

# **Sewage Facilities Planning Module Application Package**

for

## **THE STANDARD ON FIFTH**

City of Pittsburgh  
Allegheny County, PA

June 7, 2023

Prepared for:

Beacon Communities  
429 Fourth Avenue, Suite 2010  
Pittsburgh, PA 15219

Prepared by:

**FAHRINGER, McCARTY, GREY, INC.**  
**LANDSCAPE ARCHITECTS & ENGINEERS**  
1610 Golden Mile Highway  
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(724) 327-0599

Job No. 5269

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**SEWAGE FACILITIES PLANNING MODULE –  
COMPONENT 3**



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

Code No.
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**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)

- Project Name The Standard on Fifth
- Brief Project Description Proposed 51 unit affordable housing apartment building

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

Municipality Name	County	City	Boro	Twp
City of Pittsburgh	Allegheny	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Municipality Contact Individual - Last Name	First Name	MI	Suffix	Title
Battistone	Maria			Sr. Enviro. Planner

Additional Individual Last Name	First Name	MI	Suffix	Title
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Municipality Mailing Address Line 1	Mailing Address Line 2
200 Ross Street	

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

Area Code + Phone + Ext.	FAX (optional)	Email (optional)
412-255-2516		martina.battistone@pittsburghpa.gov

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

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

The Standard on Fifth

Site Location Line 1

2118 5<sup>th</sup> Ave

Site Location Line 2

Site Location Last Line -- City

Pittsburgh

State

PA

ZIP+4

15219

Latitude

40d26'16"N

Longitude

79d58'30"W

Detailed Written Directions to Site I-376E to Exit 72B - Boulevard of the Allies, turn right onto Jumonville Street, turn right onto Watson Street, pass Seneca Street, destination is mid-block on Watson prior to Moultrie Street.

Description of Site 7 lots between 5<sup>th</sup> Ave & Watson Street. Some existing buildings to be demolished.

**Site Contact (Developer/Owner)**

Last Name

Sheldon

First Name

Jessica

MI Suffix

Phone

412-422-6303

Ext.

1105

Site Contact Title

Senior Development Director

Site Contact Firm (if none, leave blank)

FAX

Email

jsheldon@BeaconCummunitiesllc.com

Mailing Address Line 1

429 Fourth Avenue, Suite 2010

Mailing Address Line 2

Mailing Address Last Line -- City

Pittsburgh

State

PA

ZIP+4

15219

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

Last Name

Grafer

First Name

Daniel

MI

Suffix

Title

Project Manager

Consulting Firm Name

Fahringer McCarty Grey Inc

Mailing Address Line 1

1610 Golden Mile Hwy

Mailing Address Line 2

Address Last Line -- City

Monroeville

State

PA

ZIP+4

15146

Country

Email

dgraper@fmginc.us

Area Code + Phone

724-327-0599

Ext.

238

Area Code + FAX

**E. AVAILABILITY OF DRINKING WATER SUPPLY**

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

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

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

Name of water company: PWSA

**F. PROJECT NARRATIVE** (See Section F of instructions)

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

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

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

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

**1. COLLECTION SYSTEM**

a. Check appropriate box concerning collection system

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

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

b. Answer questions below on collection system

Number of EDU's and proposed connections to be served by collection system. EDU's 29

Connections 1

Name of:

existing collection or conveyance system 15" VCP combination sewer in 5<sup>th</sup> Avenue

owner Pittsburgh Water & Sewer Authority

existing interceptor Monongahela River

owner Allegheny County Sanitary Authority

**2. WASTEWATER TREATMENT FACILITY**

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

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

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

Name of existing facility ALCOSAN Woods Run WWTP

NPDES Permit Number for existing facility PA0025984

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

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

Name of Permittee Agency, Authority, Municipality ALCOSAN

Name of Responsible Agent Courtney Dumm, EIT

Agent Signature  Date 05/25/2023

(Also see Section I. 4.)

**G. PROPOSED WASTEWATER DISPOSAL FACILITIES** (Continued)

**3. PLOT PLAN**

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

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

**4. WETLAND PROTECTION**

YES NO

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

**5. PRIME AGRICULTURAL LAND PROTECTION**

YES NO

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

**6. HISTORIC PRESERVATION ACT**

YES NO

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

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

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

Check one:

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

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

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

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

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

**1. Waters designated for Special Protection**

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

**2. Pennsylvania Waters Designated As Impaired**

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

**3. Interstate and International Waters**

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

**4. Tributaries To The Chesapeake Bay**

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

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

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

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



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

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

1. Project Flows 11,750 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
<b>Collection</b>	1986672	6,953,352	54000	253,000	79425	277,988
<b>Conveyance</b>		<u>12,100,000</u>	<u>5,100,000</u>	<u>5,810,000</u>	<u>5,175,000</u>	<u>5,892,000</u>
<b>Treatment</b>		<u>250,000,000</u>	<u>194,200,000</u>	<u>250,000,000</u>	<u>248,800,000</u>	<u>295,000,000</u>

3. Collection and Conveyance Facilities

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

YES NO

- a.   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 Robert Herring

Agent Signature  Robert Herring  
2023.05.09 08:26:37 -0400 Date 5/9/2023

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

c. Conveyance System

Name of Agency, Authority, Municipality ALCOSAN

Name of Responsible Agent Courtney Dumm, E.I.T.

Agent Signature 

Date 05/25/2023

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 ALCOSAN is under a consent decree to address wet weather flows.

- 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 Courtney Dumm, E.I.T.

