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DEP Code No. 02001-19-024  
**SEWAGE FACILITIES PLANNING MODULE**

**for**

**1717 FIFTH AVENUE  
1709-1715 Fifth Avenue,  
City of Pittsburgh,  
Allegheny County, Pennsylvania**

*Prepared For:*

**1717 Fifth, LLC  
213 Smithfield Street, Floor 2  
Pittsburgh, PA 15219**

*Prepared By:*

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

***LANGAN***

**May 2020  
250088601**

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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 # 02001-19-024	CLIENT ID # 76778	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 1717 Fifth Avenue  
 (Title) (Name)

a subdivision, commercial, or industrial facility located in the City of Pittsburgh, 3<sup>rd</sup> Ward

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



# **CORRESPONDENCE**



# PITTSBURGH WATER AND SEWER AUTHORITY

## WATER AND SEWER AVAILABILITY LETTER REQUEST FORM

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

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

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

<b>Information to be submitted by the Applicant:</b>			
Property Owner Name:	McAllister Equities (Michael McAllister)		
Address of Property:	1707-1717 Fifth Avenue, Pittsburgh, PA 15219		
Proposed Use of Site:	Residential and Parking		
Closest street intersection to the property:	Fifth Avenue and Van Braam Street		
Requestor Name:	Langan	Date of Request:	05/22/2019
Requestor Address:	2400 Ansys Drive, Canonsburg, PA 15317		
Requestor Phone Number:	724-514-5100		

Please submit the completed form to:

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

<b>PWSA Use Only:</b>			
PWSA Water Service Available:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Water Size / Location:	15" 5th Avenue
PWSA Sewer Service Available:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Sewer Size / Location:	15" OUR Way
Applicant must contact separate agency for water and/or sewer service:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
Name of separate agency:	_____		
PWSA Approval Authority:	Signature and Date	Wendy M. Dean 5-29-19	
	Name (printed)	Wendy M. Dean	
	Title	Engineering Tech II	

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



Pittsburgh  
Water & Sewer  
Authority

May 29, 2019

Langan Engineering  
Rob Gehris  
2400 Ansys Drive  
Canonsburg, PA 15317

**RE: Water and Sewer Availability**  
1707 – 1717 Fifth Avenue

Dear Mr. Gehris:

In response to your inquiry on 05/22/2019 concerning water and sewer availability for the area referenced above, please be advised that both water and sewers are available near the site, and water and sewer service will be provided in accordance with the policies and procedures of the Pittsburgh Water and Sewer Authority.

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

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

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

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

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

Sincerely,

A handwritten signature in black ink that reads 'Wendy M. Dean'.

Wendy M. Dean  
Engineering Tech II

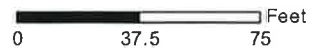
cc: PWSA File

# 1707 - 1717 Fifth Avenue - Water



## Legend

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



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

Date: 5/23/2019

# 1707 - 1717 Fifth Avenue - Sewer



## Legend

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



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

Date: 5/23/2019



October 3, 2019

Mr. Nathaniel King  
Langan  
2400 Ansys Drive, Suite 403  
Canonsburg, PA 15317

Subject: Water and Sewer (W/S) Use Approval Letter  
1717 Fifth Avenue Development

Dear Nathaniel:

Pursuant to your request, we have reviewed the Water and Sewer Use Application for the 1717 Fifth Avenue Development (Project) located at 1717 Fifth Avenue, Pittsburgh, PA 15219. We agree that the Project will result in the following flows:

Total Water Consumption, gpd:	<u>9,450</u>
Total Sanitary Flows, gpd:	<u>9,450</u>
Total Storm Flows, cfs:	<u>1.49</u>

Please be advised that this W/S Use Approval Letter is intended for PWSA purposes only. The Pennsylvania Department of Environmental Protection (PaDEP) is the governing body that makes the final determination on whether sewage facilities planning is required. The PWSA shall send a separate letter to the PaDEP for final review/approval. In the event that sewage facilities planning are required, we have enclosed for your use the location of the most limited capacity sewer. In addition, please be advised that due to the Total Sanitary Flows and the capacity of the tap-in sewer, the PWSA shall require flow monitoring prior to approval of any sewage facilities planning module.

Our review was based on information provided by your firm under the assumption that this information was accurate and complete. Should you have any questions, please do not hesitate to contact me directly at 412-255-8800 x5532 or RHerring@pgh2o.com.

Sincerely,

  
Robert Herring, P.E.  
Engineering Consultant

Enclosures

cc: Barry King, P.E. – PWSA (via email)  
Kate Mechler, P.E. – PWSA (via email)  
Julie Ascioffa – PWSA (via email)  
Thomas Flanagan – DEP (via email)  
eBuilder File (via email)

Project No. \_\_\_\_\_

(PWSA USE ONLY)

**THE PITTSBURGH WATER AND SEWER AUTHORITY  
ENGINEERING AND CONSTRUCTION DIVISION**

**WATER AND SEWER USE APPLICATION**

*(Return completed submittal package to The Pittsburgh Water and Sewer Authority (PWSA), Engineering and Construction Division*

This application is used for commercial or residential projects that propose connecting to the PWSA water or sewer system or propose changing the amount of PWSA water consumed and/or flows discharged to the PWSA sewer system.

**A. GENERAL INFORMATION**

1. Name of Land Development Project 1717 Fifth Avenue  
 Location of land development project. *Use landmark or address, if available (e.g., north side of Liberty Ave 75 ft. east of intersection of Liberty Ave and 6<sup>th</sup> St.)* 1707-1717 Fifth Avenue, Pittsburgh, PA 15219

2. Nature of Development. Check appropriate box and provide total flows.

	Total Water Consumption (gpd)	Total Sanitary Flows (gpd)	Total Storm Flows (cfs)
<input checked="" type="checkbox"/> Residential	<u>9,450</u>	<u>9,450</u>	<u>1.49</u>
<input type="checkbox"/> Commercial	_____	_____	_____

3. Acreage of development 0.21 acres

4. Allegheny County Block & Lot Nos. 11-E-34, 11-E-37, 11-E-37-1

5. Ownership of Land Development

Name	Address
<u>Michael McAllister</u>	<u>213 Smithfield St Fl. 2,</u>
<u>1717 Fifth, LLC</u>	<u>Pittsburgh, PA 15219</u>

6. Applicant (Subdivider, Developer, or Responsible Project Agent)  
 Name Langan Engineering  
 Address 2400 Ansys Drive, Canonsburg, PA 15317  
 Telephone 724-514-5100

**B. WASTEWATER AND STORMWATER FACILITIES**

Provide information on collection and treatment facilities.

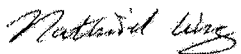
**1. COLLECTION SYSTEM**

- a. Number of proposed connections (sanitary and/or storm) 2
- b. Name of existing collection or conveyance system Our Way (Storm) and Fifth Ave (Sanitary)
- c. Name of interceptor Monongahela
- d. Name of treatment facility Allegheny County Sanitary Authority (ALCOSAN)

**2. SITE PLAN (24" x 36" maximum size accepted)**

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

- a. Existing building.
- b. Lot lines and lot sizes.
- c. Remainder of tract.
- d. Orientation to North.
- e. Show proposed sewer line to the point of connection to existing collection system. Including all components (collection & conveyance lines, pumps, etc.)
- f. Existing and proposed right(s)-of-way.
- g. Existing and proposed street, roadway, etc.
- h. Water bodies and wetland areas.

 _____ Applicant Signature	<u>09/05/2019</u> _____ Date
---------------------------------------------------------------------------------------------------------------------	------------------------------------

Project No. \_\_\_\_\_  
(PWSA USE ONLY)

**C. FALSE SWEARING STATEMENT (To be completed by individual completing the form)**

I verify that the statements made in the 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.

1717 Fifth Avenue

Name of Land Development Project (Same as on Page 1, Section A.1)

Nathaniel King

Name (Print)

*Nathaniel King*

Signature

724-514-5129

Telephone Number

Staff Engineer

Title

2400 Ansys Drive, Canonsburg, PA 15317

Address

09/05/2019

Date

**D. CHAPTER 94 CONSISTENCY (See PA Department of Environmental Protection Current Regulations)**

The following certification is to be completed by the Pittsburgh Water and Sewer Authority agent and agency responsible for completing the (DEP) Chapter 94 report for the collection, conveyance, and treatment facilities.

*The DEP shall make the final determination if planning is required.*  
I/we certify that the sewerage facilities proposed to serve the new land development described in this Planning Module are in compliance with the provisions of DEP Chapter 94, Municipal Wasteload Management and have adequate capacity to serve the sewage flows to be generated by this development, without creation of an overload or projected overload.

Collection System

Conveyance and Treatment

*Robert Henry* 10/3/2019  
Signature of Responsible Agent Date  
Pittsburgh Water and Sewer Authority

\_\_\_\_\_  
Signature of Responsible Agent Date  
ALCOSAN

**E. PLANNING AGENCY REVIEW**

**City of Pittsburgh Municipal Planning Agency**

This development/project has been reviewed and:

- is consistent  
 is not consistent (objections attached)

with programs of planning for the area of the proposed development administered by this planning agency under the municipalities Planning Code (53 P.S. § 10101-11202).

City of Pittsburgh \_\_\_\_\_  
Department of City Planning Zoning Administrator Date

**Stormwater Management**

This development/project has been reviewed and:

- is consistent  
 is not consistent (objections attached)

With programs of planning for the area of the proposed development administered by this planning agency under the current City of Pittsburgh storm water management regulations.

City of Pittsburgh \_\_\_\_\_  
Department of City Planning Environmental Planner Date

**County or Joint County Health Department**

This development/project has been reviewed and:

- approval is recommended  
 approval is not recommended (objections attached)

Allegheny County Health \_\_\_\_\_  
Department Signature of Responsible Agent Date



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

**LEGEND:**

Output Data
Input Data
Questionable Data
Hydraulically Limited Sewer

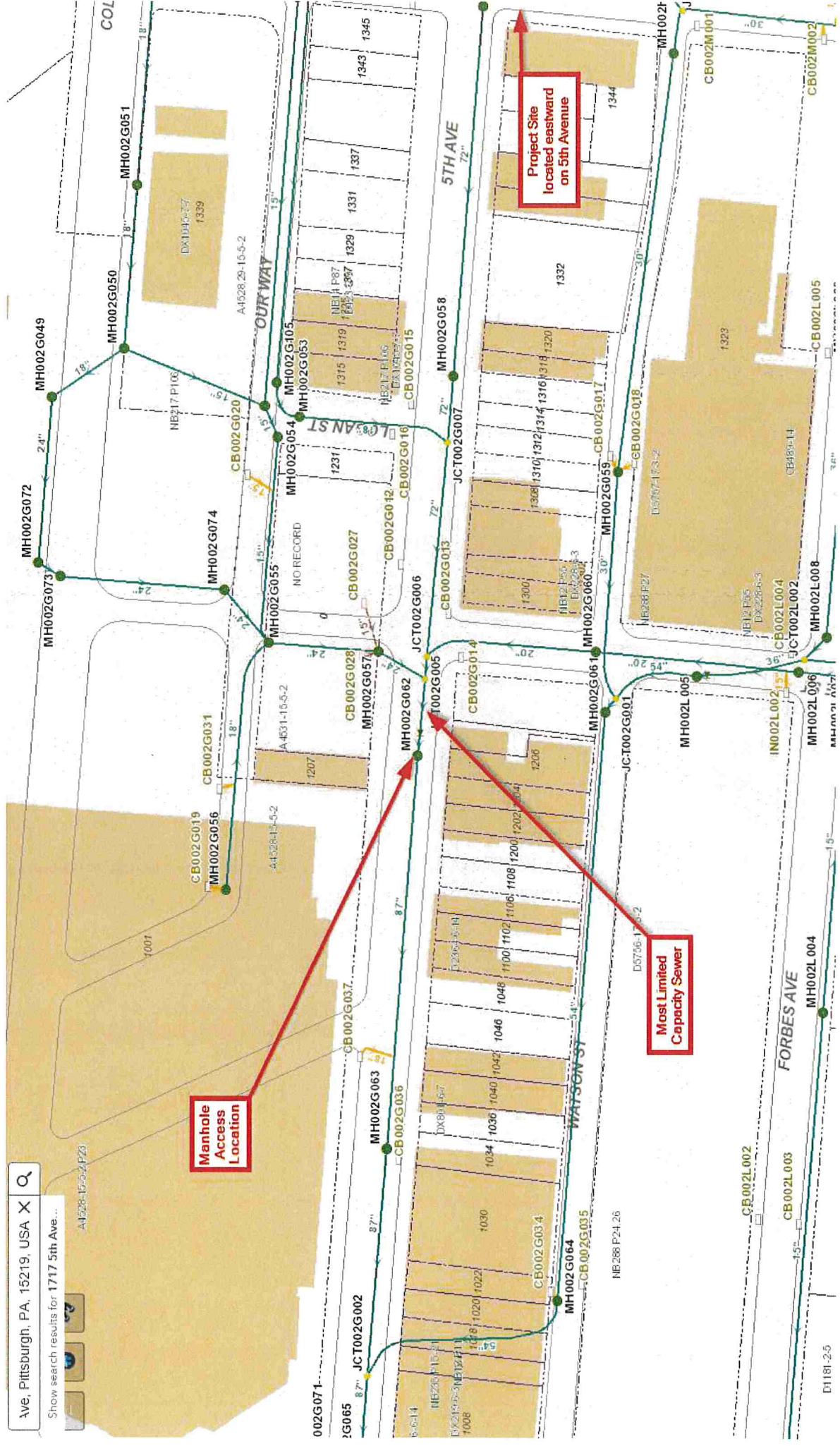
<b>PROJECT NAME:</b>	1717 5th Avenue
<b>PROJECT LOCATION:</b>	1717 5th Avenue, Pittsburgh, PA 15219
<b>ALCOSAN INTERCEPTOR:</b>	Monongahela
<b>PWSA REVIEWER:</b>	Robert Herring, P.E.
<b>DATE:</b>	September 26, 2019

Upstream MH	Downstream MH	Upstream Invert	Downstream Invert	Length, ft	Diam., in.	Material	n	Area, sf	Wetted P, ft	Slope	Flow, gpm
MH011E002	MH002H079	824.84	812.50	487.04	72	BR	0.016	28.27	18.850	2.53%	354,955,251
MH002H079	JCT002H027	812.42	806.74	271.21	72	BR	0.016	28.27	18.850	2.09%	322,715,377
JCT002H027	JCT002H026	806.74	805.62	46.72	72	BR	0.016	28.27	18.850	2.40%	345,267,687
JCT002H026	MH002H084	805.62	801.52	174.31	72	BR	0.016	28.27	18.850	2.35%	342,002,372
MH002H084	JCT002H021	801.52	799.04	67.62	72	BR	0.016	28.27	18.850	3.67%	427,057,741
JCT002H021	JCT002H005	799.04	798.25	15.32	72	BR	0.016	28.27	18.850	5.16%	506,386,949
JCT002H005	JCT002H004	798.25	797.85	32.62	72	BR	0.016	28.27	18.850	1.23%	246,937,109
JCT002H004	JCT002H040	797.85	793.53	154.60	72	BR	0.016	28.27	18.850	2.79%	372,765,293
JCT002H040	JCT002H018	793.53	789.28	152.26	72	RCP	0.013	28.27	18.850	2.79%	458,539,258
JCT002H018	MH002H102	789.28	787.53	62.72	72	RCP	0.013	28.27	18.850	2.79%	458,448,938
MH002H102	MH002G058	787.46	779.73	287.40	72	RCP	0.013	28.27	18.850	2.69%	450,112,772
MH002G058	JCT002G007	779.73	778.60	51.76	72	RCP	0.013	28.27	18.850	2.18%	405,524,465
JCT002G007	JCT002G006	778.60	774.96	166.80	72	RCP	0.013	28.27	18.850	2.18%	405,440,977
JCT002G006	JCT002G005	774.96	774.87	17.19	72	RCP	0.013	28.27	18.850	0.52%	198,590,417
JCT002G005	JCT002G056	774.87	773.75	42.09	72	RCP	0.013	28.27	18.850	2.66%	447,707,655
JCT002G056	MH002G062	773.75	773.27	18.19	87	BR	0.016	41.28	22.777	2.64%	600,022,165
MH002G062	JCT002G027	773.16	771.17	74.81	87	BR	0.016	41.28	22.777	2.66%	602,434,362
JCT002G027	JCT002G026	771.17	767.79	126.99	87	BR	0.016	41.28	22.777	2.66%	602,610,387
JCT002G026	JCT002G025	767.79	767.10	25.97	87	BR	0.016	41.28	22.777	2.66%	602,076,387
JCT002G025	MH002G063	767.10	765.07	76.43	87	BR	0.016	41.28	22.777	2.66%	601,975,912
MH002G063	JCT002G002	765.07	760.64	175.42	87	BR	0.016	41.28	22.777	2.53%	586,982,744
JCT002G002	MH002G065	760.64	758.22	82.78	87	BR	0.016	41.28	22.777	2.92%	631,550,374
MH002G065	JCT002G003	758.21	756.68	77.46	87	BR	0.016	41.28	22.777	1.98%	519,122,668
JCT002G003	RD002G001	756.68	756.48	19.69	96	BR	0.016	50.27	25.133	1.02%	484,016,810
RD002G001	MH002F129	756.48	754.32	89.19	96	BR	0.016	50.27	25.133	2.42%	747,372,475
MH002F129	MH002F130	754.15	750.33	298.99	96	BR	0.016	50.27	25.133	1.28%	542,839,767
MH002F130	JCT002F004	750.18	749.38	80.85	96	BR	0.016	50.27	25.133	0.99%	477,719,850
JCT002F004	MH002F126	749.38	748.34	50.30	96	BR	0.016	50.27	25.133	2.07%	690,559,307
MH002F126	MH002F125	748.34	746.61	107.07	96	BR	0.016	50.27	25.133	1.62%	610,460,342
MH002F125	JCT002F006	746.42	745.73	37.30	96	BR	0.016	50.27	25.133	1.85%	653,188,357
JCT002F006	MH002F122	745.73	742.88	155.22	96	BR	0.016	50.27	25.133	1.84%	650,754,074
MH002F122	JCT002F005	742.85	742.43	26.75	96	BR	0.016	50.27	25.133	1.57%	601,770,727
JCT002F005	MH002F120	742.43	741.49	55.49	96	BR	0.016	50.27	25.133	1.69%	625,064,551
MH002F120	JCT002K002	741.34	739.37	141.63	96	BR	0.016	50.27	25.133	1.39%	566,400,713
JCT002K002	MH002K048	739.37	738.44	32.20	96	BR	0.016	50.27	25.133	2.89%	816,172,286
MH002K048	MH002K067	738.44	737.09	81.80	72	BR	0.016	28.27	18.850	1.65%	286,476,217
MH002K067	MH002K068	737.09	735.79	78.53	72	BR	0.016	28.27	18.850	1.66%	286,914,316
MH002K068	MH002K047	735.79	732.96	171.17	72	BR	0.016	28.27	18.850	1.65%	286,733,036
MH002K047	JCT002J015	732.96	730.80	95.49	78	RCP	0.016	33.18	20.420	2.26%	415,188,409
JCT002J015	RD002J001	730.80	728.38	193.63	78	RCP	0.016	33.18	20.420	1.25%	308,616,152
RD002J001	MH002J030	728.38	727.79	63.35	94	RCP	0.016	48.19	24.609	0.93%	438,165,981
MH002J030	JCT002J006	727.79	723.20	131.33	94	RCP	0.016	48.19	24.609	3.50%	848,809,694
JCT002J006	JCT002J005	723.20	722.72	17.30	94	RCP	0.016	48.19	24.609	2.77%	756,281,588
JCT002J005	MH002J032	722.72	718.34	115.72	94	RCP	0.016	48.19	24.609	3.78%	883,321,504

