within 60 days.
 This component and any additional comments are to be returned to the applicant.

3RWW Sewer Atlas



11/1/2023, 2:25:50 PM

-  ALCOSAN Service Area
 -  ALCOSAN Plant
 -  ALCOSAN Plant
- Municipalities in the ALCOSAN Service Area**
- Override 1
 - Flow Direction
 - Pipes (unknown width)



3RWW Sewer Atlas



11/1/2023, 2:22:24 PM

ALCOSAN Service Area

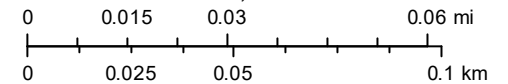
Wastewater | Manholes and Other Structures

- Manhole
- (Missing Type)

Municipalities in the ALCOSAN Service Area

- Override 1
- Wastewater | Virtual Laterals
- Flow Direction

1:1,828



3 Rivers Wet Weather

3 Rivers Wet Weather

3RWW Sewer Atlas

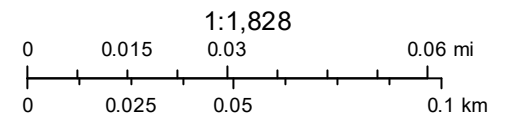


11/1/2023, 2:22:52 PM

- ALCOSAN Service Area
- Wastewater | Discharge Points**
- Override 1

- Wastewater | Manholes and Other Structures**
- Manhole
 - Regulator
 - (Missing Type)

- Municipalities in the ALCOSAN Service Area**
- Override 1
 - Wastewater | Virtual Laterals
 - Flow Direction



3 Rivers Wet Weather

3 Rivers Wet Weather

3RWW Sewer Atlas

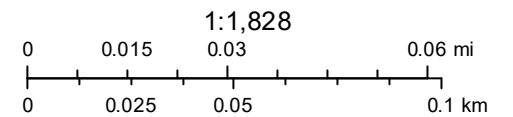


11/1/2023, 2:23:25 PM

- ALCOSAN Service Area
- Wastewater | Discharge Points**
- Override 1

- Wastewater | Manholes and Other Structures**
- Manhole
- ◆ Regulator

- Municipalities in the ALCOSAN Service Area**
- Override 1
- Wastewater | Virtual Laterals
- Flow Direction



3 Rivers Wet Weather

3 Rivers Wet Weather

3RWW Sewer Atlas



11/1/2023, 2:49:46 PM

ALCOSAN Service Area

Wastewater | Manholes and Other Structures

- Other Structures
- Manhole

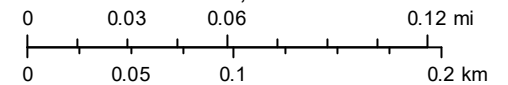
Junction

(Missing Type)