Agent Signature 

Date 05/25/2023

**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.

Dan Graper	<i>Daniel Graper</i>
Name (Print)	Signature
Site/Civil Project Manager	05/01/2023
Title	Date
1610 Golden Mile Hwy	724-327-0599
Address	Telephone Number

**R. REVIEW FEE** (See Section R of instructions)

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

- I request DEP calculate the review fee for my project and send me an invoice for the correct amount. I understand DEP's review of my project will not begin until DEP receives the correct review fee from me for the project.
- I have calculated the review fee for my project using the formula found below and the review fee guidance in the instructions. I have attached a check or money order in the amount of \$\_\_\_\_\_ 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.

$$\#30 \quad \text{Lots (or EDUs)} \times \$50.00 = \$ 1,500.00$$

The fee is based upon:

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

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

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

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

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

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

The fee is based upon:

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

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

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

---

**SECTION C – AVILABILITY OF DRINKING SUPPLY**

04/29/2022

Thomas Swisher  
Fahringer, McCarty Grey, Inc.  
1610 Golden Mile Hwy, Pittsburgh PA

**RE: Water and Sewer Availability**  
2118 Fifth Avenue, Pittsburgh, PA

Dear Thomas Swisher

In response to your inquiry concerning water and sewer availability for the area referenced above, please be advised that water and sewer service will be provided in accordance with the policies and procedures of the Pittsburgh Water and Sewer Authority as described below:

Water service available: Yes

Sewer service available: Yes

15" 5th Avenue  
6" Watson Street

**15" 5th Avenue**

We wish to advise you that, if it is your desire to tap our water and sewer mains for service, your plans must be approved through a development permit application in accordance with the PWSA Developer's Manual.

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

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

Sincerely,

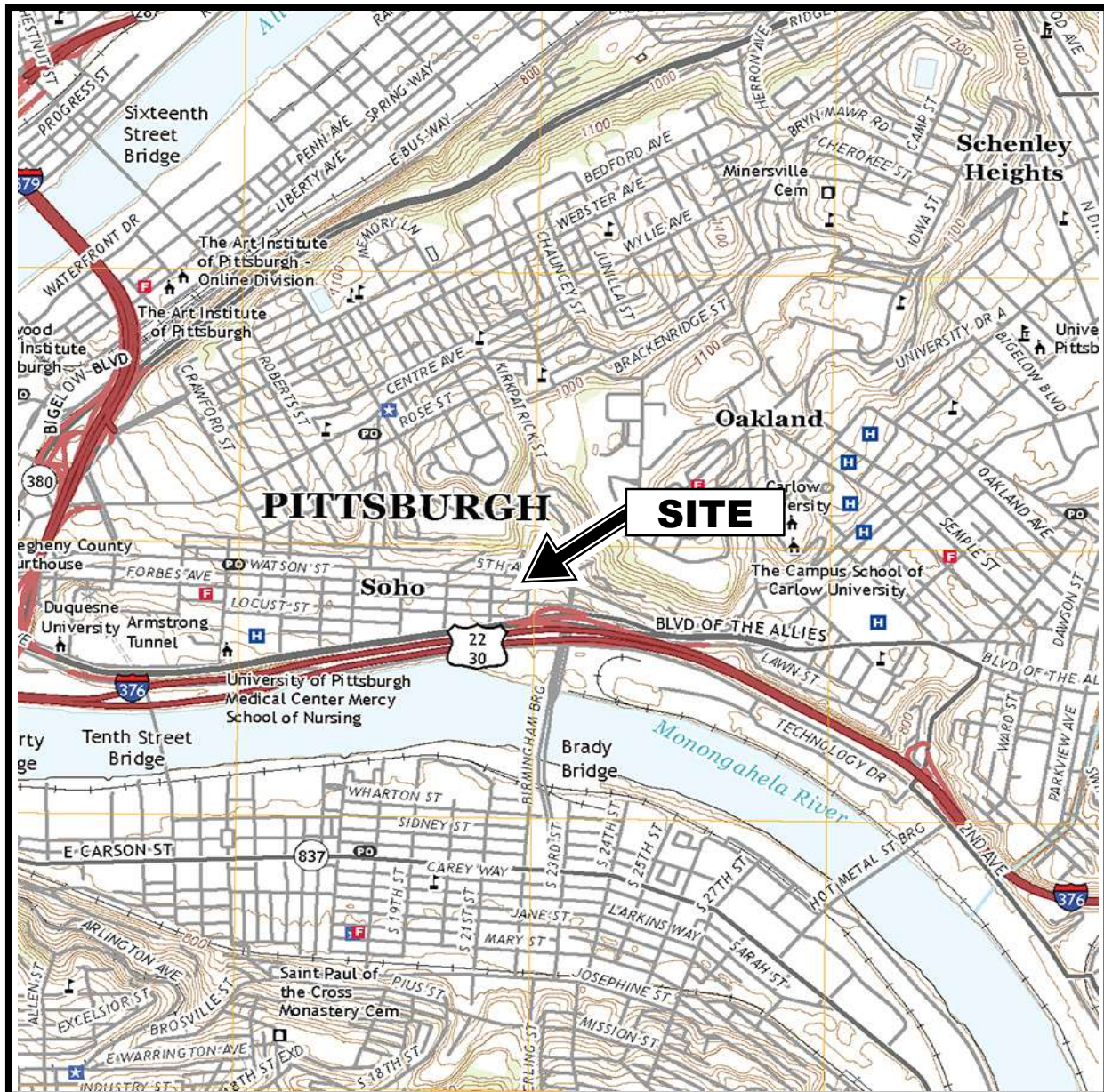
*Wendy M. Dean*

Wendy M. Dean  
Engineering Tech II



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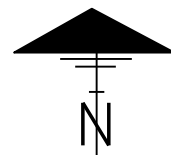
**SECTION F – PROJECT NARRATIVE**