MH002J032	JCT002J004	718.12	717.70	59.33	94	RCP	0.016	48.19	24.609	0.71%	382,008,856
JCT002J004	JCT002N001	717.70	715.98	35.19	94	RCP	0.016	48.19	24.609	4.89%	1,003,784,651
JCT002N001	MH002N063	715.98	709.79	200.80	94	RCP	0.016	48.19	24.609	3.08%	797,167,218
MH002N063	MH002N062	709.79	706.63	186.14	96	BR	0.016	50.27	25.133	1.70%	625,737,225
MH002N062	ADC002NM05	706.63	703.95	139.21	96	BR	0.016	50.27	25.133	1.93%	666,347,060



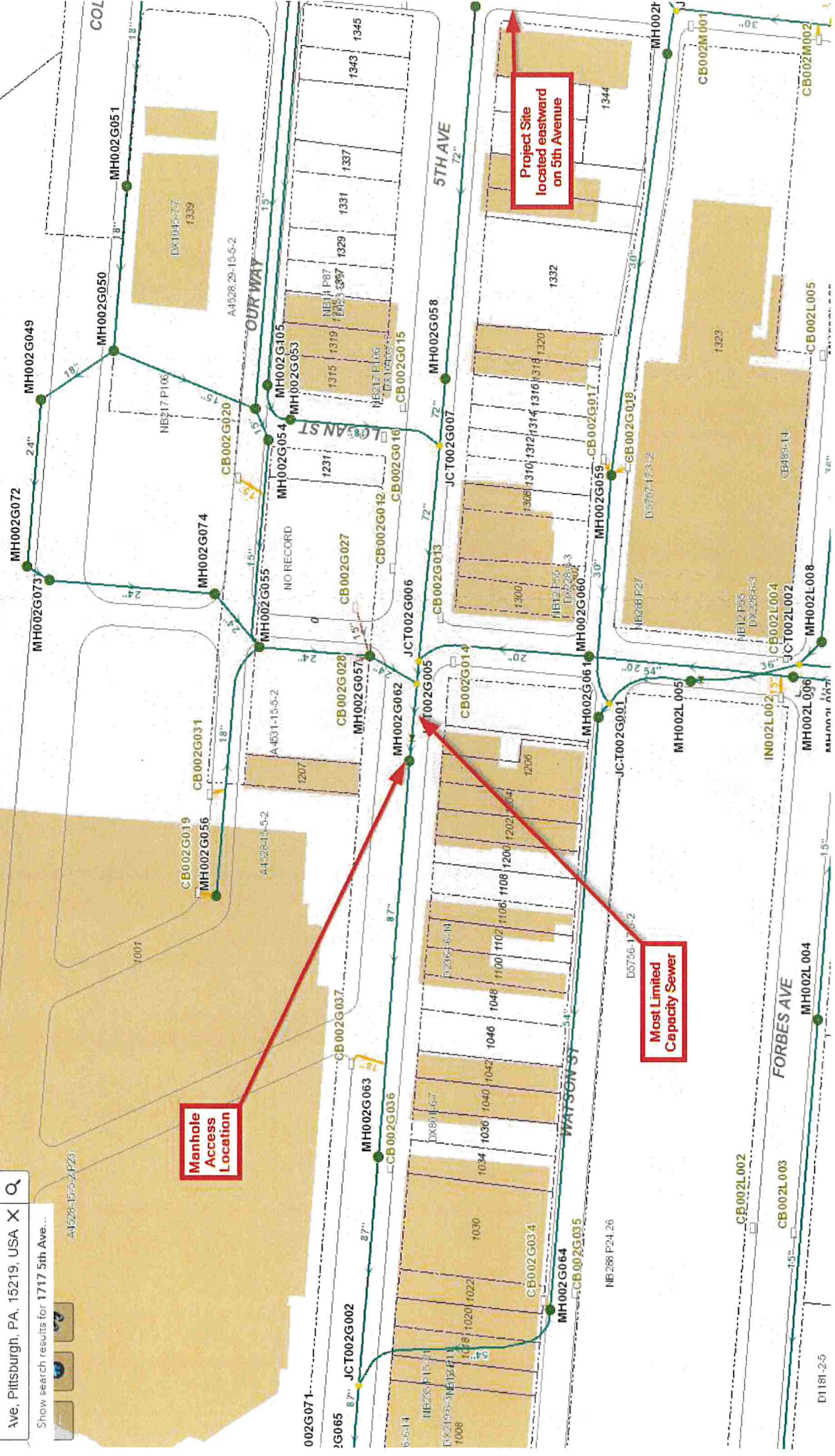
Ave, Pittsburgh, PA, 15219, USA X Q  
Show search results for 1717 5th Ave...



**Manhole Access Location**

**Project Site located eastward on 5th Avenue**

**Most Limited Capacity Sewer**



October 3, 2019

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

Dear Mr. Flanagan:

The Pittsburgh Water and Sewer Authority has reviewed the W&S Use Application for the 1717 Fifth Avenue Development (Project) located at 1717 Fifth Avenue, Pgh, PA 15219. We believe the Project contains the following flows:

Type of Sanitary Flow	Definition	Flow, gpd
Historical Flow	Peak flow within the past five years	0
Present Flow	Historical Flow to remain in use after Project completion	0
Proposed Flow	New flow associated with the Project	9,450
Total Flow	= Proposed Flow + Present Flow	9,450
Project Flow	= Total Flow – Historical Flow	9,450

**Based on the foregoing, we believe that the Project shall require sewage facilities planning through the PaDEP.** Our determination was based on PaDEP guidelines, as follows:

- Any development with a Project Flow greater than 799 gpd
- Any development on a lot created after May 15, 1972 which has never received a planning module approval
- Any development with a Historical Flow less than or equal to 799 gpd and a Total Flow greater than 799 gpd
- Any development with a Present Flow greater than 799 gpd and a Project Flow greater than 399 gpd

**Please provide a written determination regarding your decision regarding our opinion.** Our review was based on information provided by others under the assumption that this information was accurate and complete. Should you have any questions, please do not hesitate to contact me directly at 412-255-8800 x5532 or RHerring@pgh2o.com.

Sincerely,



Robert Herring, P.E.  
Engineering Consultant

Enclosures

cc: Barry King, P.E. – PWSA (via email)  
Kate Mechler, P.E. – PWSA (via email)  
Julie Ascioffa – PWSA (via email)  
Langan – Applicant (via email)  
eBuilder File (via email)

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## **PROJECT NARRATIVE**

### **Existing Conditions**

The project site is located at 1707-1717 Fifth Avenue, near the intersection of Fifth Avenue and Van Braam Street in the Uptown neighborhood of the City of Pittsburgh, and is comprised of three parcels to be consolidated in consideration for the proposed development. The site is located on City of Pittsburgh parcel numbers 11-E-34, 11-E-37, & 11-E-37-1. The site is generally bound by Our Way to the north, a building to the east, Fifth Avenue to the south, and residential and business buildings to the west (refer to Figure 1). The site is currently occupied by a surface parking lot.

### **Proposed Development**

1717 Fifth, LLC is proposing to construct a new residential building with a footprint of approximately 9,300 SF. The proposed building will consist of six stories (43 one-bedroom and 8 two-bedroom) with a retail area (containing a single-use restroom) and a sub-level parking area on the first floor. The proposed building will also have a gym area for private use.

### **Proposed Water and Sewer Use**

The proposed project includes a storm service connection from the proposed building to the existing 15-inch sewer in Our Way. The proposed sanitary line would connect to the 72-inch sewer in Fifth Avenue via the existing storm drainage lateral. If required, the project could line or sleeve the existing lateral. See Table 1 for proposed sanitary sewage flow estimation computations.

The proposed project also includes a 6-inch fire service tapping into the 15-inch water main in Fifth Avenue. A 2-inch domestic service line will tee off the 6-inch fire service at the curb.

The existing municipal system is expected to meet the proposed demands for water, sanitary sewer, and storm sewer services for the development.

## **FLOW CALCULATION SHEETS**

### **Proposed Water Consumption and Sanitary Flows**

The calculations of the total anticipated sanitary flows are based on the flow estimates found in Table 2-1: Sanitary Flow Estimates in the PWSA Procedures Manual for Developers. As shown in Table 1, the anticipated average sewage flow for the proposed development is 9,450 gallons per day, or 31.5 EDUs. The proposed net water consumption is expected to be the same as the proposed sanitary flows for the office building (9,450 gallons per day).

**TABLE 1: PROPOSED SANITARY SEWAGE FLOW ESTIMATION**

Type of Establishment	Unit	Size	Anticipated Average Rate (GPD/Unit) <sup>1</sup>	Anticipated Average Sewage Flow (GPD)
Retail	Per Public Sink	1	200	200
Retail	Per Public Toilet	1	400	400
Apartments (1 Bedroom)	Per Resident	43	150	6,450
Apartments (2 Bedrooms)	Per Resident	8	300	2,400
			<b>Required GPD =</b>	<b>9,450</b>
			<b>Required EDUs<sup>2</sup> =</b>	<b>31.5</b>
			<b>Requested TOTAL GPD =</b>	<b>9,450</b>

1 – Rate is based on the flow estimate defined in Table 2-1 of the PWSA Procedures Manual for Developers.

2 – EDUs are based on 300 GPD/EDU.

### Proposed Stormwater Flows

The stormwater management design for this site follows Section 906.07 of the City of Pittsburgh Code and Chapter 7 of the Pennsylvania Department of Transportation Publication 584, which was adopted and approved in accordance with the Pennsylvania Storm Water Management Act.

The stormwater management design for the site follows the City of Pittsburgh Stormwater Management Ordinance (Title Thirteen).

The total area of disturbance for the development will be less than 10,000 square feet; therefore, per Section 1303.01.A of the City of Pittsburgh Code, the project is exempt from stormwater management regulations.

Stormwater discharge rates for the existing and proposed development are based on the Rational Method described within the PWSA Procedures Manual for Developers. Refer to Table 3 and 4 for summarized results using the Rational Method. Stormwater runoff from the site will discharge into the existing 15-inch sewer in Our Way (see Drawing GI-102 for sewer location).

Rational Method

This study was prepared using methods contained in the PWSA Procedures Manual for Developers. The Rational Method was used to estimate the maximum rate of runoff (Q) from the site for a 25-year design storm.

The Rational Method for calculating the quantity of stormwater is defined by the following equation:

**EQUATION 1: RATIONAL METHOD**

$$Q = CIA$$

\*PWSA Procedures Manual for Developers -  
 PWSA Basic Information for Calculation of  
 Stormwater Flow Using the Rational Method -  
 Publication Version 6 - Issued 04/15.

The value for the average rainfall intensity (I) was taken from the NOAA Atlas 14 for the 25-year, 5-minute storm event. Values for area (A), time of concentration (Tc), and coefficient of runoff (C) were entered for the existing and proposed watersheds. An average C was chosen based on the percentage of each type of land cover using the following coefficients:

**TABLE 2: RUNOFF COEFFICIENT VALUES**

LAND COVER	C
Improved Surface (concrete, asphalt, brick, surface treated)	0.95
Building Footprint	0.95

\*Values from the PWSA Procedures Manual for Developers – Table 2-2 Values for the Coefficient of Runoff - Publication Version 6 - Issued 01/18.

The peak stormwater runoff rates using the rational method are summarized in Table 4.

**TABLE 3: SUMMARY OF EXISTING STORMWATER PEAK DISCHARGES RATES**

LAND COVER	DRAINAGE AREA (SF)	DRAINAGE AREA (AC)	INTENSITY (IN/HR)	RUNOFF COEFFICIENT "C"	PEAK FLOW (CFS)
Improved Surface (concrete, asphalt, brick, surface treated)	9,300	0.22	7.13	0.95	1.49
<b>SITE RUNOFF</b>					<b>1.49</b>

**TABLE 4: SUMMARY OF PROPOSED STORMWATER PEAK DISCHARGES RATES**

LAND COVER	DRAINAGE AREA (SF)	DRAINAGE AREA (AC)	INTENSITY (IN/HR)	RUNOFF COEFFICIENT "C"	PEAK FLOW (CFS)
Impervious Area	9,300	0.22	7.13	0.95	1.49
<b>SITE RUNOFF</b>					<b>1.49</b>

Using the rational method based on the 25-year storm, the stormwater discharge rate for the existing site conditions is 1.49 cubic feet per second, and the stormwater discharge rate for the proposed site conditions will be 1.49 cubic feet per second.

\\wangan.com\data\pit\data6\250088601\project data\\_discipline\site civil\permit apps\pwsa\water and sewer use application\01 1717 fifth ave project narrative.docx



April 23, 2020

Mr. Robert Gehris  
Langan  
2400 Ansys Drive  
Canonsburg, PA 15317

Subject: Sewage Facilities Planning Module (SFPM)  
Approval Letter for Collection System Flows  
Project Name: 1717 Fifth Avenue  
PWSA Project No.: 19013.46

Dear Mr. Gehris:

Pursuant to your request, we have reviewed the SFPM and determined that the Project will not create a dry-weather hydraulic overload within the next five (5) years for any collection facility owned by the Pittsburgh Water and Sewer Authority (PWSA). We have enclosed for your use the originally signed "Section J – Chapter 94 Consistency Determination". Please be advised that this approval is limited to the collection system portion of the SFPM.

Our review was based on information provided by others under the assumption that this information was accurate and complete. Should you have any questions, please do not hesitate to contact me directly at x8019 or RHerring@pgh2o.com.

Sincerely,

*Robert Herring*

Robert Herring, P.E.  
Project Manager

Enclosures

cc: Barry King, P.E. – PWSA (via email)  
Kate Mechler, P.E. – PWSA (via email)  
Robert Herring, P.E. – PWSA (via email)  
Thomas Flanagan – DEP (via email)  
Michael Lichte, P.E. – ALCOSAN (via email)  
Leslie Stevens – City of Pittsburgh Law Department (via email)  
eBuilder – Filing System (via email)

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

**From:** Robert Herring, P.E.

**Date:** April 23, 2020

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

Chapter 94 Consistency Determination

Project Name: 1717 Fifth Avenue

Project Address: 1717 Fifth Avenue, Pittsburgh, PA

PWSA Project Number: 19013.46

Dear Barry,

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

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

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

Yours truly,

*Robert Herring*

Robert Herring, P.E.  
Project Manager

Enclosures

cc: e-Builder – Filing System

**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 9,450 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>	103,501,653	362,255,787	1,296,416	4,537,454	1,305,866	4,570,529
<b>Conveyance</b>						
<b>Treatment</b>						

3. Collection and Conveyance Facilities

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

YES NO

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

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

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

b. Collection System

Name of Agency, Authority, Municipality PWSA

Name of Responsible Agent Barry King, P.E. / Director of Engineering and Construction

Agent Signature  Date 4/23/2020

**1717 Fifth Avenue  
Fifth Avenue 72-IN PWSA Combination Sewer  
Dry Flow Comparison Calculations**

<b>Given Information</b>	
Pipe Location:	Fifth Avenue
Pipe Type:	Brick
Flow (GPD) <sup>1717</sup> :	72
Slope:	2.6%
Depth of Flow (IN):	3.14
Manning's n Value:	0.016

<b>Solve for Dry Flow</b>	
Radius of Pipe, r (IN):	36
Circular Segment Height, h (IN):	3.14
Central Angle, $\theta$ :	48.226
Flow Area, K (IN <sup>2</sup> ):	62.159
Wetted Perimeter (IN):	30.301
Hydraulic Radius (IN):	2.051
Hydraulic Radius (FT):	0.171
Velocity (FT/S):	4.648
Flow (CFS):	2.006
Flow (GPD) <sup>1717</sup> :	1,296,416

<b>Solve for Full Flow</b>	
Flow (CFS):	560.602
Flow (GPD):	362,255,787

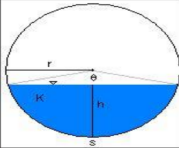
<b>Solve for Present Peak Flow</b>	
Peak Factor:	3.5
Flow (GPD):	4,537,454

<b>Solve for Average Design/Permitted Capacity</b>	
Flow (GPD):	103,501,653

<b>Summary</b>	
Anticipated Flow Contribution (GPD) <sup>1717</sup> :	9,450
Present Average Flow (GPD):	1,296,416
Present Peak Flow (GPD):	4,537,454
Design/Permitted Average Capacity (GPD):	103,501,653
Design/Permitted Peak Capacity (GPD):	362,255,787
Average Projected Flow (GPD)	1,305,866
Peak Projected Flow (GPD)	4,570,529

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

- Daily flows and existing pipe sizing measured and provided by Drnach Environmental. Monitoring occurred for 30 days starting on January 22, 2020
- Flow estimation provided by DLR Group, based on PA Code Title 25, Chapter 73, Paragraph 73.17

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	$P_w = s$
7	hydraulic radius	$R_h = \frac{A}{P_w}$



Scott D. Rowland, P.E.  
Professional Engineer License No.  
PE-080536-E  
srowland@langan.com

## Rob Gehris

---

**From:** Battistone, Martina <martina.battistone@pittsburghpa.gov>  
**Sent:** Thursday, May 14, 2020 9:51 AM  
**To:** Rob Gehris  
**Cc:** Benjamin Hunter; Nathaniel King  
**Subject:** Re: SFPM for 1717 Fifth Avenue  
**Attachments:** 1717 Fifth Ave. Comp. 4A.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Rob,  
See attached. I sent this along with the compiled SFPM package to the Solicitor's Office last week.