Municipalities in the ALCOSAN Service Area

Override 1

1:3,656



3 Rivers Wet Weather

3 Rivers Wet Weather

3RWW Sewer Atlas



11/1/2023, 2:51:27 PM

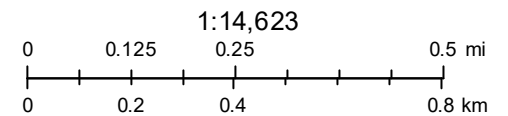
 ALCOSAN Service Area

Wastewater | Discharge Points

 Override 1

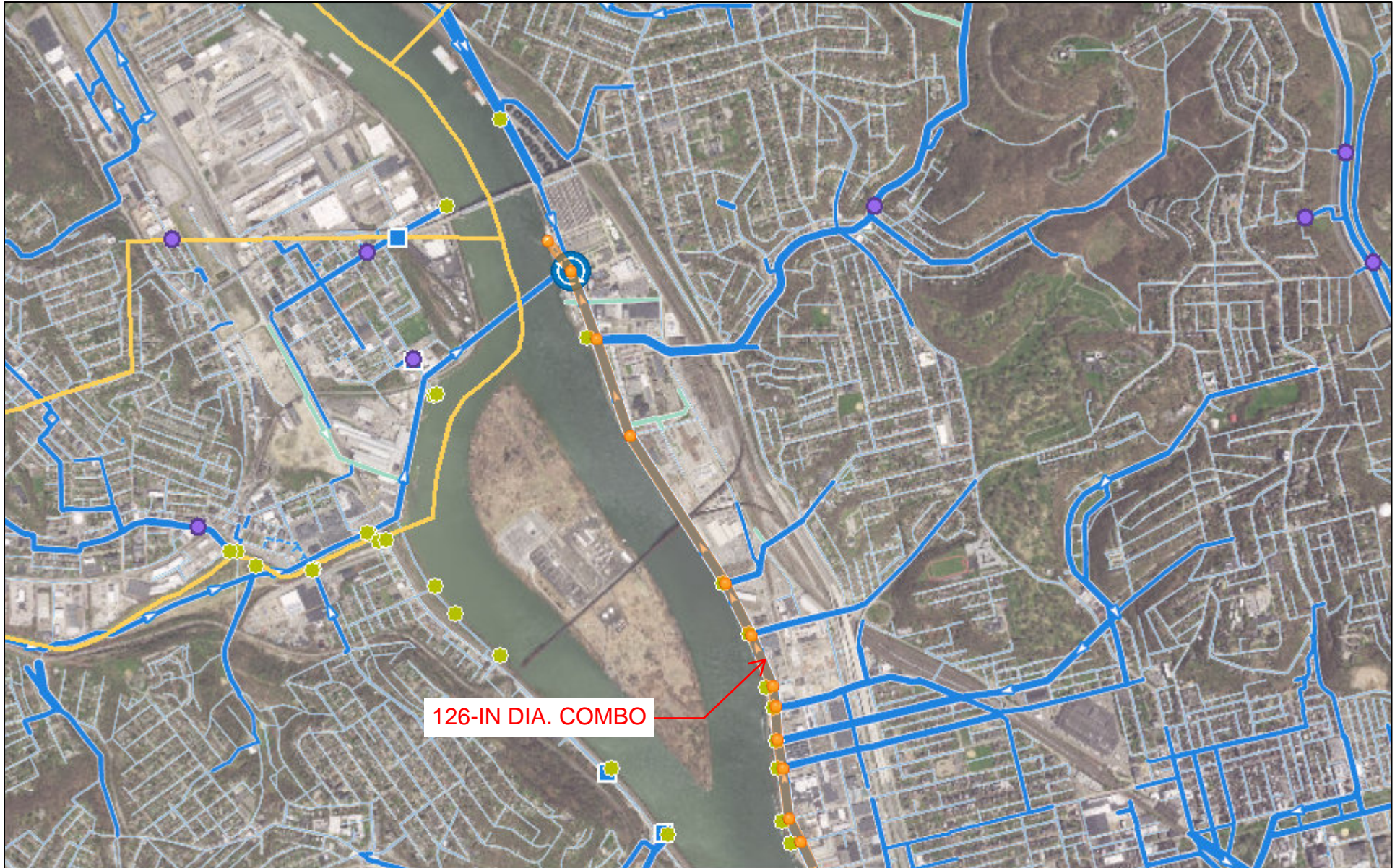
Wastewater | Pump / Facility Locations

 Override 1




3 Rivers Wet Weather

3RWW Sewer Atlas



11/1/2023, 2:56:47 PM

 ALCOSAN Service Area

 ALCOSAN Plant

 ALCOSAN Plant

Flow Monitors

 Override 1

Wastewater | Discharge Points

 Override 1

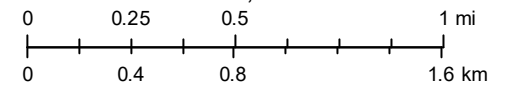
Wastewater | Pump / Facility Locations

 Override 1

Municipalities in the ALCOSAN Service Area

Override 1

1:29,247



3 Rivers Wet Weather

3 Rivers Wet Weather

APPENDIX K

Completeness Checklist

Checklist



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

Completeness Checklist

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

Sewage Collection and Treatment Facilities

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

Municipal Action

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

Signature of Municipal Official

Date submittal determined complete