**- Project Location Map -**

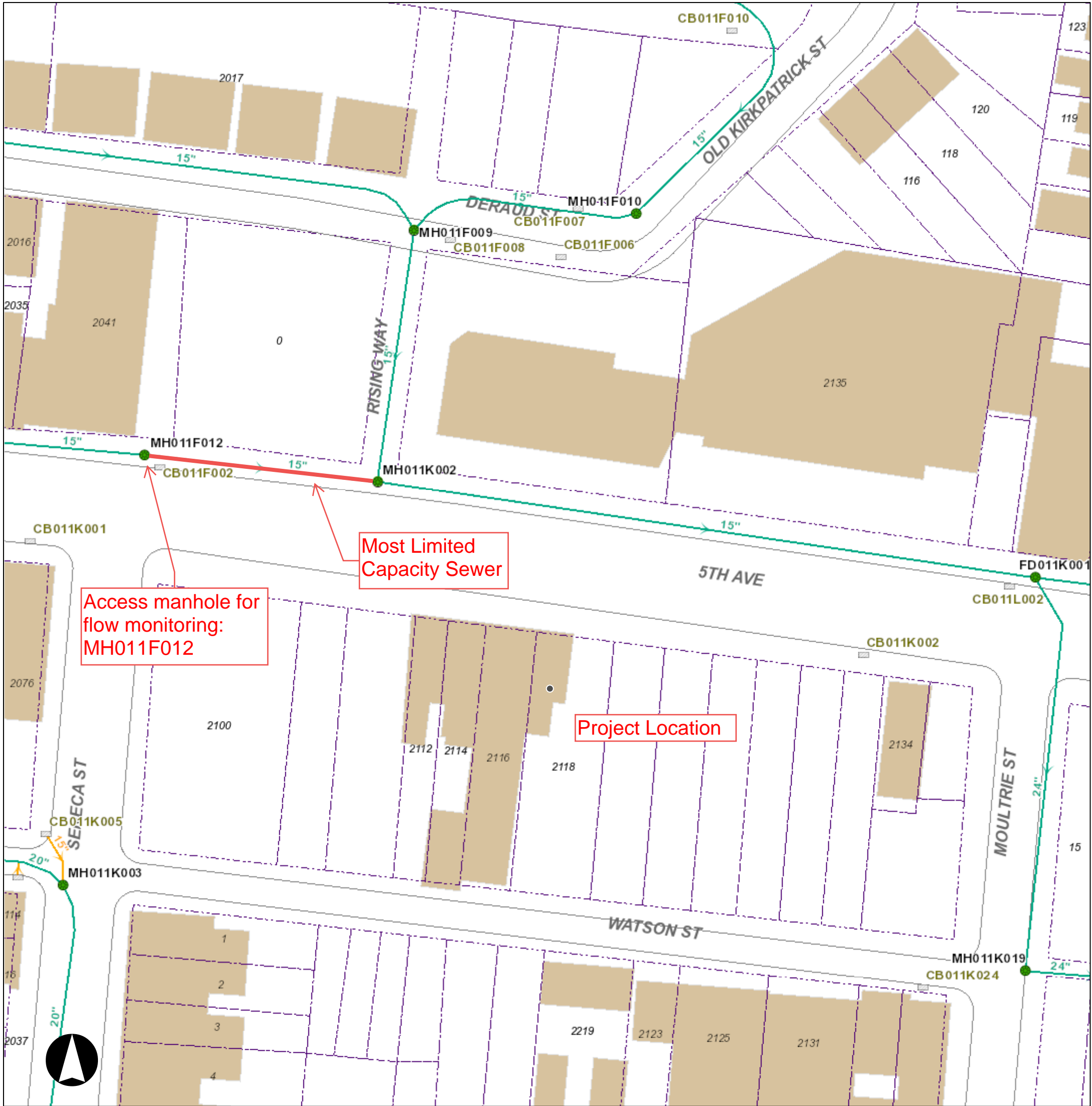
**Fifth Avenue (2116 to 2130)**

City of Pittsburgh,	Allegheny County, PA
SCALE: 1" = 2000'	JOB NO. 5269
SOURCE: Pittsburgh East, PA, 7 1/2 Minute U.S.G.S. Quadrangle	



**FAHRINGER, McCARTY, GREY, INC.**  
 LANDSCAPE ARCHITECTS AND ENGINEERS  
 1610 Golden Mile Highway, Monroeville, PA 15146-2010

# 2118 5th Ave - MLCS



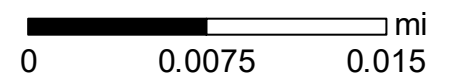
## Legend

### WATER

- Meter
- Curb Box
- Water System Pump
- Hydrant
- System Valve
- Dividing Pressure Valve
- Coupling
- Tee
- Cross
- Reducer
- End Cap
- Wash Out

- Pressure Monitoring Station
- Water Manhole
- Rising Main
- Supply Main
- Transmission Main
- Distribution Main
- Hydrant Branch
- Private Main
- Water Service Line
- SEWER**
- Manhole
- Junction
- Inlet

- Private Inlet
- Outfall
- End Cap
- Sewer Pump Station
- Combined Sewer
- Sanitary Sewer
- Storm Sewer
- Regulated Combined Sewer
- Overflow Sewer
- Interceptor
- Sewer Force Main
- 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: 2/1/2023

**Most Limited Capacity Sewer (MLCS) Spreadsheet**

<b>PROJECT NAME:</b>	2118 5th Avenue
<b>PWSA PROJECT NUMBER:</b>	DEV-216-0123
<b>PWSA REVIEWER:</b>	Shannon Connell, EIT
<b>DATE:</b>	February 1, 2023