Best,  
Marti

---

**From:** Rob Gehris <rgehris@langan.com>  
**Date:** Wednesday, May 13, 2020 at 1:55 PM  
**To:** Martina Wolf <martina.battistone@pittsburghpa.gov>  
**Cc:** Benjamin Hunter <bhunter@Langan.com>, Nathaniel King <nking@langan.com>  
**Subject:** RE: SFPM for 1717 Fifth Avenue

Hi Marti,

Hope you are doing well.

I'm following up on the Sewage Facilities Planning Module for 1717 Fifth Avenue (sent electronically to ACHD at the end of April). Were you able to download and review the SFPM, and if so, did you have any questions or comments on it?

Please let me know if you need me to resend the link. I believe the one I previously sent over expired last week.

Thank you much,  
Rob

**Robert Gehris**  
**Staff Engineer**

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**From:** Rob Gehris  
**Sent:** Monday, April 27, 2020 9:51 AM  
**To:** 'Battistone, Martina' <martina.battistone@pittsburghpa.gov>  
**Cc:** Benjamin Hunter <bhunter@Langan.com>  
**Subject:** SFPM for 1717 Fifth Avenue

Hi Marti,

We are undergoing the Sewage Facilities Planning the 1717 Fifth Ave development project, and could use your help reviewing the Module and completing component 4A.

To reiterate what the project entails, Epic Development is proposing the construction of an approximately 50-unit apartment building at 1717 Fifth Avenue, Pittsburgh PA 15219. The site is currently occupied by an asphalt lot. It is estimated that this development will result in an increase of 9,450 gallons per day of sewage flows. Stormwater is being controlled by an approximately 4,500 sf vegetated roof.

Please see the link to download the SFPM below, and, upon completion of your review, please complete and sign Component 4A of the module (I have the component broken out separately from the SFPM in the link below)

New files have been posted for you at the Langan Client Services site and can be retrieved until 5/7/2020 by clicking on the link below.

<https://clients.langan.com/Sharing/filessharing/ViewPosted?transactionHash=-1202745446>

Name	Type	Size
2020-04-27 - SFPM Compiled - Fifth Ave.pdf	.pdf	17.30 MB
29 - Component 4A - Municipal Planning Agency Review.pdf	.pdf	102.00 KB
29 - Component 4A - Municipal Planning Agency Review.doc	.doc	301.00 KB

Thank you for your help, and please let me know if you have any questions or have any issues downloading the linked documents

All the best,  
Rob

**Robert Gehris**  
Staff Engineer

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Canonsburg, PA 15317-9540  
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COUNTY OF



ALLEGHENY

RICH FITZGERALD  
COUNTY EXECUTIVE

May 15, 2020

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

**RE: SEWAGE FACILITIES PLANNING MODULE; ALLEGHENY COUNTY  
1717 Fifth Avenue, City of Pittsburgh**

Dear Mr. Gehris:

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 May 14, 2020. The project proposes the following:

Project Description:	1717 Fifth Avenue. Proposing to develop approximately 0.21 acres (Lots 11-E-34, 11-E-37, & 11-E-37-1) into a six-story apartment building ( approximate footprint 5,300 square feet) consisting of 43 one-bedroom and 8 two-bedroom apartments with a retail area (containing a single-use restroom), a sub-level parking area on the first floor and a gym area for private use located at 1707/1717 Fifth Avenue in the City of Pittsburgh, Allegheny County.
Sewage Flow:	9,450 GPD
Conveyance:	The flow from this site will be conveyed to the Pittsburgh Water & Sewer Authority (PWSA) collection system to ALCOSAN POC M-05 to the Monongahela River interceptor and then to the ALCOSAN Treatment Plant at Woods Run.
Sewer's Owner:	PWSA (collection) and ALCOSAN (interceptor)
Name of Sewage Treatment Plant:	ALCOSAN

Please be advised that a permit must be obtained from the Allegheny County Health Department's (ACHD) Plumbing Section prior to commencing any plumbing work for the proposed project.



DEBRA BOGEN, MD, DIRECTOR  
ALLEGHENY COUNTY HEALTH DEPARTMENT

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





Mr. Robert Gehris  
May 15, 2020  
Page 2

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

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

Sincerely,



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

FF/cb  
Enclosure

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



May 20, 2020

**Members of the Board**

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*Chair Person*

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Jack Shea

John Weinstein

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Jan M. Oliver  
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Environmental Compliance*

Jeanne K. Clark  
*Director  
Governmental Affairs*

Joseph Vallarian  
*Director  
Communications*

Rob Gehris  
Langan  
2400 Ansys Drive, Suite 403  
Canonsburg, PA 15317

**Re: 1717 Fifth Avenue Development – City of Pittsburgh  
PA DEP Sewage Facilities Planning Module  
ALCOSAN Regulator Structure M-05-00**

Dear Mr. Gehris:

We have reviewed the Planning Module Component 3 for the referenced project. The project will generate an estimated flow of 9,450 GPD in the ALCOSAN Monongahela Interceptor and Woods Run Treatment Plant.

The capacity at the M-05 Regulator Structure is approximately 20.6 MGD. The monitored peak dry weather flow is approximately 3.26 mgd. Dry weather capacity exists for this connection. However, the ALCOSAN Monongahela Interceptor and the Woods Run Treatment Plant do not have the capacity for the flows generated during wet weather periods. This limitation will be addressed as ALCOSAN implements 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. The sewers in this project are to be designed as separated sanitary and storm sewers. If you have any questions regarding this matter, please contact me at 412-732-8004.

Sincerely,

**ALLEGHENY COUNTY SANITARY AUTHORITY**

A handwritten signature in blue ink, appearing to read "Michael Lichte", is written over a light blue circular stamp or watermark.

Michael Lichte, P.E.  
Manager of Planning

**Attachment**

cc: Tina Dean (w/o attachment)  
Dan Thornton (w/o attachment)  
Shawn McWilliams (w/o attachment)  
Barry King, PWSA (w/o attachment)  
T. Flanagan/PaDEP (w/o attachment)  
F. Fields/ACHD (w/o attachment)

# **APPENDIX B**

## **Resolution for Plan Revision for New Land Development**

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

CITY OF PITTSBURGH

Introduced: Bill No:

Committee: Intergovernmental Affairs Committee Status:

Sponsored by:

Resolution adopting Plan Revision to the City of Pittsburgh's Official Sewage Facilities Plan for 1709-1715 Fifth Avenue, Pittsburgh, PA 15219.

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

**WHEREAS**, 1717 Fifth, LLC has proposed the development of a certain parcel of land 1709-1715 Fifth Avenue, Pittsburgh, PA 15219, Allegheny County, at lot and block 11-E-37 in the 3rd Ward of the City of Pittsburgh and described in the attached Sewage Facilities Planning Module (the "Planning Module") for land development and proposes that project be served by a sewer tap-in to the City of Pittsburgh sewage systems; and

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

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

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

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

Said Planning Module includes the proposed 1709-1715 Fifth Avenue, Pittsburgh, PA 15219, Allegheny County, at lot and block 11-E-37 in the 3<sup>rd</sup> Ward of the City of Pittsburgh.

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

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

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

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

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

## Fiscal Impact Statement

<b>Department</b>	Law Department		
<b>Preparer</b>	Benjamin Smith		
<b>Contact</b>	Rob Gehris (LANGAN) 724-514-5165		
<b>Type of Initiative</b>	<input checked="" type="checkbox"/> Legislation	<input type="checkbox"/> Executive Order	
<b>Type of Legislation</b>	Other		

1717 Fifth, LLC has proposed the development of a certain parcel of land identified as 1709-1715 Fifth Avenue, Pittsburgh, PA 15219, Allegheny County at 11-E-37 in the Third Ward of the City of Pittsburgh and described in the attached Sewage Facilities Planning Module (the "Planning Module") for land development and proposes that project be served by a sewer tap-in to the City of Pittsburgh sewage systems; and

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

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

**JDE Account Information**

N/A

**Additional Costs**

N/A

**Impact on City Revenue**

N/A

**Attachments**

If required, include any additional attachments and/or exhibits

**City of Pittsburgh**  
**Sewer Facilities Planning Module Questionnaire**

**PROJECT NAME:** 1717 Fifth Avenue

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

Surface parking lot.

2) What is the proposed use for the property?

The proposed property will consist of residential apartment space, tenant parking, and minimal retail space.

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

The proposed stormwater management system includes inlets and underground stormwater laterals for conveyance. The total area of disturbance for the development will be less than 10,000 square feet but greater than 5,000 square feet; therefore, per Section 908.04.C of the City of Pittsburgh Code, the project must follow stormwater management regulations outlined in Chapter 1003. The project is also included in Pittsburgh's "EcoInnovation District" and is pursuing one (1) performance point towards rainwater management. The requirements for stormwater volume retention/ removal, rate control, and water quality treatment will be met by utilizing a 3,000 sf (approximate) vegetated roof to remove approximately 720 cf of runoff.

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

After the implementation of the proposed stormwater management system, the development will result in a net neutral change in stormwater flow.

# **APPENDIX C**

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





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

**Code No.**  
02001-19-024

## 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 #
02001-19-024	76778			

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 1717 Fifth Avenue
2. Brief Project Description 1717 Fifth, LLC is proposing to construct a six-story residential building with a footprint of approximately 9,300 SF. The proposed building would combine three lots currently used as surface parking lots, and provide 51 apartment units (43 single-bedroom and 8 two-bedroom). The proposed project would connect storm service to the existing 15-inch combined sewer in Our Way, and the sanitary line would connect to the 72-inch combined sewer in Fifth Avenue via the existing storm drainage lateral. The proposed project also includes a 6-inch fire protection line connection to the existing 15-inch water main in Fifth Avenue, and then "tee" the domestic water supply from the private fire protection line.

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

Municipality Name	County	City	Boro	Twp
City of Pittsburgh	Allegheny	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Municipality Contact Individual - Last Name	First Name	MI	Suffix	Title
Battistone	Martina			Senior Environmental Planner
Additional Individual Last Name	First Name	MI	Suffix	Title
Municipality Mailing Address Line 1	Mailing Address Line 2			
Department of City Planning	200 Ross St., 4 <sup>th</sup> Floor			

Address Last Line -- City	State	ZIP+4
Pittsburgh	PA	15219
Area Code + Phone + Ext.	FAX (optional)	Email (optional)
412-255-2516		

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

**Site (Land Development or Project) Name**  
1717 Fifth Avenue

Site Location Line 1 1717 Fifth Avenue	Site Location Line 2			
Site Location Last Line -- City	State	ZIP+4	Latitude	Longitude
Pittsburgh	PA	15219	40°43'85"N	79°98'21"W

Detailed Written Directions to Site: From PA-28 S take exit 1A for I-579 S/I-376E then continue onto I-579 S. From I-579 take the exit for 7<sup>th</sup> Ave/6<sup>th</sup> Ave toward Downtown. Keep left and follow signs for PPG Arena, merge and slight left to stay on Bigelow Blvd. From Bigelow Blvd turn right onto Bedford Ave, then turn right onto Crawford St. Turn left onto Reed Street, then right onto Vine Street. From Vine St, take a left onto Colwell St. From Colwell St, turn right onto Dinwiddle St. From Dinwiddle St, turn right onto Fifth Ave.

Description of Site The existing project site contains a parking lot with existing sidewalk along the street.

**Site Contact (Developer/Owner)**

Last Name	First Name	MI	Suffix	Phone	Ext.
McAllister	Michael			304-685-8100	
Site Contact Title	Site Contact Firm (if none, leave blank)				
Owner					
FAX	Email				
	michael@epicdevelopmentpgh.com				
Mailing Address Line 1	Mailing Address Line 2				
213 Smithfield St.	Floor 2				
Mailing Address Last Line -- City	State	ZIP+4			
Pittsburgh	PA	15219			

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

Last Name	First Name	MI	Suffix
Rowland	Scott		
Title	Consulting Firm Name		
Senior Associate/Vice President	Langan Engineering & Environmental Services, Inc.		
Mailing Address Line 1	Mailing Address Line 2		
2400 Ansys Drive	Suite 403		
Address Last Line -- City	State	ZIP+4	Country
Canonsburg	PA	15317	USA
Email	Area Code + Phone	Ext.	Area Code + FAX
srowland@langan.com	724-514-5123		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: 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 24

Connections 2

Name of:

existing collection or conveyance system Fifth Ave 72-inch Brick combined sewer, and Our Way 15-inch VCP combined sewer

owner PWSA

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 Allegheny County Sanitary Authority (ALCOSAN) Wastewater Treatment Facility

NPDES Permit Number for existing facility PA 0025984

Clean Streams Law Permit Number PA 0025984

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

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

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

Name of Permittee Agency, Authority, Municipality ALCOSAN

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

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

Date \_\_\_\_\_

5/20/2020

(Also see Section I. 4.)

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

**3. PLOT PLAN**

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

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

**4. WETLAND PROTECTION**

YES NO

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

**5. PRIME AGRICULTURAL LAND PROTECTION**

YES NO

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

**6. HISTORIC PRESERVATION ACT**

YES NO

- Sufficient documentation is attached to confirm that this project is consistent with DEP Technical Guidance 012-0700-001 *Implementation of the PA State History Code* (available online at the DEP website at [www.dep.state.pa.us](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 9,450 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>	103,501,653	362,255,787	1,296,416	4,537,454	1,305,866	4,570,529
<b>Conveyance</b>		<u>20.6 mgd</u>	<u>30 mgd</u>	<u>30 mgd</u>	<u>303 mgd</u>	<u>3.29 mgd</u>
<b>Treatment</b>	<u>209.3</u>	<u>250 mgd</u>	<u>209.3</u>	<u>250 mgd</u>	<u>219.3</u>	<u>250 mgd</u>

3. Collection and Conveyance Facilities

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

YES NO

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

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

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

b. Collection System

Name of Agency, Authority, Municipality PWSA

Name of Responsible Agent Barry King, P.E. / Director of Engineering and Construction

Agent Signature [Signature] Date 4/23/2020



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

c. Conveyance System

Name of Agency, Authority, Municipality ALCOSAN

Name of Responsible Agent Wm D. Lulka

Agent Signature [Signature]

Date 5/20/2020

4. Treatment Facility

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

YES NO

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

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

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

b. Name of Agency, Authority, Municipality ALCOSAN

Name of Responsible Agent Wm D. Lulka

Agent Signature [Signature]

Date 5/20/2020

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

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

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

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

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

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

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

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



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

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

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

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

Yes No

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

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

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

Yes No

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

If yes, attach a letter of intent to 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**

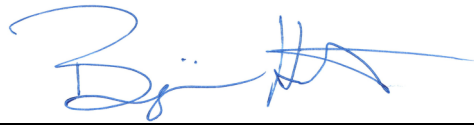
1.   Does the project propose the construction of a sewage treatment facility ?
2.   Will the project change the flow at an existing sewage treatment facility by more than 50,000 gallons per day?
3.   Will the project result in a public expenditure for the sewage facilities portion of the project in 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.

Ben Hunter, P.E.	
Name (Print)	Signature
Senior Project Manager	10/16/2019
Title	Date
2400 Ansys Drive, Suite 403	724-514-5125
Canonsburg, PA 15317	Telephone Number
Address	

**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 \$ 1,200.00 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.

$$\# \underline{24} \text{ Lots (or EDUs)} \times \$50.00 = \$ \underline{1,200.00}$$

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:

$$\# \underline{\hspace{2cm}} \text{ Lots (or EDUs)} \times \$35.00 = \$ \underline{\hspace{2cm}}$$

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  
1717 Fifth Avenue  
City of Pittsburgh, Allegheny County, Pennsylvania  
Langan Project No.: 250088601**

The project site is located along Fifth Avenue between Miltenberger Street and Van Braam Street, in District 6 within the City of Pittsburgh, Allegheny County, Pennsylvania. 1717 Fifth, LLC is proposing to develop approximately 0.21 acres within City of Pittsburgh Lot 11-E-37 (formerly unconsolidated as lots 11-E-34, 11-E-37, & 11-E-37-1). The proposed development is a six-story apartment building with a footprint of approximately 9,300 square feet. The proposed building will consist of 43 one-bedroom and 8 two-bedroom apartments with a retail area (containing a single-use restroom) and a sub-level parking area on the first floor. The proposed building will also have a gym area for private use. The proposed development will be owned and operated by 1717 Fifth, LLC.

The proposed 8-inch storm lateral will connect to the existing 15-inch sewer in Our Way, and the proposed 6-inch sanitary line will connect to the existing 72-inch sewer in Fifth Avenue via the existing storm drainage lateral. The proposed project also includes a 6-inch water connection to the existing 15-inch water main in Fifth Avenue.

The existing project site contains a surface parking lot, in which the existing combined daily sanitary sewage flow is 0 gallons per day. Following the proposed development, the building will have an estimated combined daily sanitary sewage flow of 9,450 gallons per day. Reference documents for the calculation of the proposed estimated combined daily sanitary sewage flow can be found in Appendix C. The proposed increase in combined daily sanitary sewage flow as a result of the proposed improvements is 9,450 gallons per day.

Reference documents for the calculation of the proposed estimated combined daily sanitary sewage flow can be found in Appendix C. The dry flow hydraulic capacity calculation for the proposed project is based on the limited capacity sewer found between JCT002G056 and MH002G062 located along Fifth Avenue, between Magee Street and Washington Place. The dry flow measurement procedure was completed on October 9<sup>th</sup>, 2019 at approximately 1:00pm. The weather conditions were sunny with temperatures in the high 60's. PWSA Manhole #002G062 was opened to access the limited capacity sewer, and a dipstick was lowered into the flow. After lifting the dipstick out of the manhole, the dry flow measurement was 0.56 feet or 6.72 inches.

The stormwater management design for the site follows the City of Pittsburgh Stormwater Management Ordinance (Title Thirteen) and is within the City of Pittsburgh's EcoInnovation District. The total area of disturbance for the development will be less than 10,000 square feet but greater than 5,000 square feet; therefore, per Section 908.04.C of the City of Pittsburgh Code, the project must follow stormwater management regulations outlined in Chapter 1003. Stormwater runoff from the site will discharge into the existing 15-inch PWSA sewer in Our Way.

Since the current site consists of a parking lot, there are no existing water service connections. The proposed project includes a 6-inch water connection to the existing 15-inch water main in Fifth Avenue. It is anticipated that fire service will be provided by the 6-inch line and a domestic service line "tee" off will be a 2-inch line. The proposed water demand is estimated to be the same as the proposed combined daily sanitary sewage flow, 9,450 gallons per day; therefore, the proposed increase in water demand as a result of the proposed improvements is 9,450 gallons per day. The existing municipal system is expected to adequately meet proposed demands. A copy of the water availability letter from PWSA can be found in Appendix C.

**Additional Inspections:**

The dry flow measurement and sewer capacity calculations have been supplemented by 30-days of flow monitoring (as requested by Pittsburgh Water & Sewer Authority). This flow monitoring was conducted at manhole MHJ002G062 between January 22, 2020 and February 20, 2020. An inspector accessed manhole MHJ002G062 and installed the flow monitor in the 72-inch sewer line immediately upstream of the manhole (between MH002G062 and Junction JCT002G056). This flow monitoring gave an average daily flow of approximately 1.3 MGD and has been made available to the Pittsburgh Water & Sewer Authority. Upon reviewing the flow data, this 1.3 MGD produces a significantly lower daily flow estimation than the initial estimate calculated using the dipstick measurement performed on October 9<sup>th</sup>, 2019



**ANTICIPATED SEWAGE  
FLOW REFERENCE**

**TABLE 1: PROPOSED SANITARY SEWAGE FLOW ESTIMATION**

<b>Floor</b>	<b>Use</b>	<b>Unit</b>	<b>Size</b>	<b>Anticipated Average Rate (GPD/Unit)<sup>1</sup></b>	<b>Anticipated Average Sewage Flow (GPD)</b>
G	Retail	Per Public Sink	1	200	200
G	Retail	Per Public Sink	1	400	400
2	Residential (1 bedroom)	Per Unit	7	150	1,050
	Residential (2 bedroom)	Per Unit	2	300	600
	Fitness Center	-	-	-	-
3	Residential (1 bedroom)	Per Unit	9	150	1,350
	Residential (2 bedroom)	Per Unit	2	300	600
4	Residential (1 bedroom)	Per Unit	9	150	1,350
	Residential (2 bedroom)	Per Unit	2	300	600
5	Residential (1 bedroom)	Per Unit	9	150	1,350
	Residential (2 bedroom)	Per Unit	1	300	300
6	Residential (1 bedroom)	Per Unit	9	150	1,350
	Residential (2 bedroom)	Per Unit	1	300	300
<b>Required GPD =</b>					<b>9,450</b>
<b>Required EDUs<sup>2</sup> =</b>					<b>24</b>
<b>Requested TOTAL GPD =</b>					<b>9,450</b>

1 – Rate is based on the flow estimate defined in PA Code Title 25 Chapter 73 Paragraph 73.17.

2 – EDUs are based on 400 GPD/EDU.

**PROPOSED SANITARY PIPE CALCULATIONS  
1717 Fifth Avenue**

$Q_{max}$	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 BLDG TO EXISTING SYSTEM IN FIFTH AVENUE**

**MINIMUM SLOPE WITHIN THIS ENTIRE RUN = 1.0%**

MATERIAL	PVC	$Q_{full}$ , cfs	$Q_{full}$ , gpd	$Q_{half}$ , cfs	$Q_{half}$ , gpd	$V_{max}$ , fps	$V_{half}$ , fps
LENGTH, ft	<b>41</b>	0.94	607,440	0.45	291,571	5.51	4.79
DIAMETER, in	<b>6</b>						
SLOPE	<b>2.00%</b>	PIPE SIZED ACCORDINGLY: TRUE					
n	<b>0.011</b>	$V_{max} < 10$ fps: TRUE					
$Q_{max}$ , gpd	<b>9,450</b>	$V_{half} > 2$ fps: TRUE					
$Q_{design}$ , gpd	<b>33,075</b>						



Scott D. Rowland, P.E.  
Professional Engineer License No.  
PE-080536-E  
srowland@langan.com

**1717 Fifth Avenue  
Fifth Avenue 87-IN PWSA Combination Sewer  
Dry Flow Comparison Calculations**

<b>Given Information</b>	
Pipe Location:	Fifth Avenue
Pipe Type:	Brick
Pipe Diameter (IN):	87
Slope:	2.6%
Depth of Flow (IN):	6.72
Manning's n Value:	0.016

<b>Solve for Dry Flow</b>	
Radius of Pipe, r (IN):	43.5
Circular Segment Height, h (IN):	6.72
Central Angle, $\theta$ :	64.545
Flow Area, K (IN <sup>2</sup> ):	211.555
Wetted Perimeter (IN):	49.004
Hydraulic Radius (IN):	4.317
Hydraulic Radius (FT):	0.360
Velocity (FT/S):	7.633
Flow (CFS):	11.213
Flow (GPD):	7,246,045

<b>Solve for Full Flow</b>	
Flow (CFS):	928.580
Flow (GPD):	600,039,741

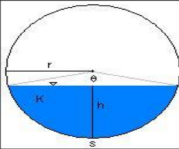
<b>Solve for Present Peak Flow</b>	
Peak Factor:	3.5
Flow (GPD):	25,361,159

<b>Solve for Average Design/Permitted Capacity</b>	
Flow (GPD):	171,439,926

<b>Summary</b>	
Anticipated Flow Contribution (GPD) <sup>111</sup> :	9,450
Present Average Flow (GPD):	7,246,045
Present Peak Flow (GPD):	25,361,159
Design/Permitted Average Capacity (GPD):	171,439,926
Design/Permitted Peak Capacity (GPD):	600,039,741
Average Projected Flow (GPD)	7,255,495
Peak Projected Flow (GPD)	25,394,234

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

1. Flow estimation provided by DLR Group, based on PA Code Title 25, Chapter 73, Paragraph 73.17

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	$P_w = s$
7	hydraulic radius	$R_h = \frac{A}{P_w}$



Scott D. Rowland, P.E.  
Professional Engineer License No.  
PE-080536-E  
srowland@langan.com

**DOCUMENTATION  
FROM UTILITY COMPANIES**



# PITTSBURGH WATER AND SEWER AUTHORITY

## WATER AND SEWER AVAILABILITY LETTER REQUEST FORM

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

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

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

<b>Information to be submitted by the Applicant:</b>			
Property Owner Name:	McAllister Equities (Michael McAllister)		
Address of Property:	1707-1717 Fifth Avenue, Pittsburgh, PA 15219		
Proposed Use of Site:	Residential and Parking		
Closest street intersection to the property:	Fifth Avenue and Van Braam Street		
Requestor Name:	Langan	Date of Request:	05/22/2019
Requestor Address:	2400 Ansys Drive, Canonsburg, PA 15317		
Requestor Phone Number:	724-514-5100		

Please submit the completed form to:

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

<b>PWSA Use Only:</b>			
PWSA Water Service Available:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Water Size / Location:	15" 5th Avenue
PWSA Sewer Service Available:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Sewer Size / Location:	15" OUR Way
Applicant must contact separate agency for water and/or sewer service:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
Name of separate agency:	_____		
PWSA Approval Authority:	Signature and Date	Wendy M. Dean 5-29-19	
	Name (printed)	Wendy M. Dean	
	Title	Engineering Tech II	

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



Pittsburgh  
Water & Sewer  
Authority

May 29, 2019

Langan Engineering  
Rob Gehris  
2400 Ansys Drive  
Canonsburg, PA 15317

**RE: Water and Sewer Availability**  
1707 – 1717 Fifth Avenue

Dear Mr. Gehris:

In response to your inquiry on 05/22/2019 concerning water and sewer availability for the area referenced above, please be advised that both water and sewers are available near the site, and water and sewer service will be provided in accordance with the policies and procedures of the Pittsburgh Water and Sewer Authority.

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

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

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

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

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

Sincerely,

A handwritten signature in black ink that reads 'Wendy M. Dean'.

Wendy M. Dean  
Engineering Tech II

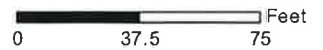
cc: PWSA File

# 1707 - 1717 Fifth Avenue - Water



### Legend

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



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

Date: 5/23/2019

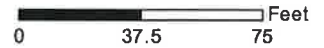


# 1707 - 1717 Fifth Avenue - Sewer



## Legend

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



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Date: 5/23/2019

October 3, 2019

Mr. Nathaniel King  
Langan  
2400 Ansys Drive, Suite 403  
Canonsburg, PA 15317

Subject: Water and Sewer (W/S) Use Approval Letter  
1717 Fifth Avenue Development

Dear Nathaniel:

Pursuant to your request, we have reviewed the Water and Sewer Use Application for the 1717 Fifth Avenue Development (Project) located at 1717 Fifth Avenue, Pittsburgh, PA 15219. We agree that the Project will result in the following flows:

Total Water Consumption, gpd:	<u>9,450</u>
Total Sanitary Flows, gpd:	<u>9,450</u>
Total Storm Flows, cfs:	<u>1.49</u>

Please be advised that this W/S Use Approval Letter is intended for PWSA purposes only. The Pennsylvania Department of Environmental Protection (PaDEP) is the governing body that makes the final determination on whether sewage facilities planning is required. The PWSA shall send a separate letter to the PaDEP for final review/approval. In the event that sewage facilities planning are required, we have enclosed for your use the location of the most limited capacity sewer. In addition, please be advised that due to the Total Sanitary Flows and the capacity of the tap-in sewer, the PWSA shall require flow monitoring prior to approval of any sewage facilities planning module.

Our review was based on information provided by your firm under the assumption that this information was accurate and complete. Should you have any questions, please do not hesitate to contact me directly at 412-255-8800 x5532 or RHerring@pgh2o.com.

Sincerely,

  
Robert Herring, P.E.  
Engineering Consultant

Enclosures

cc: Barry King, P.E. – PWSA (via email)  
Kate Mechler, P.E. – PWSA (via email)  
Julie Ascioffa – PWSA (via email)  
Thomas Flanagan – DEP (via email)  
eBuilder File (via email)

Project No. \_\_\_\_\_

(PWSA USE ONLY)

**THE PITTSBURGH WATER AND SEWER AUTHORITY  
ENGINEERING AND CONSTRUCTION DIVISION**

**WATER AND SEWER USE APPLICATION**

*(Return completed submittal package to The Pittsburgh Water and Sewer Authority (PWSA), Engineering and Construction Division*

This application is used for commercial or residential projects that propose connecting to the PWSA water or sewer system or propose changing the amount of PWSA water consumed and/or flows discharged to the PWSA sewer system.

**A. GENERAL INFORMATION**

1. Name of Land Development Project 1717 Fifth Avenue  
 Location of land development project. *Use landmark or address, if available (e.g., north side of Liberty Ave 75 ft. east of intersection of Liberty Ave and 6<sup>th</sup> St.)* 1707-1717 Fifth Avenue, Pittsburgh, PA 15219

2. Nature of Development. Check appropriate box and provide total flows.

	Total Water Consumption (gpd)	Total Sanitary Flows (gpd)	Total Storm Flows (cfs)
<input checked="" type="checkbox"/> Residential	<u>9,450</u>	<u>9,450</u>	<u>1.49</u>
<input type="checkbox"/> Commercial	_____	_____	_____

3. Acreage of development 0.21 acres

4. Allegheny County Block & Lot Nos. 11-E-34, 11-E-37, 11-E-37-1

5. Ownership of Land Development

Name	Address
<u>Michael McAllister</u>	<u>213 Smithfield St Fl. 2,</u>
<u>1717 Fifth, LLC</u>	<u>Pittsburgh, PA 15219</u>

6. Applicant (Subdivider, Developer, or Responsible Project Agent)  
 Name Langan Engineering  
 Address 2400 Ansys Drive, Canonsburg, PA 15317  
 Telephone 724-514-5100

**B. WASTEWATER AND STORMWATER FACILITIES**

Provide information on collection and treatment facilities.

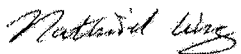
**1. COLLECTION SYSTEM**

- a. Number of proposed connections (sanitary and/or storm) 2
- b. Name of existing collection or conveyance system Our Way (Storm) and Fifth Ave (Sanitary)
- c. Name of interceptor Monongahela
- d. Name of treatment facility Allegheny County Sanitary Authority (ALCOSAN)

**2. SITE PLAN (24" x 36" maximum size accepted)**

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

- a. Existing building.
- b. Lot lines and lot sizes.
- c. Remainder of tract.
- d. Orientation to North.
- e. Show proposed sewer line to the point of connection to existing collection system. Including all components (collection & conveyance lines, pumps, etc.)
- f. Existing and proposed right(s)-of-way.
- g. Existing and proposed street, roadway, etc.
- h. Water bodies and wetland areas.

 _____ Applicant Signature	<u>09/05/2019</u> _____ Date
---------------------------------------------------------------------------------------------------------------------	------------------------------------



Project No. \_\_\_\_\_  
(PWSA USE ONLY)

**C. FALSE SWEARING STATEMENT (To be completed by individual completing the form)**

I verify that the statements made in the 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.

1717 Fifth Avenue

Name of Land Development Project (Same as on Page 1, Section A.1)

Nathaniel King

Name (Print)

*Nathaniel King*

Signature

724-514-5129

Telephone Number

Staff Engineer

Title

2400 Ansys Drive, Canonsburg, PA 15317

Address

09/05/2019

Date

**D. CHAPTER 94 CONSISTENCY (See PA Department of Environmental Protection Current Regulations)**

The following certification is to be completed by the Pittsburgh Water and Sewer Authority agent and agency responsible for completing the (DEP) Chapter 94 report for the collection, conveyance, and treatment facilities.

*The DEP shall make the final determination if planning is required.*  
I/we certify that the sewerage facilities proposed to serve the new land development described in this Planning Module are in compliance with the provisions of DEP Chapter 94, Municipal Wasteload Management and have adequate capacity to serve the sewage flows to be generated by this development, without creation of an overload or projected overload.

Collection System

Conveyance and Treatment

*Robert Henry* 10/3/2019  
Signature of Responsible Agent Date  
Pittsburgh Water and Sewer Authority

\_\_\_\_\_  
Signature of Responsible Agent Date  
ALCOSAN

**E. PLANNING AGENCY REVIEW**

**City of Pittsburgh Municipal Planning Agency**

This development/project has been reviewed and:

- is consistent
- is not consistent (objections attached)

with programs of planning for the area of the proposed development administered by this planning agency under the municipalities Planning Code (53 P.S. § 10101-11202).

City of Pittsburgh \_\_\_\_\_  
Department of City Planning Zoning Administrator Date

**Stormwater Management**

This development/project has been reviewed and:

- is consistent
- is not consistent (objections attached)

With programs of planning for the area of the proposed development administered by this planning agency under the current City of Pittsburgh storm water management regulations.

City of Pittsburgh \_\_\_\_\_  
Department of City Planning Environmental Planner Date

**County or Joint County Health Department**

This development/project has been reviewed and:

- approval is recommended
- approval is not recommended (objections attached)

Allegheny County Health \_\_\_\_\_  
Department Signature of Responsible Agent Date



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

**LEGEND:**

Output Data
Input Data
Questionable Data
Hydraulically Limited Sewer

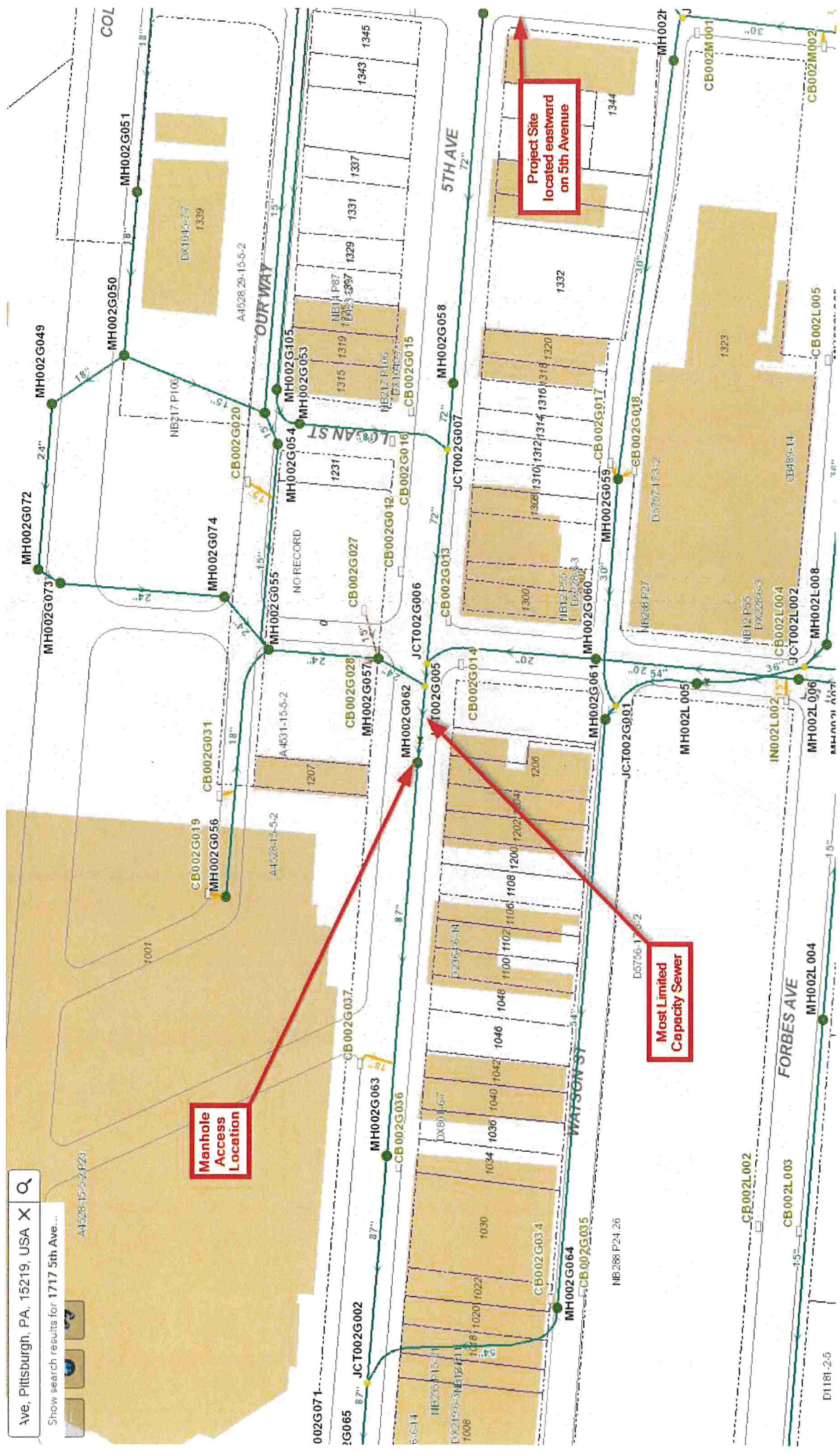
<b>PROJECT NAME:</b>	1717 5th Avenue
<b>PROJECT LOCATION:</b>	1717 5th Avenue, Pittsburgh, PA 15219
<b>ALCOSAN INTERCEPTOR:</b>	Monongahela
<b>PWSA REVIEWER:</b>	Robert Herring, P.E.
<b>DATE:</b>	September 26, 2019