<b>LEGEND:</b>	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
MH011F012	MH011K002	806.29	800.86	90.20	15	VCP	0.015	1.23	3.927	6.02%	8,901,853
MH011K002	FD011K001	800.86	792.05	261.20	15	VCP	0.015	1.23	3.927	3.37%	6,663,235
FD011K001	MH011L023	792.05	791.67	110.13	15	VCP	0.015	1.23	3.927	0.35%	2,131,193
MH011L023	MH011L004	791.67	790.40	114.00	15	VCP	0.015	1.23	3.927	1.11%	3,829,422
MH011L004	JCT011L006	790.40	790.16	121.25	15	VCP	0.015	1.23	3.927	0.20%	1,614,167
JCT011L006	MH011L006	790.16	785.08	26.43	36	VCP	0.015	7.07	9.425	19.22%	164,234,232
MH011L006	JCT011L010	785.08	780.00	26.43	36	VCP	0.015	7.07	9.425	19.22%	164,234,232
JCT011L010	MH011L007	780.00	779.84	48.43	60	Brick	0.016	19.63	15.708	0.33%	78,822,664
MH011L007	JCT011L014	779.84	778.34	19.29	60	Brick	0.016	19.63	15.708	7.78%	382,408,791
JCT011L014	JCT011L002	778.34	760.65	197.41	60	Brick	0.016	19.63	15.708	8.96%	410,513,737
JCT011L002	JCT011L003	760.65	755.16	9.17	60	Brick	0.016	19.63	15.708	59.87%	1,061,084,221
JCT011L003	JCT011L015	755.16	739.53	136.18	60	Brick	0.016	19.63	15.708	11.48%	464,591,410
FD011K001	MH011K019	792.05	780.00	176.91	24	VCP	0.015	3.14	6.283	6.81%	33,160,499
MH011K019	MH011L013	780.00	755.00	434.52	24	VCP	0.015	3.14	6.283	5.75%	30,476,763
MH011L013	JCT011L015	741.00	739.70	154.54	15	VCP	0.015	1.23	3.927	0.84%	3,327,630

**PROJECT NARRATIVE  
AND  
FLOW CALCULATIONS  
For  
THE STANDARD ON 5th  
City of Pittsburgh**

Consultant: Daniel Graper, Fahringer, McCarty, Grey Inc.  
Agent for: Beacon Communities  
Date: April 1, 2023

**Project Site Location, Zoning Classification and Proposed Use:**

The parcels to be developed are located between Fifth Avenue and Watson Street. The property is slightly under half an acre and consists of seven (7) Tax Parcels currently owned by Spring Way Center LLC, Tax ID numbers 11-K-47, through 11-K-55. The properties are anticipated to be consolidated into one parcel. Beacon Communities or a related entity is proposing to purchase these parcels in order to redevelop the site and construct an apartment building that will contain 51 apartment units; 31 one-bedroom units, 9 two-bedroom units, and 11 three-bedroom units.

**Existing and Proposed Water Consumption and Sewage Flow Estimates:**

The properties are vacant and the existing buildings and related site improvements have not been in operation for some time (unknown to this office). The proposed water consumption and sanitary flow for the proposed fifty-one (51) apartments/dwelling units are as estimated below based on the PWSA Manual.

The Standard on Fifth - Sanitary Flow Calculations:

31 apartment (one bdrm) x 150 gallons/day	= 4,650 gallons/day
9 apartment (two bdrm) x 300 gallons/day	= 2,700 gallons/day
11 apartment (three bdrm) x 400 gallons/day	= 4,400 gallons/day
<b>Total Sanitary Flow per day</b>	<b>= 11,750 gallons/day</b>

**Proposed Sanitary Sewage Conveyance:**

There is an existing 15" sewer main in Fifth Avenue that services the site. The plan proposes to connect into this public sanitary sewer. The work is proposed to be completed per the PWSA and ACHD Plumbing standards and specifications.

**Estimated Stormwater Conveyance and Flows for the Existing and Proposed Conditions:**

There is an existing 24" sewer main in Moultrie Street that will provide a location for the development to convey/connect the storm sewer system. The plan proposes to connect into this public sanitary sewer utilizing a proposed lateral. It is anticipated that the stormwater system including inlets, manholes, storm lines, roof drain lines and detentions systems on the subject property will remain a private system.

The existing estimated storm flows were calculated based on the Rational Method,  $Q=CIA$  using the 25-year storm event. This estimated calculation is based on area of the total sites to be developed in acres. Based on our schematic plans, additional impervious area will be minimal; however, it is our understanding that PCSM facilities will need to be designed to meet current city code requirements. The runoff coefficient is based on the areas of building roof, asphalt or concrete pavement, lawn and wooded conditions. The estimated runoff (pre and post development) from the entire property is as follows:

Where:

Q = maximum rate of runoff, cubic feet per second (cfs)  
C = coefficient of runoff based on type and character of surface.  
i = average rainfall intensity, inches per hour (7.1" per hour for 25-year storm.)  
A = drainage area in acres (acreage of lots only)

Comparison based on current general parcel conditions and generic vegetative cover. As require by the City, a detailed PCSM Plan and Report will be completed as part of the Land Development Approval processes and will meet the current City Stormwater Management Ordinances.

EXISTING:  $Q = CiA$   
 $Q = 0.77 \times 7.1 \times 0.55 = 3.01$  cfs

PROPOSED:  $Q = CiA$   
 $Q = 0.74 \times 7.1 \times 0.55 = 2.89$  cfs (without detention)

As noted above, a PCSM Plan will be prepared for the this development. The proposed development will utilize PCSM BMP's, inlets and pipes to control and convey the stormwater runoff from the proposed renovated/redeveloped property to the public system.

#### **Sewer Scoping:**

The existing 15" VCP Sewer in Fifth Avenue was inspected and scoped by Robinson Pipe Cleaning Company on January 12, 2023. Sewer flows were also measured at that time and found to be 1" or 5% of the vertical dimension of the pipe. The full report is included with the application package.