Upstream MH	Downstream MH	Upstream Invert	Downstream Invert	Length, ft	Diam., in.	Material	n	Area, sf	Wetted P, ft	Slope	Flow, gpm
MH011E002	MH002H079	824.84	812.50	487.04	72	BR	0.016	28.27	18.850	2.53%	354,955,251
MH002H079	JCT002H027	812.42	806.74	271.21	72	BR	0.016	28.27	18.850	2.09%	322,715,377
JCT002H027	JCT002H026	806.74	805.62	46.72	72	BR	0.016	28.27	18.850	2.40%	345,267,687
JCT002H026	MH002H084	805.62	801.52	174.31	72	BR	0.016	28.27	18.850	2.35%	342,002,372
MH002H084	JCT002H021	801.52	799.04	67.62	72	BR	0.016	28.27	18.850	3.67%	427,057,741
JCT002H021	JCT002H005	799.04	798.25	15.32	72	BR	0.016	28.27	18.850	5.16%	506,386,949
JCT002H005	JCT002H004	798.25	797.85	32.62	72	BR	0.016	28.27	18.850	1.23%	246,937,109
JCT002H004	JCT002H040	797.85	793.53	154.60	72	BR	0.016	28.27	18.850	2.79%	372,765,293
JCT002H040	JCT002H018	793.53	789.28	152.26	72	RCP	0.013	28.27	18.850	2.79%	458,539,258
JCT002H018	MH002H102	789.28	787.53	62.72	72	RCP	0.013	28.27	18.850	2.79%	458,448,938
MH002H102	MH002G058	787.46	779.73	287.40	72	RCP	0.013	28.27	18.850	2.69%	450,112,772
MH002G058	JCT002G007	779.73	778.60	51.76	72	RCP	0.013	28.27	18.850	2.18%	405,524,465
JCT002G007	JCT002G006	778.60	774.96	166.80	72	RCP	0.013	28.27	18.850	2.18%	405,440,977
JCT002G006	JCT002G005	774.96	774.87	17.19	72	RCP	0.013	28.27	18.850	0.52%	198,590,417
JCT002G005	JCT002G056	774.87	773.75	42.09	72	RCP	0.013	28.27	18.850	2.66%	447,707,655
JCT002G056	MH002G062	773.75	773.27	18.19	87	BR	0.016	41.28	22.777	2.64%	600,022,165
MH002G062	JCT002G027	773.16	771.17	74.81	87	BR	0.016	41.28	22.777	2.66%	602,434,362
JCT002G027	JCT002G026	771.17	767.79	126.99	87	BR	0.016	41.28	22.777	2.66%	602,610,387
JCT002G026	JCT002G025	767.79	767.10	25.97	87	BR	0.016	41.28	22.777	2.66%	602,076,387
JCT002G025	MH002G063	767.10	765.07	76.43	87	BR	0.016	41.28	22.777	2.66%	601,975,912
MH002G063	JCT002G002	765.07	760.64	175.42	87	BR	0.016	41.28	22.777	2.53%	586,982,744
JCT002G002	MH002G065	760.64	758.22	82.78	87	BR	0.016	41.28	22.777	2.92%	631,550,374
MH002G065	JCT002G003	758.21	756.68	77.46	87	BR	0.016	41.28	22.777	1.98%	519,122,668
JCT002G003	RD002G001	756.68	756.48	19.69	96	BR	0.016	50.27	25.133	1.02%	484,016,810
RD002G001	MH002F129	756.48	754.32	89.19	96	BR	0.016	50.27	25.133	2.42%	747,372,475
MH002F129	MH002F130	754.15	750.33	298.99	96	BR	0.016	50.27	25.133	1.28%	542,839,767
MH002F130	JCT002F004	750.18	749.38	80.85	96	BR	0.016	50.27	25.133	0.99%	477,719,850
JCT002F004	MH002F126	749.38	748.34	50.30	96	BR	0.016	50.27	25.133	2.07%	690,559,307
MH002F126	MH002F125	748.34	746.61	107.07	96	BR	0.016	50.27	25.133	1.62%	610,460,342
MH002F125	JCT002F006	746.42	745.73	37.30	96	BR	0.016	50.27	25.133	1.85%	653,188,357
JCT002F006	MH002F122	745.73	742.88	155.22	96	BR	0.016	50.27	25.133	1.84%	650,754,074
MH002F122	JCT002F005	742.85	742.43	26.75	96	BR	0.016	50.27	25.133	1.57%	601,770,727
JCT002F005	MH002F120	742.43	741.49	55.49	96	BR	0.016	50.27	25.133	1.69%	625,064,551
MH002F120	JCT002K002	741.34	739.37	141.63	96	BR	0.016	50.27	25.133	1.39%	566,400,713
JCT002K002	MH002K048	739.37	738.44	32.20	96	BR	0.016	50.27	25.133	2.89%	816,172,286
MH002K048	MH002K067	738.44	737.09	81.80	72	BR	0.016	28.27	18.850	1.65%	286,476,217
MH002K067	MH002K068	737.09	735.79	78.53	72	BR	0.016	28.27	18.850	1.66%	286,914,316
MH002K068	MH002K047	735.79	732.96	171.17	72	BR	0.016	28.27	18.850	1.65%	286,733,036
MH002K047	JCT002J015	732.96	730.80	95.49	78	RCP	0.016	33.18	20.420	2.26%	415,188,409
JCT002J015	RD002J001	730.80	728.38	193.63	78	RCP	0.016	33.18	20.420	1.25%	308,616,152
RD002J001	MH002J030	728.38	727.79	63.35	94	RCP	0.016	48.19	24.609	0.93%	438,165,981
MH002J030	JCT002J006	727.79	723.20	131.33	94	RCP	0.016	48.19	24.609	3.50%	848,809,694
JCT002J006	JCT002J005	723.20	722.72	17.30	94	RCP	0.016	48.19	24.609	2.77%	756,281,588
JCT002J005	MH002J032	722.72	718.34	115.72	94	RCP	0.016	48.19	24.609	3.78%	883,321,504

MH002J032	JCT002J004	718.12	717.70	59.33	94	RCP	0.016	48.19	24.609	0.71%	382,008,856
JCT002J004	JCT002N001	717.70	715.98	35.19	94	RCP	0.016	48.19	24.609	4.89%	1,003,784,651
JCT002N001	MH002N063	715.98	709.79	200.80	94	RCP	0.016	48.19	24.609	3.08%	797,167,218
MH002N063	MH002N062	709.79	706.63	186.14	96	BR	0.016	50.27	25.133	1.70%	625,737,225
MH002N062	ADC002NM05	706.63	703.95	139.21	96	BR	0.016	50.27	25.133	1.93%	666,347,060



Ave, Pittsburgh, PA, 15219, USA X Q  
Show search results for 1717 5th Ave...



Manhole Access Location

Most Limited Capacity Sewer

Project Site located eastward on 5th Avenue

October 3, 2019

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

Dear Mr. Flanagan:

The Pittsburgh Water and Sewer Authority has reviewed the W&S Use Application for the 1717 Fifth Avenue Development (Project) located at 1717 Fifth Avenue, Pgh, PA 15219. We believe the Project contains the following flows:

Type of Sanitary Flow	Definition	Flow, gpd
Historical Flow	Peak flow within the past five years	0
Present Flow	Historical Flow to remain in use after Project completion	0
Proposed Flow	New flow associated with the Project	9,450
Total Flow	= Proposed Flow + Present Flow	9,450
Project Flow	= Total Flow – Historical Flow	9,450

**Based on the foregoing, we believe that the Project shall require sewage facilities planning through the PaDEP.** Our determination was based on PaDEP guidelines, as follows:

- Any development with a Project Flow greater than 799 gpd
- Any development on a lot created after May 15, 1972 which has never received a planning module approval
- Any development with a Historical Flow less than or equal to 799 gpd and a Total Flow greater than 799 gpd
- Any development with a Present Flow greater than 799 gpd and a Project Flow greater than 399 gpd

**Please provide a written determination regarding your decision regarding our opinion.** Our review was based on information provided by others under the assumption that this information was accurate and complete. Should you have any questions, please do not hesitate to contact me directly at 412-255-8800 x5532 or RHerring@pgh2o.com.

Sincerely,



Robert Herring, P.E.  
Engineering Consultant

Enclosures

cc: Barry King, P.E. – PWSA (via email)  
Kate Mechler, P.E. – PWSA (via email)  
Julie Ascioffa – PWSA (via email)  
Langan – Applicant (via email)  
eBuilder File (via email)

Penn Liberty Plaza I info@pgh2o.com  
1200 Penn Avenue T 412.255.2423  
Pittsburgh PA 15222 F 412.255.2475

[www.pgh2o.com](http://www.pgh2o.com)  
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Customer Service /  
Emergencies:  
**412.255.2423**



## **PROJECT NARRATIVE**

### **Existing Conditions**

The project site is located at 1707-1717 Fifth Avenue, near the intersection of Fifth Avenue and Van Braam Street in the Uptown neighborhood of the City of Pittsburgh, and is comprised of three parcels to be consolidated in consideration for the proposed development. The site is located on City of Pittsburgh parcel numbers 11-E-34, 11-E-37, & 11-E-37-1. The site is generally bound by Our Way to the north, a building to the east, Fifth Avenue to the south, and residential and business buildings to the west (refer to Figure 1). The site is currently occupied by a surface parking lot.

### **Proposed Development**

1717 Fifth, LLC is proposing to construct a new residential building with a footprint of approximately 9,300 SF. The proposed building will consist of six stories (43 one-bedroom and 8 two-bedroom) with a retail area (containing a single-use restroom) and a sub-level parking area on the first floor. The proposed building will also have a gym area for private use.

### **Proposed Water and Sewer Use**

The proposed project includes a storm service connection from the proposed building to the existing 15-inch sewer in Our Way. The proposed sanitary line would connect to the 72-inch sewer in Fifth Avenue via the existing storm drainage lateral. If required, the project could line or sleeve the existing lateral. See Table 1 for proposed sanitary sewage flow estimation computations.

The proposed project also includes a 6-inch fire service tapping into the 15-inch water main in Fifth Avenue. A 2-inch domestic service line will tee off the 6-inch fire service at the curb.

The existing municipal system is expected to meet the proposed demands for water, sanitary sewer, and storm sewer services for the development.

## **FLOW CALCULATION SHEETS**

### **Proposed Water Consumption and Sanitary Flows**

The calculations of the total anticipated sanitary flows are based on the flow estimates found in Table 2-1: Sanitary Flow Estimates in the PWSA Procedures Manual for Developers. As shown in Table 1, the anticipated average sewage flow for the proposed development is 9,450 gallons per day, or 31.5 EDUs. The proposed net water consumption is expected to be the same as the proposed sanitary flows for the office building (9,450 gallons per day).

**TABLE 1: PROPOSED SANITARY SEWAGE FLOW ESTIMATION**

Type of Establishment	Unit	Size	Anticipated Average Rate (GPD/Unit) <sup>1</sup>	Anticipated Average Sewage Flow (GPD)
Retail	Per Public Sink	1	200	200
Retail	Per Public Toilet	1	400	400
Apartments (1 Bedroom)	Per Resident	43	150	6,450
Apartments (2 Bedrooms)	Per Resident	8	300	2,400
			<b>Required GPD =</b>	<b>9,450</b>
			<b>Required EDUs<sup>2</sup> =</b>	<b>31.5</b>
			<b>Requested TOTAL GPD =</b>	<b>9,450</b>

1 – Rate is based on the flow estimate defined in Table 2-1 of the PWSA Procedures Manual for Developers.

2 – EDUs are based on 300 GPD/EDU.

### Proposed Stormwater Flows

The stormwater management design for this site follows Section 906.07 of the City of Pittsburgh Code and Chapter 7 of the Pennsylvania Department of Transportation Publication 584, which was adopted and approved in accordance with the Pennsylvania Storm Water Management Act.

The stormwater management design for the site follows the City of Pittsburgh Stormwater Management Ordinance (Title Thirteen).

The total area of disturbance for the development will be less than 10,000 square feet; therefore, per Section 1303.01.A of the City of Pittsburgh Code, the project is exempt from stormwater management regulations.

Stormwater discharge rates for the existing and proposed development are based on the Rational Method described within the PWSA Procedures Manual for Developers. Refer to Table 3 and 4 for summarized results using the Rational Method. Stormwater runoff from the site will discharge into the existing 15-inch sewer in Our Way (see Drawing GI-102 for sewer location).

Rational Method

This study was prepared using methods contained in the PWSA Procedures Manual for Developers. The Rational Method was used to estimate the maximum rate of runoff (Q) from the site for a 25-year design storm.

The Rational Method for calculating the quantity of stormwater is defined by the following equation:

**EQUATION 1: RATIONAL METHOD**

$$Q = CIA$$

\*PWSA Procedures Manual for Developers -  
 PWSA Basic Information for Calculation of  
 Stormwater Flow Using the Rational Method -  
 Publication Version 6 - Issued 04/15.

The value for the average rainfall intensity (I) was taken from the NOAA Atlas 14 for the 25-year, 5-minute storm event. Values for area (A), time of concentration (Tc), and coefficient of runoff (C) were entered for the existing and proposed watersheds. An average C was chosen based on the percentage of each type of land cover using the following coefficients:

**TABLE 2: RUNOFF COEFFICIENT VALUES**

LAND COVER	C
Improved Surface (concrete, asphalt, brick, surface treated)	0.95
Building Footprint	0.95

\*Values from the PWSA Procedures Manual for Developers – Table 2-2 Values for the Coefficient of Runoff - Publication Version 6 - Issued 01/18.

The peak stormwater runoff rates using the rational method are summarized in Table 4.

**TABLE 3: SUMMARY OF EXISTING STORMWATER PEAK DISCHARGES RATES**

LAND COVER	DRAINAGE AREA (SF)	DRAINAGE AREA (AC)	INTENSITY (IN/HR)	RUNOFF COEFFICIENT "C"	PEAK FLOW (CFS)
Improved Surface (concrete, asphalt, brick, surface treated)	9,300	0.22	7.13	0.95	1.49
<b>SITE RUNOFF</b>					<b>1.49</b>

**TABLE 4: SUMMARY OF PROPOSED STORMWATER PEAK DISCHARGES RATES**

LAND COVER	DRAINAGE AREA (SF)	DRAINAGE AREA (AC)	INTENSITY (IN/HR)	RUNOFF COEFFICIENT "C"	PEAK FLOW (CFS)
Impervious Area	9,300	0.22	7.13	0.95	1.49
<b>SITE RUNOFF</b>					<b>1.49</b>

Using the rational method based on the 25-year storm, the stormwater discharge rate for the existing site conditions is 1.49 cubic feet per second, and the stormwater discharge rate for the proposed site conditions will be 1.49 cubic feet per second.

\\wangan.com\data\pit\data6\250088601\project data\\_discipline\site civil\permit apps\pwsa\water and sewer use application\01 1717 fifth ave project narrative.docx

# **APPENDIX D**

## **Alternative Sewage Facilities Analysis**

## SECTION H SEWAGE FACILITIES PLANNING MODULE COMPONENT 3

**Re: Alternative Sewage Facilities Analysis  
1717 Fifth Avenue  
City of Pittsburgh, Allegheny County, Pennsylvania  
Langan Project No.: 250088601**

The project site is located along Fifth Avenue between Miltenberger Street and Van Braam Street, in District 6 within the City of Pittsburgh, Allegheny County, Pennsylvania. 1717 Fifth, LLC is proposing to develop approximately 0.21 acres within Lots 11-E-34, 11-E-37, & 11-E-37-1. The proposed development is to construct a six-story apartment building with a footprint of approximately 9,300 square feet, and is to house 51 apartments (43 single-bedroom and 8 two-bedroom). The proposed development will be owned and operated by 1717 Fifth, LLC.

The project site is generally bounded by Our Way to the north, commercial building to the east, Fifth Avenue to the south, and a commercial/residential building to the west. The site is located within lots 11-E-34, 11-E-37, & 11-E-37-1, and currently consists of a surface parking lot and impervious sidewalk area.

The proposed project provides a 6-inch sanitary sewer connection from the proposed building to the existing combined 72-inch combination sewer line in Fifth Avenue. The existing 72-inch PWSA combined sewer on site is ultimately conveyed to the Allegheny County Sanitary Authority (ALCOSAN) Wastewater Treatment Facility in Pittsburgh, PA. This alternate method will provide adequate disposal of the total combined daily flow of 9,450 gallons per day (24 EDUs). The proposed net increase in combined daily sanitary sewage flow from existing to proposed conditions is 9,450 gallons per day, or 24 EDUs. A reference for the approximate sewage flow for the proposed development can be found in Appendix C. The proposed line will remain private and 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 Monongahela River, approximately 0.23 miles south of the site. A package wastewater treatment plant with discharge to the Monongahela River is not feasible due to the size and cost of the site.

# **APPENDIX E**

## **Public Notice**

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

**Re: Public Notice  
1717 Fifth Avenue  
City of Pittsburgh, Allegheny County, Pennsylvania  
Langan Project No.: 250088601**

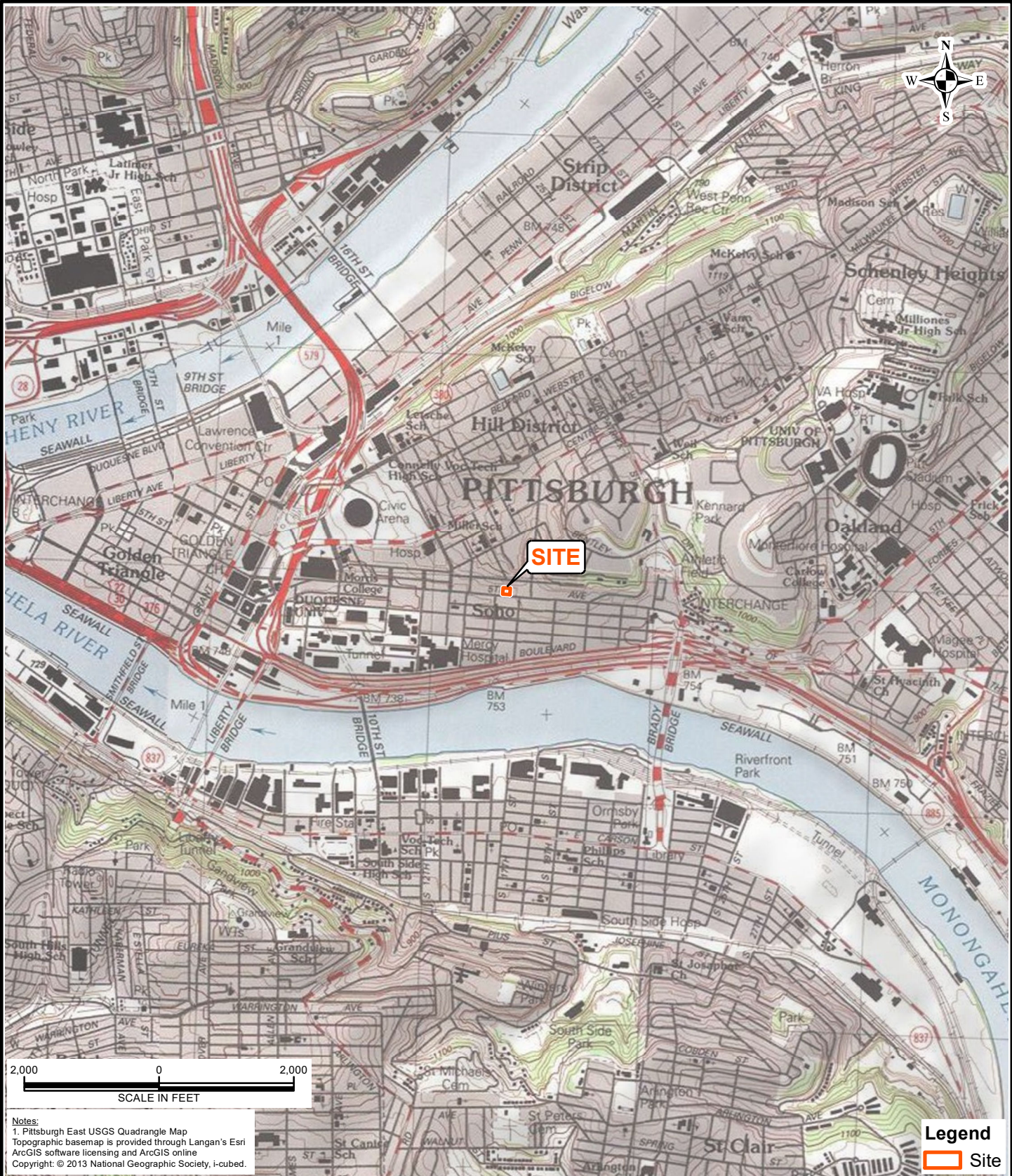
A public notification is not required for this project since no items in Section P of Component 3 (Appendix C) were applicable to this project.



# **APPENDIX F**

## **USGS Map and Plot Plans**





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

**LANGAN**  
 2400 Ansys Drive, Suite 403  
 Canonsburg, PA 15317  
 T: 724.514.5100 F: 724.514.5101 www.langan.com

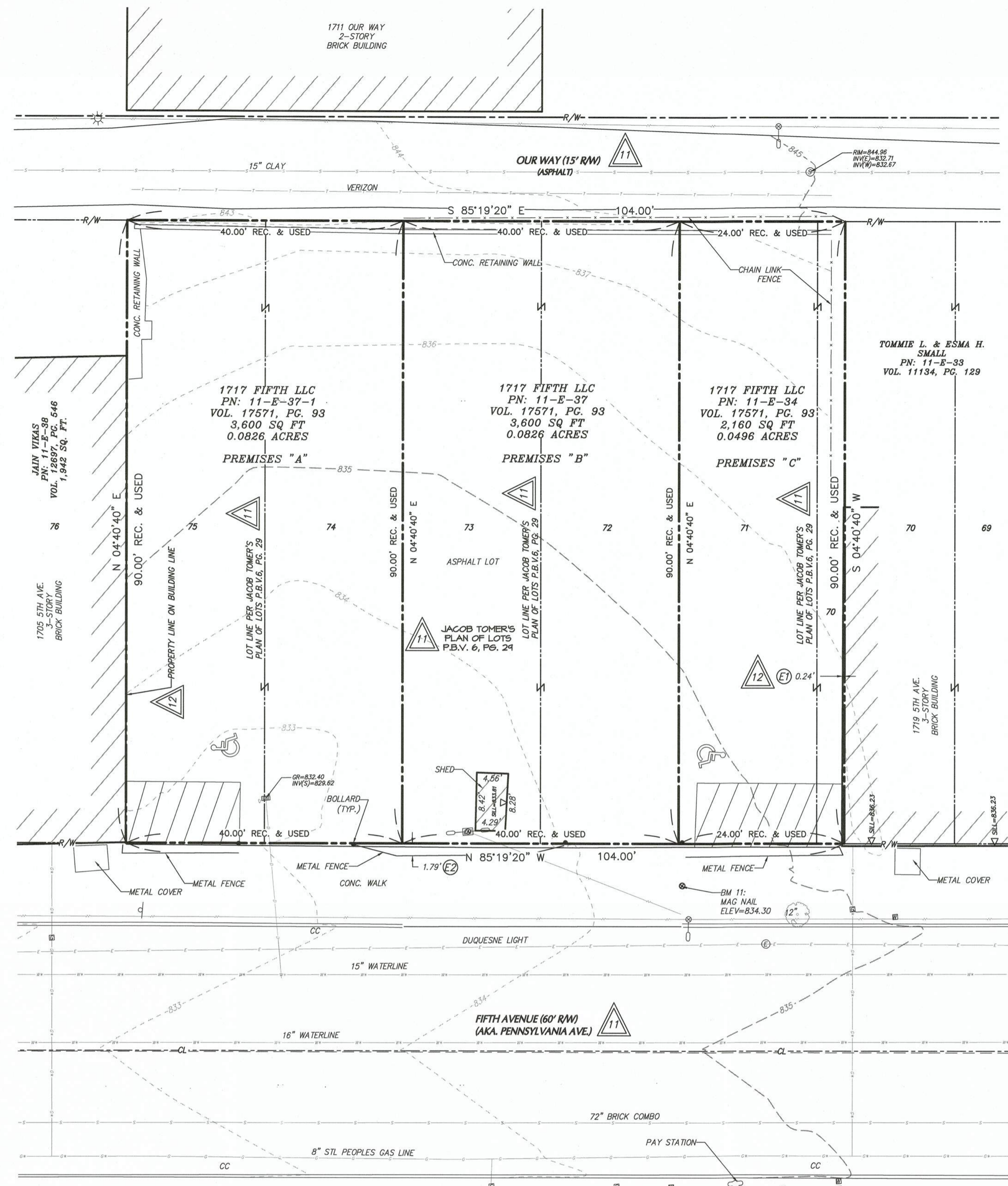
Langan Engineering & Environmental Services, Inc.  
 Langan Engineering, Environmental, Surveying and  
 Landscape Architecture, D.P.C.  
 Langan International LLC  
 Collectively known as Langan

Project  
**1717  
 FIFTH AVE**  
 PITTSBURGH  
 ALLEGHENY COUNTY PENNSYLVANIA

Drawing Title  
**SITE  
 LOCATION  
 MAP**

Project No. 250088601	Figure
Date 6/24/2019	1
Scale 1" = 2,000'	
Drawn By BLA	





**LEGEND (NOT SHOWN TO SCALE)**

MONUMENTATION FOUND (TYPE AS NOTED)	REC.	DEED OF RECORD
SET 3/4" X 30" STEEL PIN WITH CAP "LANGAN"	AC.	ACRES
SET DRILL HOLE	CALC.	CALCULATED
HYDRANT	OBS.	OBSERVED
STAND PIPE	SQ. FT.	SQUARE FEET
ROOF DRAIN	CSR.	CITY SURVEY RECORD
BOLLARD	AFN	AUDITOR'S FILE NUMBER
STREET LIGHT	PN	PARCEL NUMBER
AREA LIGHT	VOL.	DEED VOLUME
SIGNAL POLE	PC.	PAGE
POWER POLE	LSA	LANDSCAPE AREA
GUY WIRE	CP	CONCRETE PAD
MANHOLE (TYPE AS LABELED)	CC	CONCRETE CURB
WATER VALVE	EP	EDGE OF PAVEMENT
GAS VALVE		FENCE (TYPE AS NOTED)
UNKNOWN VALVE		SUBJECT PROPERTY LINE
CATCH BASIN		ADJOINING PROPERTY LINE
CLEAN OUT		EASEMENT LINE
SIGN		TREE LINE
BOLLARD		GUIDE RAIL (TYPE AS NOTED)
ELECTRIC BOX		STEAM LINE
ELECTRIC METER		OVERHEAD WIRE
GAS METER		COMBINED SEWER LINE
WATER METER		GAS LINE
TELEPHONE BOX		WATER LINE
TRAFFIC SIGNAL POLE		ELECTRIC LINE
DOOR		COMMUNICATION LINE
DOUBLE DOOR		SANITARY LINE
GARAGE DOOR		DRAINAGE LINE
		REFERENCE UTILITY LINE (TYPE AS NOTED) - PLOTTED FROM EXISTING MAPPING

**SURVEYOR'S CERTIFICATION**

1. 1717 FIFTH LLC  
2. FIRST AMERICAN TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 7(A), 7(B-1), 8, 9, 11, 13, AND 14 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED IN JUNE 2019.

**SHAUN F. HIGGINS**  
PROFESSIONAL LAND SURVEYOR  
PA LIC. No. SU-051088-E

**SCHEDULE B SECTION II EXCEPTIONS** - PER FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE FILE NO. 20180082 WITH AN EFFECTIVE DATE OF NOVEMBER 12, 2018

- ITEMS 1 THROUGH 10 NOT SURVEY RELATED
11. Subject to all matters shown on the Plan as recorded in the Department of Real Estate Office of Allegheny County Pennsylvania in Plan Book Volume 6, Page 29. (INCLUDES SUBJECT PARCEL AND MORE LAND, PLAN SHOWS THE LOT LINES, STREETS AND ALLEYS, SHOWN HEREON.)
12. Subject to easements of party walls and the rights of adjoining owners therein. (INCLUDES SUBJECT PARCEL AND MORE LAND, PARTY WALL PER VOL. 17671, PG. 93, SHOWN HEREON.)

**LEGAL DESCRIPTION** - PER FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE FILE NO. 20180082 WITH AN EFFECTIVE DATE OF NOVEMBER 12, 2018

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF ALLEGHENY, STATE OF PENNSYLVANIA, AND IS DESCRIBED AS FOLLOWS:

**PREMISES A:**  
ALL THOSE TWO CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THE THIRD (FORMERLY PART OF THE 7TH) WARD OF THE CITY OF PITTSBURGH, COUNTY OF ALLEGHENY AND COMMONWEALTH OF PENNSYLVANIA, BEING LOTS NOS. 74 AND 75 IN THAT CERTAIN PLAN KNOWN AS THE JACOB TOMER'S PLAN OF LOTS, RECORDED IN THE DEPARTMENT OF REAL ESTATE OFFICE OF ALLEGHENY COUNTY PLAN BOOK VOLUME 6, PAGE 29, BEING BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING ON THE NORTHERLY LINE OF FIFTH AVENUE WHERE INTERSECTED BY THE DIVIDING LINE BETWEEN LOTS NOS. 73 AND 74 IN SAID PLAN; THENCE WESTWARDLY ALONG THE NORTHERLY LINE OF FIFTH AVENUE, FORTY (40) FEET TO THE INTERSECTION OF THE DIVIDING LINE BETWEEN LOTS NOS. 75 AND 76 IN SAID PLAN; THENCE NORTHWARDLY ALONG LAST MENTIONED LINE NINETY (90) FEET TO THE SOUTHERLY LINE OF AN ALLEY KNOWN AS OUR ALLEY; THENCE EASTWARDLY ALONG LAST MENTIONED LINE FORTY (40) FEET TO THE INTERSECTION OF THE DIVIDING LINE BETWEEN LOTS NOS. 73 AND 74 IN SAID PLAN; THENCE SOUTHWARDLY ALONG LAST MENTIONED LINE NINETY (90) FEET TO THE NORTHERLY LINE OF FIFTH AVENUE AT THE POINT OF BEGINNING.  
BLOCK AND LOT: 11-E-37-1

**PREMISES B:**  
ALL THAT CERTAIN LOT OR TRACT OF LAND SITUATE IN THE THIRD (FORMERLY PART OF THE 7TH) WARD OF THE CITY OF PITTSBURGH, COUNTY OF ALLEGHENY AND COMMONWEALTH OF PENNSYLVANIA, BEING KNOWN AS LOTS NOS. 72 AND 73, AS SHOWN ON A CERTAIN PLAN ENTITLED JACOB TOMER'S PLAN OF LOTS, AS RECORDED IN THE DEPARTMENT OF REAL ESTATE OFFICE OF ALLEGHENY COUNTY, PENNSYLVANIA IN PLAN BOOK VOLUME 6, PAGE 29. BLOCK AND LOT: 11-E-37

**PREMISES C:**  
ALL THAT CERTAIN LOT OR PIECE OF GROUND SITUATE IN THE THIRD (FORMERLY PART OF THE 7TH) WARD OF THE CITY OF PITTSBURGH, COUNTY OF ALLEGHENY AND COMMONWEALTH OF PENNSYLVANIA, BEING THE WHOLE OF LOT NO. 71 AND THE WESTERLY 4 FEET OF LOT NO. 70 IN JACOB TOMER'S PLAN OF LOTS AS RECORDED IN THE DEPARTMENT OF REAL ESTATE OFFICE OF ALLEGHENY COUNTY IN PLAN BOOK VOLUME 6, PAGE 29 BOUNDED AND DESCRIBED AS FOLLOWS TO WIT:

BEGINNING AT A POINT ON THE NORTHERLY LINE OF FIFTH AVENUE, 320 FEET WESTWARDLY FROM THE WESTERLY LINE OF BINMIDDLE STREET AND ON THE LINE DIVIDING LOTS NOS. 71 AND 72 IN SAID PLAN, THENCE NORTHWARDLY BY SAID DIVIDING LINE, 90 FEET TO THE SOUTHERLY LINE OF OUR ALLEY; THENCE EASTWARDLY BY SAID LINE OF SAID ALLEY, 24 FEET TO A POINT; THENCE SOUTHWARDLY BY A LINE PARALLEL TO THE DIVIDING LINE BETWEEN LOTS NO. 70 AND 71, AND A DISTANCE OF 4 FEET EASTWARDLY THEREFROM, AND PARTLY THROUGH A PARTY WALL, 90 FEET TO THE NORTHERLY LINE OF FIFTH AVENUE; THENCE WESTWARDLY BY SAID LINE OF SAID AVENUE, 24 FEET TO THE PLACE OF BEGINNING.  
BLOCK AND LOT: 11-E-34

**NOTES**

- THIS PLAN WAS PREPARED WITH REFERENCE TO A COMMITMENT FOR TITLE INSURANCE PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NUMBER: 20180082, COMMITMENT DATE: NOVEMBER 12, 2018.
- THIS PLAN WAS PREPARED WITH THE RESPECT TO THE FOLLOWING REFERENCES:  
A. UPTOWN ASSOCIATES LP CONSOLIDATION PLAN, PLAN BOOK VOLUME 281, PAGE 34.  
B. DUQUESNE LIGHT CO UNDERGROUND DEPARTMENT DUCT RECORD, REVISION 4, DATED JUNE 1, 2016, PAGE E-83, RECEIVED ON JUNE 4, 2019.  
C. PITTSBURGH WATER AND SEWER AUTHORITY MAPS, RECEIVED ON JUNE 4, 2019.  
D. PEOPLES NATURAL GAS, PA ONE CALL MAPS, RECEIVED ON JUNE 7, 2019.
- MERIDIAN IS REFERENCED TO PENNSYLVANIA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83, PER GPS OBSERVATIONS IN DECEMBER, 2017.
- VERTICAL DATUM IS BASED ON NAVD88 PER GPS OBSERVATIONS.
- 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 JUNE 2019.
- 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.
- ADDITIONAL UTILITY (WATER, GAS, ELECTRIC ETC.) DATA MAY BE SHOWN FROM FIELD LOCATED SURFACE MARKINGS (BY OTHERS), EXISTING STRUCTURES, AND/OR FROM EXISTING DRAWINGS.
- 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.
- PRIOR TO ANY DESIGN OR CONSTRUCTION, THE PROPER UTILITY AGENCIES MUST BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS.
- THIS SURVEY IS NOT VALID WITHOUT THE EMBOSSED OR INKED SEAL OF THE PROFESSIONAL.

**ZONING**  
AS PER THE CITY OF PITTSBURGH INTERACTIVE ZONING DISTRICTS MAP, THE SUBJECT PARCEL IS ZONED UPR-A, UPTOWN PUBLIC REALM DISTRICT, MIXED-USE URBAN CORE. NO ZONING INFORMATION PROVIDED BY THE INSURER. FOR MORE INFORMATION SEE THE CITY OF PITTSBURGH, PENNSYLVANIA DEVELOPMENT CODE.

**FLOOD CERTIFICATION**  
AS PER THE NATIONAL FLOOD INSURANCE PROGRAM (FIRM) MAP TITLED "ALLEGHENY COUNTY, PENNSYLVANIA AND INCORPORATED AREAS, PANEL 353 OF 508, MAP NUMBER 42003C0353H," WITH AN EFFECTIVE DATE OF SEPTEMBER 26, 2014, THE SUBJECT PARCEL IS LOCATED IN ZONE X (NOT SHADED), AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.