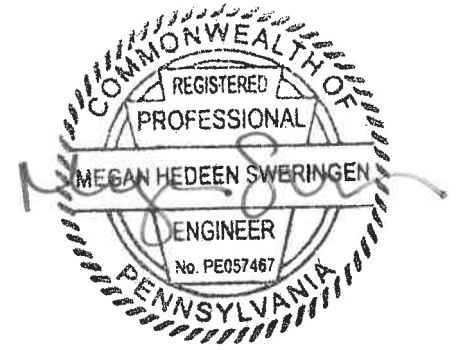
#### **Flow Test:**

Flow Monitoring was performed by Drnarch Environmental from February 9, 2023 through March 10, 2023 for a period of 30 days. It was performed at MH-011F012, located at 2041 5<sup>th</sup> Avenue. The line size at this location is 15 inches. The summary report and all supporting data is included. Average flows were 54,000 gpd. Average dry weather flows were 35,000 gpd. Peak flows were achieved on February 27, 2023 when a 0.61-inch rain event occurred. Maximum hourly flows were 253,000 gpd.

#### **Existing Sewer Slopes:**

The proposed sanitary sewer connection shall occur along the run from MH011K002 to MH011K001. The slope of that existing run of sanitary sewer along 5<sup>th</sup> Ave is an average of 3.673% (MH011K002 invert elevation 811.57 & MH011K001 invert elevation 801.49) 10.08 feet elevation change over 274.46 feet horizontal distance)

## Hydraulic Flow Calculations: The Standard on 5<sup>th</sup> (5<sup>th</sup> Avenue)



### a. Design and/or Permitted Capacity (gpd)

#### Peak Design Capacity:

Using Manning's Equation for full-flow conditions,

Peak Design Flow = **6,953,352 gpd**

Existing sewer main along Broadhead Fording Road that proposed flow will be conveyed to:

Existing Manhole #MH011K002 invert = 811.57

Existing Manhole #MH011K001 invert = 801.49

Length between Manholes = 274.4562

Pipe diameter = 15 inch

Pipe material = VCP

"n" coefficient = 0.015

Slope = 0.03673 ft/ft

#### Average Design Capacity:

= Peak Design Capacity ÷ Peaking Factor (3.5 for Combination Sewers)

= 6,953,352 gpd ÷ 3.5 = **1,986,672 gpd**

### b. Present Flows (gpd)

#### Average Present Flow Calculation:

30 days of monitoring were performed by Drnarch Environmental from 2/09/2023 to 3/10/2023 (report included). Average flows were **54,000 gpd** (Daily Sum tab in the report). Average dry weather flows were **35,000 gpd** (HR Ave Dry tab in the report).

#### Peak Present Flow Calculations:

30 days of monitoring were performed by Drnarch Environmental from 2/09/2023 to 3/10/2023 (report included). Peak flows were achieved on 2/27/2023 when a 0.61 inch rain event occurred. Maximum hourly flows were **253,000 gpd** (Daily Sum tab in the report).

### c. Projected Flows in 5 years (gpd)

The project flow should represent a 5% increase from the sum of the present flow and the project flow due to increased density (per PWSA Procedures Manual for Developers)

#### Projected Peak Flow in 5 Years:

= (Present Peak Flow + Project Flow) X 1.05 (+5.0% Flow Increase over 5 Years)

= (253,000 gpd + 11,750 gpd) X 1.05 = **277,988 gpd**

#### Projected Average Flow in 5 Years:

= Projected Peak Flow in 5 Years ÷ Peaking Factor (3.5 for Combination Sewers)

= 277,988 gpd ÷ 3.5 = **79,425 gpd**

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**SECTION G –  
PROPOSED WASTEWATER DISPOSAL FACILITIES  
ITEM 3: PLOT PLANS**





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**SECTION G –  
PROPOSED WASTEWATER DISPOSAL FACILITIES  
ITEM 7: PNDI SEARCH**

## 1. PROJECT INFORMATION

Project Name: **The Standard on Fifth**

Date of Review: **12/21/2022 10:13:30 AM**

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

Project Area: **1.22 acres**

County(s): **Allegheny**

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

ZIP Code:

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

Watersheds HUC 8: **Lower Monongahela**

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

Decimal Degrees: **40.437854, -79.974984**

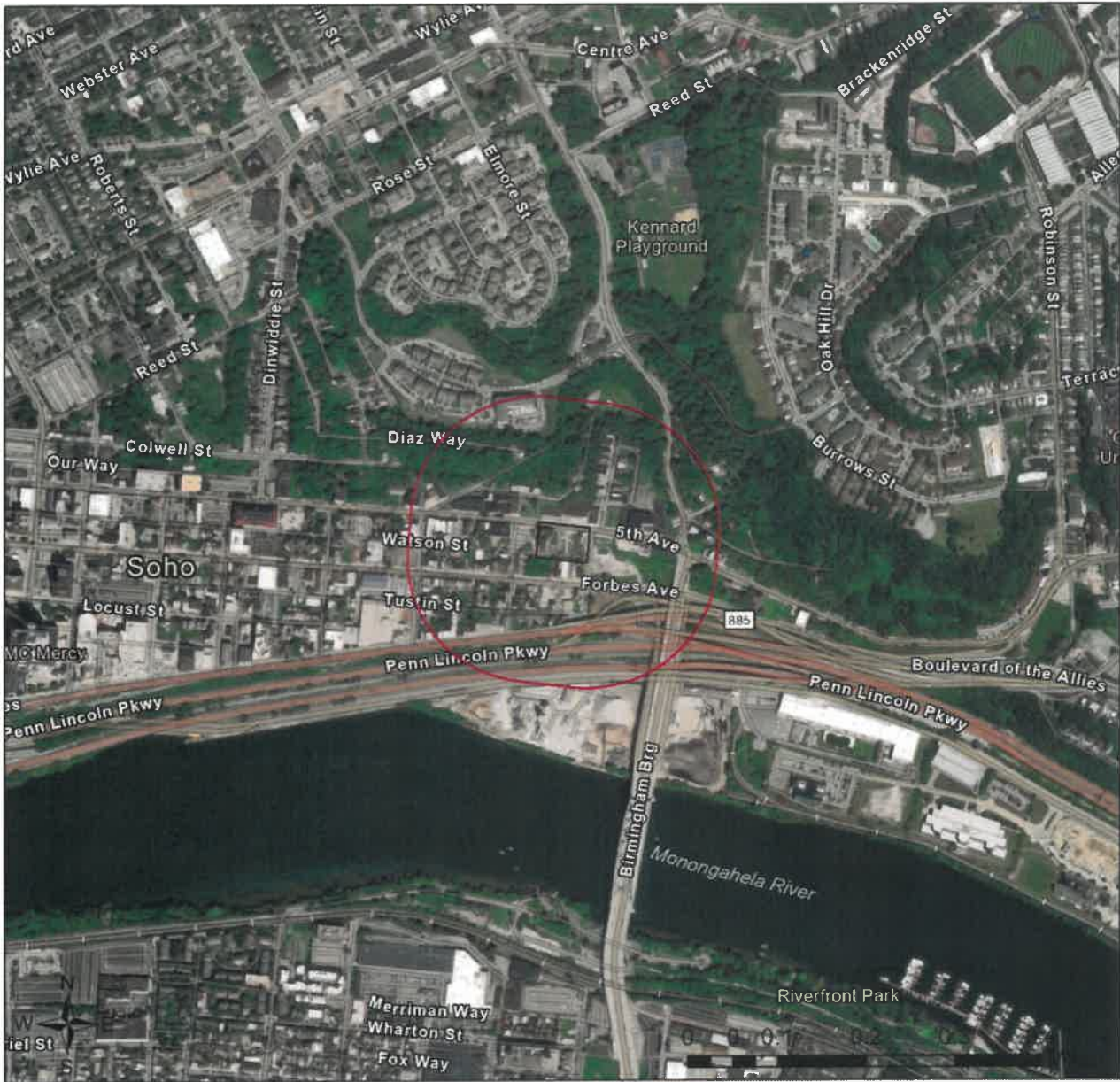
Degrees Minutes Seconds: **40° 26' 16.2757" N, 79° 58' 29.9411" W**