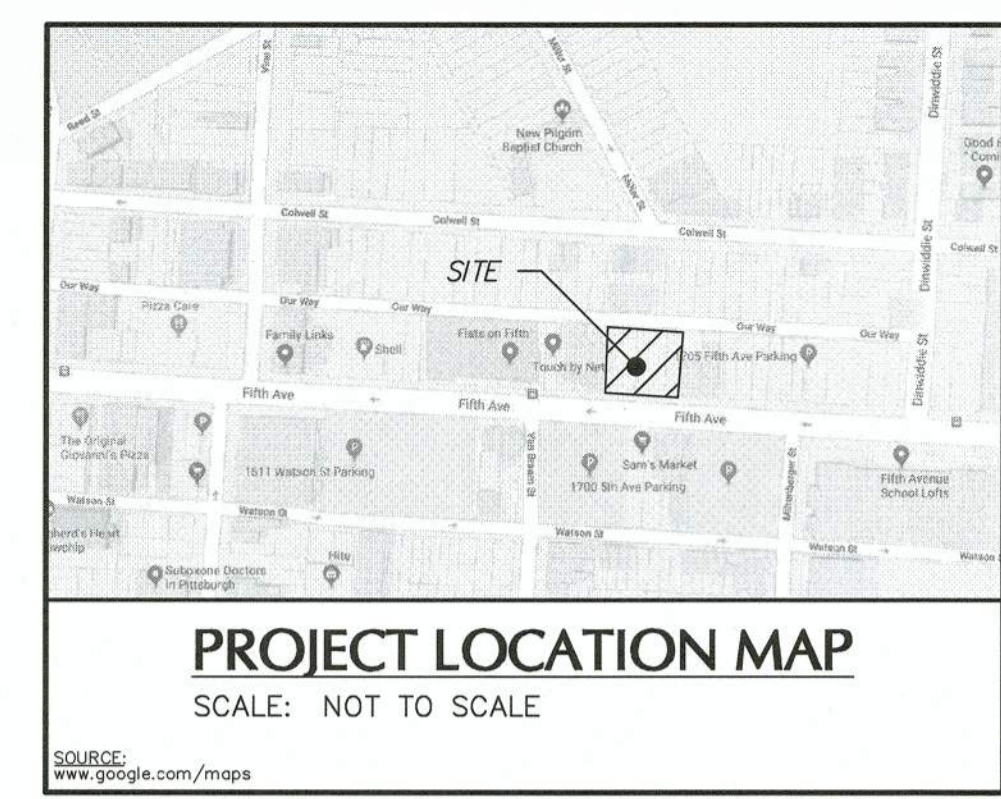
SITE DEVELOPMENT STANDARD	UPR-A DISTRICT
MINIMUM HEIGHT	30 FEET
MAXIMUM HEIGHT WITHOUT BONUS	60 FEET
MAXIMUM HEIGHT WITH BOUNUS	180 FEET
MINIMUM INTERIOR SIDEYARD SETBACK	0 FEET
MINIMUM FRONT AND EXTERIOR SIDEYARD SETBACKS	
FIRTS 50 FEET FROM GROUND LEVEL	0 FEET
51-90 FEET FROM GROUND LEVEL	10 FEET
91-120 FEET FROM GROUND LEVEL	15 FEET
MINIMUM REAR SETBACK	
WHEN NOT ADJACENT TO WAY,	
TUSTIN STREET OR WATSON STREET	20 FEET
WHEN ADJACENT TO WAY,	
TUSTIN STREET OR WATSON STREET	0 FEET

NOTE: ZONING INFORMATION NOT PROVIDED FROM CLIENT, PROVIDED BY THE CITY OF PITTSBURGH ZONING WEBSITE.

**ENCROACHMENTS**

(E1) BUILDING ENCROACHES ONTO SUBJECT PARCEL AS SHOWN  
(E2) METAL FENCE ENCROACHES ONTO RIGHT OF WAY AS SHOWN

UTILITY COMPANY	ADDRESS
PEOPLES GAS COMPANY LLC	375 NORTH SHORE DRIVE, PITTSBURGH, PA. 15212
VERIZON PENNSYLVANIA LLC	1026 HAY ST, PITTSBURGH, PA. 15221
PITTSBURGH WATER & SEWER AUTHORITY	1200 PENN AVE., PITTSBURGH, PA. 15222
PITTSBURGH CITY DEPT. OF PUBLIC WORKS	611 SECOND AVE., PITTSBURGH, PA. 15219
DUQUESNE LIGHT COMPANY	2645 NEW BEAVER AVE., PA-TD, PITTSBURGH, PA. 15233
NRG ENERGY CENTER PITTSBURGH LLC	111 S COMMONS AVE., PITTSBURGH, PA. 15212
LIGHTTOWER FIBER NETWORKS LLC	N/A
CENTURY LINK	1025 ELORADO BLVD, BROOMFIELD, CO. 80021
COMCAST CABLEVISION	1530 CHARTIERS AVE, PITTSBURGH, PA. 15204
UPMC MERCY HEALTH SYSTEM	1400 LOCUST STREET, PITTSBURGH, PA. 15219
PACT STANWIX PLANT	120 CECIL WAY, PITTSBURGH, PA. 15222



**PARKING**

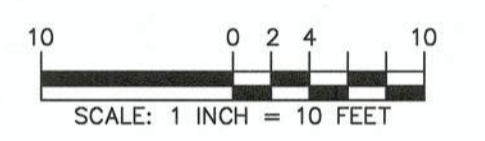
0 PARKING SPACES  
2 HANDICAP PARKING SPACES  
2 TOTAL PARKING SPACES

**BASIS OF BEARINGS**  
MERIDIAN IS REFERENCED TO PENNSYLVANIA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83, PER GPS OBSERVATIONS IN DECEMBER, 2017.

**DATUM**  
VERTICAL DATUM IS NAVD 88 OBTAINED FROM GPS OBSERVATIONS ON 12/13/2017

**BENCHMARK**  
BM 11 - MAG NAIL, ELEV=834.30

**UTILITY INFORMATION**  
DESIGN TICKET 20191550939-000 & 0191550940-000  
DIG TICKET 20191550929-000 & 0191550930-000



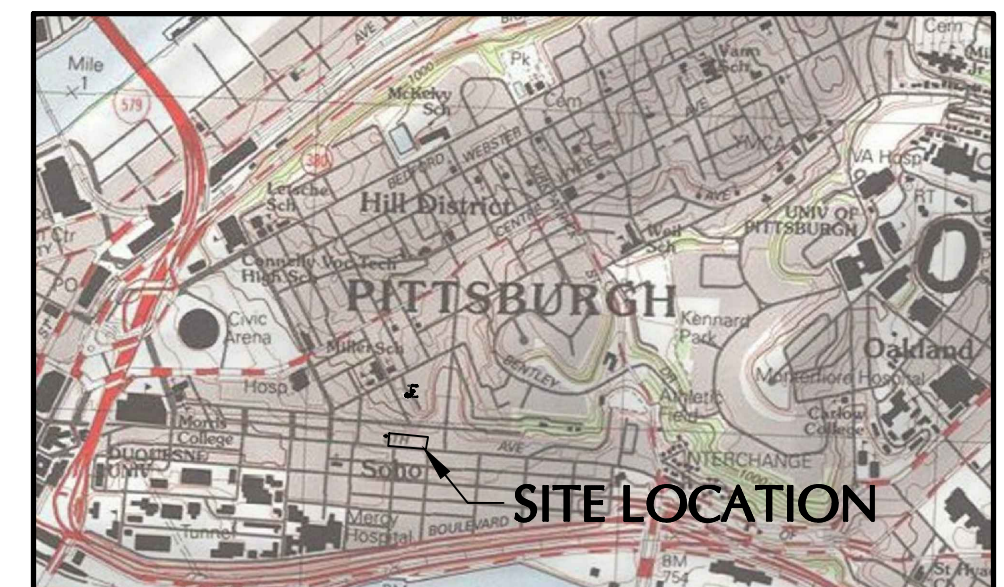
Date	Description	No.
REVISIONS		

**LANGAN**  
Langan Engineering, Environmental, Surveying,  
Landscape Architecture and Geology, D.P.C.  
2400 Anslys Drive, Suite 403  
Canonsburg, PA 15317  
T: 724.514.5100 F: 724.514.5101 www.langan.com

Project  
**1717 FIFTH LLC.**  
PN: 11-E-37, 11-E-37-1, & 11-E-34  
3RD WARD  
CITY OF PITTSBURGH  
ALLEGHENY COUNTY PENNSYLVANIA

<b>ALTA/NSPS LAND TITLE SURVEY</b>	
Project No. <b>250088601</b>	Drawing No. <b>VL101</b>
Date <b>JUNE 19, 2019</b>	
Drawn By <b>BLR</b>	
Checked By <b>ALM</b>	Sheet 1 of 1





**PROJECT LOCATION MAP**

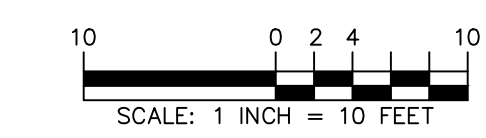
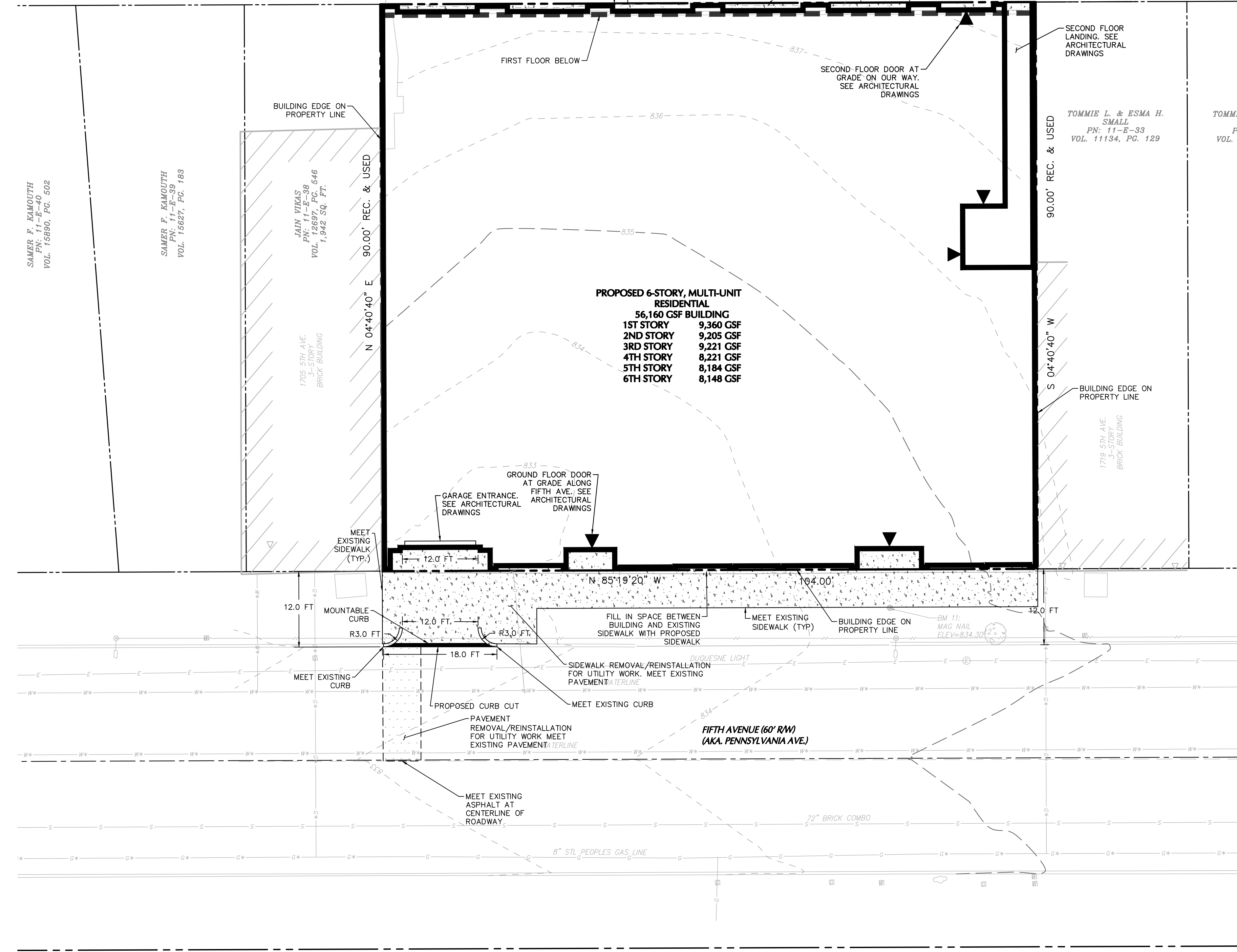
SCALE: 1" = 2000'

SOURCE: USGS PITTSBURGH EAST QUADRANGLE

**GENERAL NOTES**

- THESE PLANS ARE DESIGN DEVELOPMENT LEVEL PLANS NOT INTENDED FOR CONSTRUCTION. THESE PLANS ARE COMPLETED WITH EXISTING BOUNDARY AND TOPOGRAPHY INFORMATION BASED ON A PLAN TITLED "ALTA/ NPS LAND TITLE SURVEY" FOR PROJECT "1717 FIFTH AVENUE, LLC" BY LANGAN AND DATED JUNE 19, 2019.
- THESE PLANS REPRESENT THE OVERALL SITEWORK IMPROVEMENTS REQUIRED FOR PROJECT CONSTRUCTION. 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 SHALL BE SOLELY RESPONSIBLE FOR MEANS AND METHODS OF CONSTRUCTION; AS SUCH, THESE PLANS DO NOT COMPLETELY REPRESENT, NOR ARE THEY INTENDED TO REPRESENT, ALL SPECIFIC INSTRUCTIONS REQUIRED FOR SITEWORK CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE TO CONSTRUCT ALL IMPROVEMENTS DEPICTED ON THESE PLANS IN ACCORDANCE WITH ALL APPLICABLE RULES, REGULATIONS AND LAWS IN EFFECT AT THE TIME OF CONSTRUCTION.
- THE CONTRACTOR SHALL ACCEPT THE SITE AS IS. THE CONTRACTOR SHALL ASSESS CONDITIONS, AND THE KIND, QUALITY AND QUANTITY OF WORK REQUIRED. THE OWNER MAKES NO GUARANTEE IN REGARD TO THE ACCURACY OF ANY AVAILABLE INFORMATION WHICH WAS OBTAINED DURING INVESTIGATIONS. THE CONTRACTOR SHALL MAKE A THOROUGH SITE INSPECTION IN ORDER TO FIELD CHECK EXISTING SITE CONDITIONS, CORRELATE CONDITIONS WITH THE DRAWINGS AND RESOLVE ANY POSSIBLE CONSTRUCTION CONFLICTS WITH THE OWNER AND ENGINEER PRIOR TO COMMENCEMENT OF WORK. THE CONTRACTOR SHALL MAKE ADDITIONAL TOPOGRAPHIC SURVEYS HE DEEMS NECESSARY, PROVIDED THEY ARE COORDINATED WITH THE OWNER. ANY CONDITIONS DETERMINED BY THE CONTRACTOR THAT DIFFER FROM THE INFORMATION SHOWN ON THE DRAWINGS THAT ARE NOT BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER PRIOR TO THE START OF WORK SHALL NOT BE CONSIDERED GROUNDS FOR ADDITIONAL PAYMENT OR CHANGES TO THE CONTRACT DURATION, OR ANY OTHER CLAIMS AGAINST THE OWNER OR OWNER'S ENGINEER.
- THE CONTRACTOR SHALL, WHEN THEY DEEM NECESSARY, PROVIDE WRITTEN REQUESTS FOR INFORMATION (RFIS) TO THE OWNER AND ENGINEER PRIOR TO THE CONSTRUCTION OF ANY SPECIFIC SITEWORK ITEM. THE RFI SHALL BE IN A FORM ACCEPTABLE TO OWNER AND ENGINEER AND SHALL ALLOW FOR A MINIMUM OF TWO WORK DAYS OR ADDITIONAL REASONABLE TIME FOR A WRITTEN REPLY. RFIS SHALL BE NUMBERED CONSECUTIVELY BY DATE SUBMITTED. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SITEWORK ITEMS CONSTRUCTED DIFFERENTLY THAN INTENDED OR AS DEPICTED ON THE PLANS.
- INFORMATION RELATED TO ELEVATIONS AND PROPOSED UTILITIES (SUCH AS ROADWAY GRADES, INVERT ELEVATIONS, RIM ELEVATIONS, GRATE ELEVATIONS, BUILDING FINISHED FLOOR ELEVATIONS, ETC.) MAY BE FOUND IN MORE THAN ONE LOCATION IN THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL SUFFICIENTLY REVIEW ALL PLANS, PROFILES AND ANY OTHER INFORMATION IN THE CONTRACT DOCUMENTS FOR CONSISTENCY PRIOR TO CONSTRUCTION. ANY INCONSISTENCIES OR DISCREPANCIES THAT ARE FOUND BY THE CONTRACTOR OR HIS ASSIGNS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER IN WRITING, IN THE FORMAT OF AN RFI PRIOR TO CONSTRUCTION.
- 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. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN, REVIEW AND ADHERE TO ALL THESE DOCUMENTS.
- EXISTING CURB AND SIDEWALK TO REMAIN AS SHOWN ON THE DEMOLITION PLAN. REMOVE EXISTING PAVEMENT AS NECESSARY TO ACCOMMODATE UTILITY WORK AND REPLACE CURB AND SIDEWALK IN KIND AS SHOWN ON THIS PLAN. REPAIR PAVEMENT AND ADJACENT CURB AS NECESSARY.
- PAVEMENT AFFECTED BY TRENCHING OR OTHER CONSTRUCTION ACTIVITIES SHALL BE RESTORED TO ITS ORIGINAL AND PROPER CONDITION.
- THESE PLANS ARE SUBJECT TO CHANGE PENDING THE FOLLOWING REGULATORY AGENCY REVIEW AND APPROVAL.
  - PENNSYLVANIA DEP
  - ALLEGHENY COUNTY HEALTH DEPARTMENT
  - ALLEGHENY COUNTY CONSERVATION DISTRICT
  - CITY OF PITTSBURGH
  - PITTSBURGH WATER AND SEWER AUTHORITY