## 2. SEARCH RESULTS

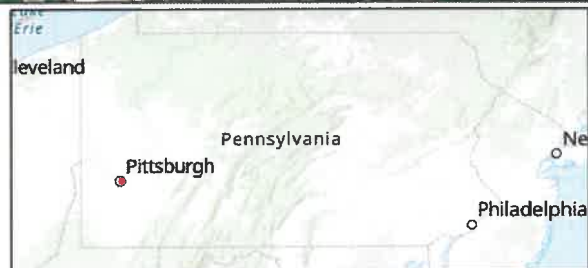
Agency	Results	Response
PA Game Commission	No Known Impact	No Further Review Required
PA Department of Conservation and Natural Resources	No Known Impact	No Further Review Required
PA Fish and Boat Commission	No Known Impact	No Further Review Required
U.S. Fish and Wildlife Service	No Known Impact	No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

As summarized above, Pennsylvania Natural Diversity Inventory (PNDI) records indicate no known impacts to threatened and endangered species and/or special concern species and resources within the project area. Therefore, based on the information you provided, no further coordination is required with the jurisdictional agencies. This response does not reflect potential agency concerns regarding impacts to other ecological resources, such as wetlands.

## The Standard on Fifth

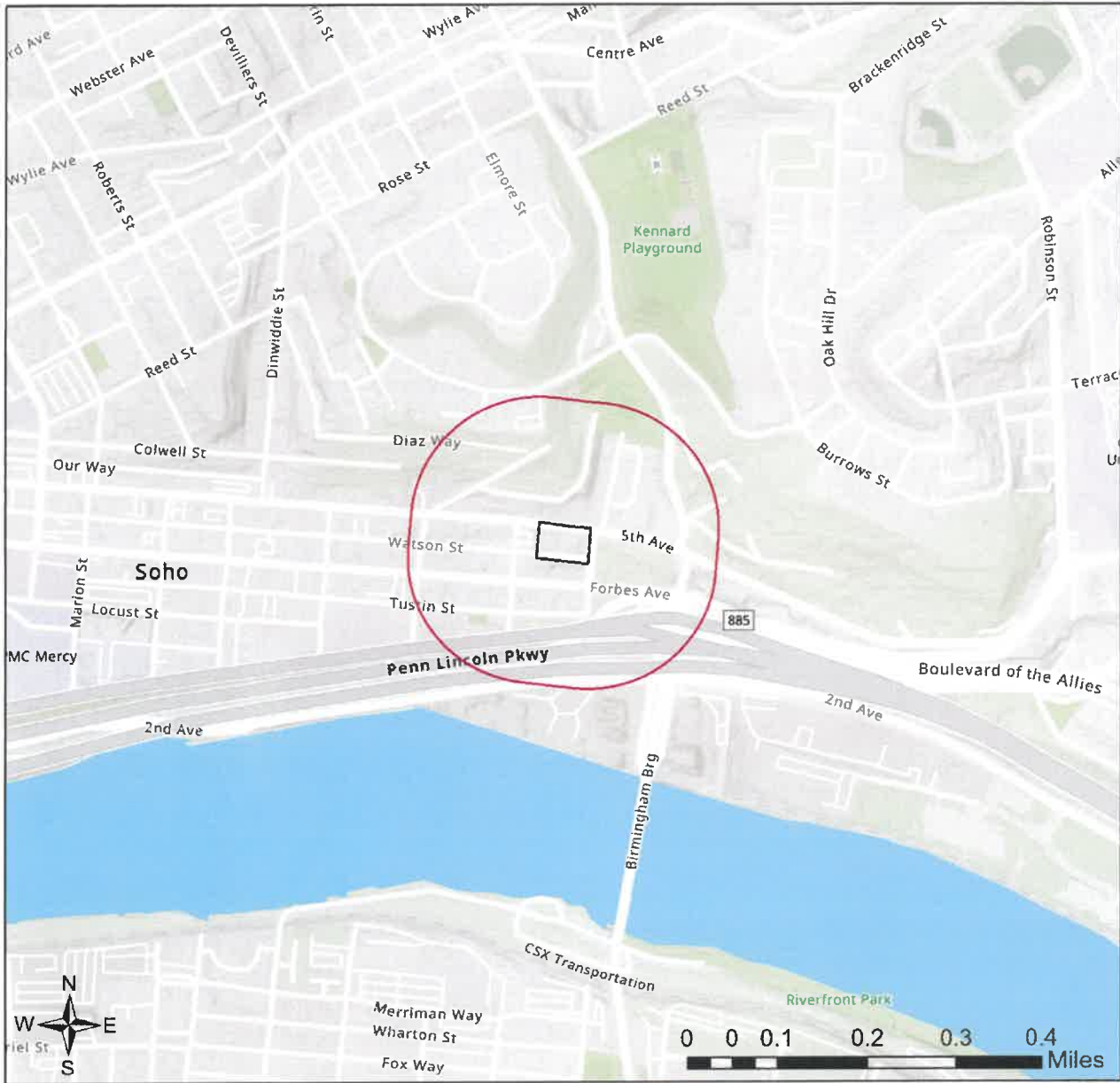




-  Buffered Project Boundary
-  Project Boundary

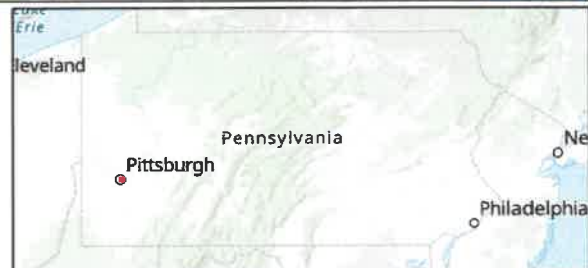


Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community

### The Standard on Fifth



-  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:

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

#### U.S. Fish and Wildlife Service

##### RESPONSE:

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

## 4. DEP INFORMATION

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



## 5. ADDITIONAL INFORMATION

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

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

## 6. AGENCY CONTACT INFORMATION

### PA Department of Conservation and Natural Resources

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

### PA Fish and Boat Commission

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

### U.S. Fish and Wildlife Service

Pennsylvania Field Office  
Endangered Species Section  
110 Radnor Rd; Suite 101  
State College, PA 16801  
Email: [IR1\\_ESPenn@fws.gov](mailto:IR1_ESPenn@fws.gov)  
NO Faxes Please

### PA Game Commission

Bureau of Wildlife Management  
Division of Environmental Review  
2001 Elmerton Avenue, Harrisburg, PA 17110-9797  
Email: [RA-PGC\\_PNDI@pa.gov](mailto:RA-PGC_PNDI@pa.gov)  
NO Faxes Please

## 7. PROJECT CONTACT INFORMATION

Name: DAN GRABER  
Company/Business Name: FARRINGER MCCARTY GREY INC  
Address: 1610 GOLDEN MILE HWY  
City, State, Zip: MONROEVILLE, PA 15146  
Phone: (724) 327-6599 Fax: (724) 733-4577  
Email: DGRABER@FMG INC. US

## 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.

Dan Graber  
applicant/project proponent signature

12/21/2022  
date



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**SECTION H –  
ALTERNATIVE ANALYSIS**

# **PROJECT ALTERNATIVES ANALYSIS**

## **For the THE STANDARD ON FIFTH**

Applicant: Beacon Communities

### **Sewage Conveyance and Treatment Alternatives:**

The proposed apartment building is to be serviced by connecting to the existing public system located in the adjacent public street. These private service lines will be gravity flow to the main publicly owned lines. The proposed private lateral locations were chosen to utilize existing taps and provide direct discharge from the building into this existing public system.

The adjacent land uses include existing multi-story dwelling units, and single-family residences that are typical of a mixed urban environment. The property is proposed to be developed in its entirety with no additional future development occurring on adjacent tracts. This project is considered an “urban” redevelopment.

This project is a private development. The adjacent public systems are adequately sized to accept the flows from units as well as the existing uses surrounding this development. Improvements to the existing public system are not necessary or proposed at this time.

This method of sewage disposal is consistent with PWSA’s standards. The existing building or site does not allow for on-lot sewage treatment or an individual treatment facility. In addition, the soil conditions are not conducive to perk sewer from the individual dwelling units. No other sewage conveyance or treatment options are available for this urban redevelopment project.

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**CONSISTENCY COMPONENTS**

**COMPONENT 4A – MUNICIPALITY PLANNING AGENCY REVIEW**

**COMPONENT 4C – COUNTY HEALTH AGENCY REVIEW**



## INSTRUCTIONS FOR COMPLETING COMPONENT 4A MUNICIPAL PLANNING AGENCY REVIEW

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

### Background

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

### Who Should Complete the Component?

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

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

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

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

#### **Section A. Project Name**

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

#### **Section B. Review Schedule**

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

#### **Section C. Agency Review**

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

#### **Section D. Additional Comments**

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



DEP Code #: \_\_\_\_\_

**SEWAGE FACILITIES PLANNING MODULE  
COMPONENT 4A - MUNICIPAL PLANNING AGENCY REVIEW**

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

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

Project Name  
The Standard on Fifth

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

1. Date plan received by municipal planning agency 5/9/2023
2. Date review completed by agency 5/12/2023

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

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

**SECTION C. AGENCY REVIEW (continued)**

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

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

Name: Kyla Prendergast  
 Title: Senior Environmental Planner  
 Signature: *Kyla Prendergast*  
 Date: 5/12/2023  
 Name of Municipal Planning Agency: Department of City Planning  
 Address 200 Ross Street, 4<sup>th</sup> Floor, Pittsburgh, PA 15219  
 Telephone Number: 412-255-2676

**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.

COUNTY OF



ALLEGHENY

June 8, 2023

Daniel Graper  
Fahringer McCarty Grey Inc.  
1610 Golden Mile Highway  
Monroeville, PA 15146

**RE: SEWAGE FACILITIES PLANNING MODULE; ALLEGHENY COUNTY  
The Standard on Fifth, City of Pittsburgh**

Dear Mr. Graper:

Enclosed is a signed copy of Component 4C, County or Joint County Health Department Review, for the above-referenced development. This Planning Module Component was received on June 7, 2023. The project proposes the following:

Project Description:	The proposed project consists of redevelopment of the site to construct an apartment building containing 51 units (31- one bedroom units, 9- two bedroom units, and 11- three bedroom units)
Sewage Flow:	11,750 GPD
Conveyance:	The flow from this site will be conveyed to the Pittsburgh Water and Sewer Authority (PWSA) collection system via an existing 15" VCP combo sewer on Fifth Avenue to the ALCOSAN POC M-19-00 to the Mon River Interceptor and then to the ALCOSAN Treatment Plant at Woods Run.
Sewer's Owner:	PWSA (collection) and ALCOSAN (interceptor)
Sewage Treatment Plant:	ALCOSAN



**ALLEGHENY COUNTY HEALTH DEPARTMENT**  
**WATER POLLUTION CONTROL & SOLID WASTE MANAGEMENT**  
3901 PENN AVENUE • BUILDING 5 • PITTSBURGH, PA 15224-1318  
PHONE: 412.578.8040 • FAX: 412.578.8053  
[WWW.ALLEGHENYCOUNTY.US/HEALTHDEPARTMENT](http://WWW.ALLEGHENYCOUNTY.US/HEALTHDEPARTMENT)



Mr. Daniel Graper, Project Manager  
June 8, 2023  
Page 2

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

In addition, it should be noted that the approval of this sewage facilities planning module does not include approval of pipe size and/or type. Approval for pipe size and/or type must be obtained by filing a specific plumbing plan with the ACHD's Plumbing Section. If you should have any questions relative to ACHD's plumbing requirements, you can contact Drew Grese, Plumbing Program Manager at 412-578-8055.

The ACHD has no objection to the approval of this project. If you have any questions, please call me at 412-578-8388.

Sincerely,



Gina Caliguri  
Environmental Health Administrator II / Compliance Officer  
Water Pollution Control & Solid Waste Management

Enclosure  
cc: Regis Ryan, PA Department of Environmental Protection w/attachment  
Drew Grese, ACHD w/attachment





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

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

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### **Background**

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

### **Who Should Complete the Component?**

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

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

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

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

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#### **Section A. Project Name**

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

#### **Section B. Review Schedule**

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

#### **Section C. Agency Review**

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

#### **Section D. Additional Comments**

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

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

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

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

Project Name

The Standard on Fifth

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

1. Date plan received by county or joint county health department June 7, 2023

Agency name Allegheny County Health Department (ACHD)

2. Date review completed by agency June 8, 2023

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

Yes No

1. Is the proposed plan consistent with the municipality's Official Sewage Facilities Plan?  
If no, what are the inconsistencies? \_\_\_\_\_

2. Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality?  
If yes, describe \_\_\_\_\_

3. Is there any known groundwater degradation in the area of this proposal?  
If yes, describe \_\_\_\_\_

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

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

Name: Gina Caliguri

Title: Environmental Health Administrator II / Compliance Officer

Signature: *Gina Caliguri*

Date: June 8, 2023

Name of County Health Department: ACHD

Address: 301 39<sup>th</sup> Street, Building #5, Pittsburgh, PA 15224-1318

Telephone Number: 412-578-8388

### 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.



May 25, 2023

**Members of the Board**

Sylvia C. Wilson  
*Chair Person*

Shannah Tharp-Gilliam, Ph.D.  
Harry Readshaw  
Emily Kinkead  
Paul Klein  
Theresa Kail-Smith  
Darrin Kelly

Arletta Scott Williams  
*Executive Director*

Douglas A. Jackson, P.E.  
*Director  
Operations & Maintenance*

Michelle M. Buys, P.E.  
*Director  
Environmental Compliance*

Kimberly N. Kennedy, P.E.  
*Director  
Engineering & Construction*

Karen Fantoni, CPA, CGMA  
*Director  
Finance*

Michael Lichte, P.E.  
*Director  
Regional Conveyance*

Jeanne K. Clark  
*Director  
Governmental Affairs*

Julie Motley-Williams  
*Director  
Administration*

Daniel Graper  
Fahringer, McCarthy, Grey, Inc.  
1610 Golden Mile Highway  
Monroeville, PA 15146

**Re: The Standard on Fifth  
City of Pittsburgh – Allegheny County  
PA DEP Sewage Facilities Planning Module  
ALCOSAN Regulator Structure M-19-00**

Dear Mr. Graper,

We have reviewed the Component 3 Planning Module for the referenced project to be located at 2118 5<sup>th</sup> Ave, Pittsburgh. The project will generate a peak flow of 11,750 gpd in the ALCOSAN Monongahela River Interceptor and Woods Run Treatment Plant.

The capacity of the ALCOSAN M-19-00 regulator structure is approximately 12.1 MGD. The estimated peak dry weather flow is approximately 5.81 MGD. Therefore, dry weather capacity exists for this connection. However, the Monongahela River Interceptor and the Woods Run Treatment Plant do not have the capacity for the flows generated during wet weather periods. This limitation will be addressed as ALCOSAN implements its Clean Water Plan.

ALCOSAN requests that this letter be made part of the planning module submission. The signed Component 3 Planning Module is attached. If you have any questions regarding this matter, please contact me at 412-734-8365.

Sincerely,

**ALLEGHENY COUNTY SANITARY AUTHORITY**

  
Courtney Dumm, EIT

Attachment

cc: C. Dean (w/o attachment)  
D. Thornton (w/o attachment)  
M. Lichte (w/o attachment)

R. Herring/PWSA (w/o attachment)  
Mahbuba Iasmin/PADEP (w/o attachment)  
Gina Caliguri/ACHD (w/o attachment)