PITTSBURGH CITY ZONING TABLE - 1717 FIFTH AVENUE		
LOTS 11-E-34, 11-E-37 & 11-E-37-1		
ZONING DISTRICT: UPR-A: Uptown Public Realm A District (1)		
ITEM	PERMITTED/REQUIRED	PROPOSED LOT
<b>SITE</b>		
LAND USE	MULTI-UNIT RESIDENTIAL RETAIL SALES AND SERVICES (LIMITED)	MULTI-UNIT RESIDENTIAL RETAIL SALES AND SERVICES (LIMITED)
MIN. LOT SIZE	0 AC	0.21 AC
BUILDING HEIGHT	30 FT	65 FT
MIN. BUILDING HEIGHT	60 FT	
MAX. BUILDING HEIGHT	75 FT	
MAX. BUILDING HEIGHT (1 PERFORMANCE POINT)	180 FT	
<b>BUILDING</b>		
BUILDING SETBACKS		
MIN. INTERIOR SIDE	0 FT	0 FT
MIN. REAR (WHEN ADJACENT TO A WAY)	0 FT	0 FT
MIN. FRONT (FIRST 50 FT FROM GROUND)	0 FT	10.2 FT
MIN. FRONT (51-90 FT FROM GROUND)	10 FT	>80%
BUILDING FRONTAGE ALONG BUILD-TO-LINE	80%	
<b>PARKING AND ACCESS</b>		
CAR PARKING SPACES	0 SPACES	10 SPACES
MIN. NUMBER OF OFF-STREET SPACES		
RETAIL	1 SPACE / 500 SF ABOVE 2,400 SF = 0 SPACES	
MULTI-UNIT RESIDENTIAL	1 SPACE / UNIT = 51 SPACES	
PARKING REDUCTION PER UPR ZONING	51 SPACES * 100% REDUCTION = 0 SPACES	
MIN. NUMBER OF HANDICAPPED SPACES	0 SPACES	1 SPACES (1 DEDICATED FOR VAN)
MIN. BICYCLE PARKING SPACES	17 SPACES	4 SPACES*
RETAIL	0 - 6,000 SF = 0 SPACES	
MULTI-UNIT RESIDENTIAL	1 SPACE / 3 UNITS = 17 SPACES	
MIN. PROTECTED BICYCLE PARKING SPACES	60% OF ALL BICYCLE PARKING SPACES = 10 SPACES	4 SPACES
<b>LOADING AREAS:</b>		
RETAIL	1 SPACE	1 SPACE (IN GARAGE)
MULTI-UNIT RESIDENTIAL	< 2,401 SF = 0 SPACE	
	50,001 SF - 80,000 SF = 1 SPACE	
<b>LANDSCAPING</b>		
STREET TREES	1 TREE / 30 LF PROPERTY ADJOINING PUBLIC STREET (104 LF) = 4 TREES	1 TREE**
<b>NOTES</b>	(1) ALL DATA REFERENCED FROM PITTSBURGH ZONING CODE **REQUIRES VARIANCE ***REQUIRES SPECIAL EXCEPTION	



Date	Description	No.
02/06/20	CONSTRUCTION DOCUMENTS	2
12/06/19	PERMIT SET	1
Date	Description	No.

SIGNATURE: DATE SIGNED: \_\_\_\_\_  
SCOTT ROWLAND  
PROFESSIONAL ENGINEER PA Lic. No. PE080563

**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  
**1717 FIFTH AVENUE**  
PN: 11-E-34, 11-E-37, AND 11-E-37-1  
CITY OF PITTSBURGH  
ALLEGHENY COUNTY PENNSYLVANIA

Drawing Title  
**SITE PLAN**

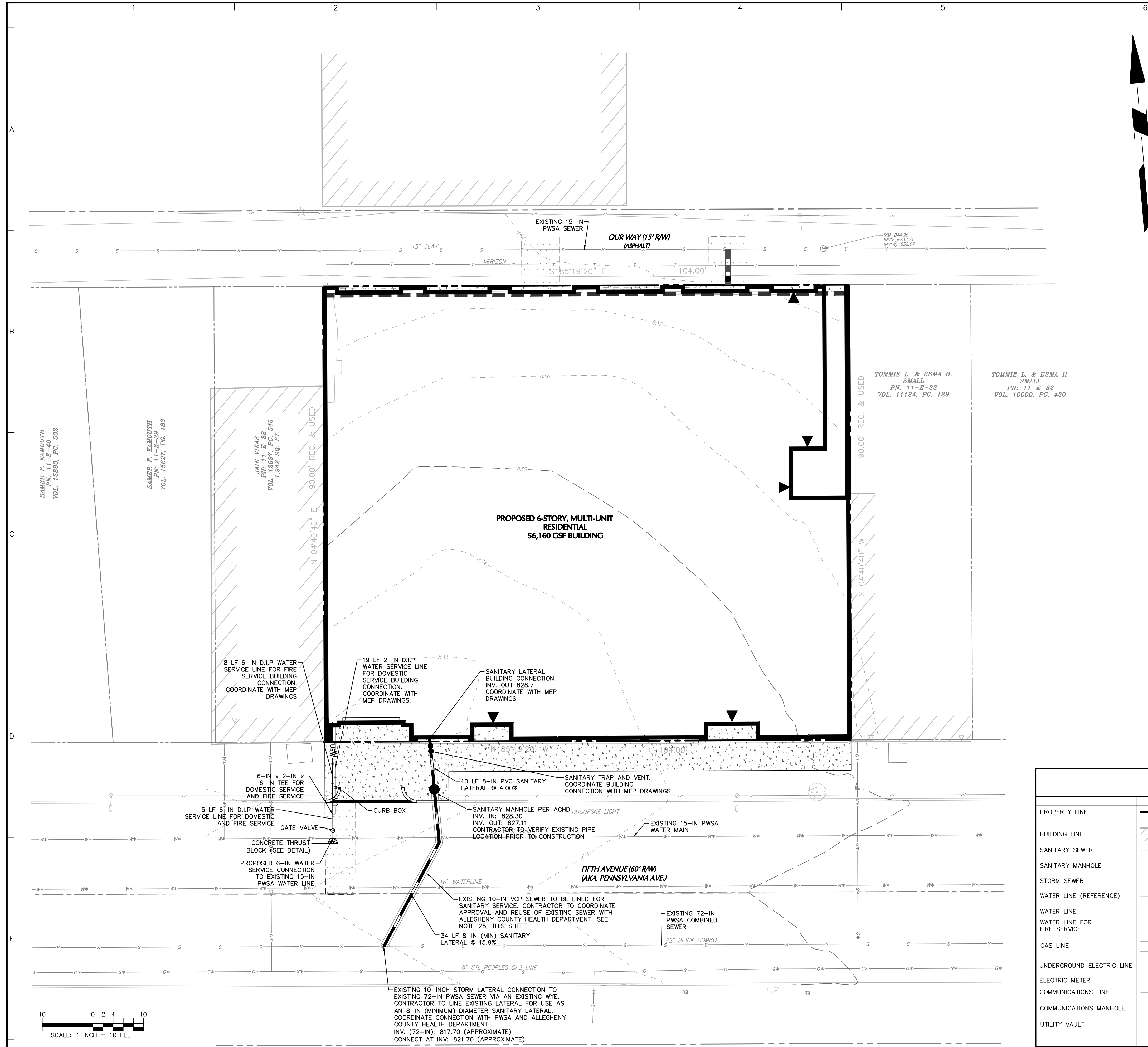
Project No. <b>25008601</b>	Drawing No. <b>CS101</b>
Date <b>11/21/2019</b>	
Drawn By <b>NRK</b>	
Checked By <b>BDH</b>	
Sheet 2 of 10	

PROJECT NO. 25008601



### UTILITY NOTES

- EXISTING BOUNDARY AND TOPOGRAPHY IS BASED ON A PLAN TITLED "ALTA/ NSPS LAND TITLE SURVEY" FOR THE "1717 FIFTH AVENUE" PROJECT SITUATED IN ALLEGHENY COUNTY, PENNSYLVANIA, PREPARED BY LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES, INC., DATED JUNE 19, 2019.
- THE CONTRACTOR IS RESPONSIBLE TO BECOME THOROUGHLY FAMILIAR WITH THE ENGINEERING, DRAINAGE, AND UTILITY STANDARDS OF THE LOCAL MUNICIPALITY AND COUNTY THAT THE PROJECT IS LOCATED IN. ALL LOCAL MUNICIPALITY AND COUNTY STANDARDS WILL TAKE PRECEDENCE OVER THE DETAILS, SPECIFICATIONS, AND NOTES PROVIDED ON THESE DRAWINGS, UNLESS SPECIFICALLY ADDRESSED OTHERWISE BY LANGAN DURING THE PROJECT UPON REQUEST FROM THE CONTRACTOR.
- THE CONTRACTOR SHALL NOTIFY ONE CALL OF PENNSYLVANIA, AND ANY OTHER UTILITY COMPANIES NOT REPRESENTED BY ONE CALL OF PENNSYLVANIA, 72 HOURS PRIOR TO CONSTRUCTION FOR LOCATION OF EXISTING UTILITIES. NOTIFY ONE CALL OF PENNSYLVANIA AT 1-800-242-1776.
- TRENCH DEPTH REQUIREMENTS MEASURED FROM FINISHED GRADE SHALL MEET THE FOLLOWING:
  - SANITARY SEWER: DEPTHS, ELEVATIONS AND GRADES 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 COMPANY, 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.
- UTILITY TESTING INCLUDING (BUT NOT LIMITED TO) WATER PRESSURE TESTING, WATER SYSTEM FLUSHING, BACTERIOLOGICAL TESTING, VIDEO CAMERA TESTING, MANDREL TESTING, OR ANY OTHER TESTING REQUIRED BY LOCAL COUNTY, OR STATE AGENCIES PRIOR TO FINAL ACCEPTANCE OF THE PROJECT AND CERTIFICATE OF OCCUPANCY BEING ISSUED SHALL BE COORDINATED AND PAID FOR BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. THE ENGINEER OF RECORD SHALL BE GIVEN 48 HOURS NOTICE PRIOR TO ALL TESTING. THE CONTRACTOR IS SOLELY RESPONSIBLE TO CONTACT AND COORDINATE THE LOCAL AND COUNTY OFFICIALS THAT ARE REQUIRED TO BE PRESENT AT ALL INSPECTIONS. LOCAL FIRE INSPECTORS SHALL BE INVITED TO INSPECT ALL FIRE SERVICE LINES PRIOR TO BACKFILLING OF TRENCHES.
- THE LOCATIONS (VERTICAL AND HORIZONTAL) OF ALL EXISTING UTILITIES SHOWN ON THESE DRAWINGS ARE APPROXIMATE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT LOCATION OF THE UTILITIES PRIOR TO CONSTRUCTION. ANY UTILITIES (WHETHER THEY ARE SHOWN OR NOT SHOWN ON THE DRAWINGS) DAMAGED BY THE CONTRACTOR SHALL BE REPAIRED AT HIS COST.
- WHERE CONFLICTS ARISE BETWEEN EXISTING OR PROPOSED WATER LINES AND OTHER UTILITIES, STORMWATER CONVEYANCE SYSTEMS OR STRUCTURES, THE WATER LINES SHALL BE ADJUSTED BENEATH OR AROUND THE CONFLICT AS NECESSARY IN ACCORDANCE WITH ACCEPTED CONSTRUCTION PRACTICES.
- 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.
- ALL WATER MAINS SHALL BE HYDROSTATICALLY TESTED AND DISINFECTED IN ACCORDANCE WITH AWWA STANDARDS. LATEST REVISIONS. HYDROSTATIC TESTING FOR PVC MAINS SHALL BE 150 PSI FOR MINIMUM OF 2 HOURS AND MEET AWWA STANDARD C-605. DUCTILE IRON MAINS SHALL BE TESTED AT 150 PSI FOR 2 HOURS AND MEET AWWA STANDARD C-600. ALL NEW MAINS SHALL BE DISINFECTED PER AWWA STANDARD C-651. BACTERIOLOGICAL TESTS FOR 2 CONSECUTIVE DAYS SHALL BE APPROVED PRIOR TO PLACING SYSTEM INTO SERVICE. CONTRACTOR SHALL PROVIDE THE OWNER AND ENGINEER OF RECORD WITH AWWA C906 AND NSF-61 CERTIFICATIONS.
- 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.
- 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.
- 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).
- 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.
- SANITARY SEWER CLEANOUTS SHALL BE PROVIDED WITHIN 5 FEET OF ALL BUILDING CONNECTIONS FOR ALL SEWER CONNECTIONS TO COMBINED SEWERS.
- 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.
- SHOULD ANY UTILITY CONFLICTS ARISE BETWEEN SANITARY SEWER AND WATER SERVICE PIPES OR STORMWATER SEWERAGE WHEREIN THERE IS 18-INCHES OR LESS VERTICAL SEPARATION BETWEEN OUTSIDE OF PIPE AND OUTSIDE OF PIPE, SANITARY PIPE SHALL BE CONCRETE ENCASED AT THE POINT OF CONFLICT.
- 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.
- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL ALL THE APPROPRIATE UTILITY COMPANIES HAVING UNDERGROUND UTILITIES ON SITE OR IN RIGHT-OF-WAYS AT LEAST 72 HOURS BEFORE ANY EXCAVATION OR GRADING TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, UTILITY LOCATIONS, DEPTHS AND INVERTS PRIOR TO CONSTRUCTION. ANY CONDITIONS FOUND TO DIFFER FROM THOSE SHOWN BY THESE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES, INC. CALL PENNSYLVANIA ONE CALL SYSTEM- 1-800-242-1776.
- 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.
- ALL TRENCHING, PIPE LAYING, AND BACKFILLING SHALL BE IN ACCORDANCE WITH FEDERAL OSHA REGULATIONS AND ANY LOCAL AUTHORITIES.
- INFORMATION RELATED TO ELEVATIONS AND PROPOSED UTILITIES (SUCH AS ROADWAY GRADES, INVERT ELEVATIONS, RIM ELEVATIONS, GRATE ELEVATIONS, BUILDING FINISHED FLOOR ELEVATIONS, ETC.) MAY BE FOUND IN MORE THAN ONE LOCATION IN THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL SUFFICIENTLY REVIEW ALL PLANS, PROFILES AND ANY OTHER INFORMATION IN THE CONTRACT DOCUMENTS FOR CONSISTENCY PRIOR TO CONSTRUCTION. ANY INCONSISTENCIES OR DISCREPANCIES THAT ARE FOUND BY THE CONTRACTOR OR HIS ASSIGNS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER IN WRITING, IN THE FORMAT OF AN RFI PRIOR TO CONSTRUCTION.
- 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 POLICIES SET FORTH IN THE CITY OF PITTSBURGH RIGHT-OF-WAY PROCEDURES.
- CONTRACTOR TO VERIFY PRIOR TO CONSTRUCTION ALL UTILITY INSTALLATION REQUIREMENTS AND SPECIFICATIONS WITH EACH UTILITY PROVIDER.
- ALL UTILITY CONNECTIONS AND UTILITY SERVICES FOR THE PROPOSED IMPROVEMENTS, INCLUDING CONDUIT LOCATIONS, UTILITY VAULTS, UTILITY VAULT LOCATIONS, JUNCTION BOXES, ETC. TO BE COORDINATED WITH MEP PLANS AND UTILITY AUTHORITIES.
- UPON INSTALLATION OF THE PROPOSED SANITARY LATERAL (CONVERTED FROM A STORM DRAINAGE CONNECTION) IN FIFTH AVENUE, CONTRACTOR SHALL ALERT OWNER AND ACHD. ACHD SHALL BE PROVIDED WITH A CCTV INSPECTION VIDEO FILE OF THE NEWLY LINED LATERAL. IMMEDIATELY PRIOR TO PERFORMING THE CCTV INSPECTION, APPROXIMATELY 30 GALLONS OF WATER SHALL BE FLUSHED THROUGH THE LATERAL SUCH THAT ANY BELLIES OR SAGS IN THE LATERAL WILL BE APPARENT ON THE INSPECTION VIDEO.

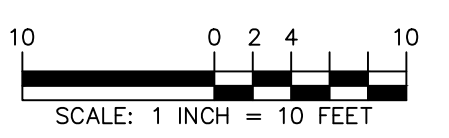


### LEGEND

	EXISTING	PROPOSED
PROPERTY LINE	---	---
BUILDING LINE	---	---
SANITARY SEWER	---	---
SANITARY MANHOLE	⊙	●
STORM SEWER	---	---
WATER LINE (REFERENCE)	---	---
WATER LINE	---	---
WATER LINE FOR FIRE SERVICE	---	---
GAS LINE	---	---
UNDERGROUND ELECTRIC LINE	---	---
ELECTRIC METER	⊕	---
COMMUNICATIONS LINE	---	---
COMMUNICATIONS MANHOLE	⊕	---
UTILITY VAULT	⊕	---

### UTILITY PROVIDERS

WATER	SEWER
THE PITTSBURGH WATER AND SEWER AUTHORITY ADDRESS: PENN LIBERTY PLAZA I 1200 PENN AVENUE PITTSBURGH, PA 15222 PHONE: 412-255-8800 CONTACT: WENDY DEAN	THE PITTSBURGH WATER AND SEWER AUTHORITY ADDRESS: PENN LIBERTY PLAZA I 1200 PENN AVENUE PITTSBURGH, PA 15222 PHONE: 412-255-8800 CONTACT: WENDY DEAN
GAS	ELECTRICITY
PEOPLES NATURAL GAS COMPANY LLC ADDRESS: 375 NORTH SHORE DRIVE PITTSBURGH, PA 15212 PHONE: 412-258-4708 CONTACT: BRANDON DATZ	DUQUESNE LIGHT COMPANY ADDRESS: 2825 NEW BEAVER AVENUE PITTSBURGH, PA 15233 PHONE: 412-393-7816 CONTACT: GREG ALAN
TELEPHONE/COMMUNICATIONS	COMMUNICATIONS
COMCAST BUSINESS SERVICES - KEYSTONE REGION WEST ADDRESS: 2994 INDUSTRIAL BOULEVARD BETHEL PARK, PA 15102 PHONE: 412-589-1980 CONTACT: DAVINA ADAMS	VERIZON OF PA ADDRESS: 3151 PIONEER AVENUE PITTSBURGH, PA 15226 PHONE: 412-237-2291 CONTACT: DANIEL BARREN



REGISTERED PROFESSIONAL ENGINEER  
 SCOTT ROWLAND  
 ENGINEER  
 No. PE080563

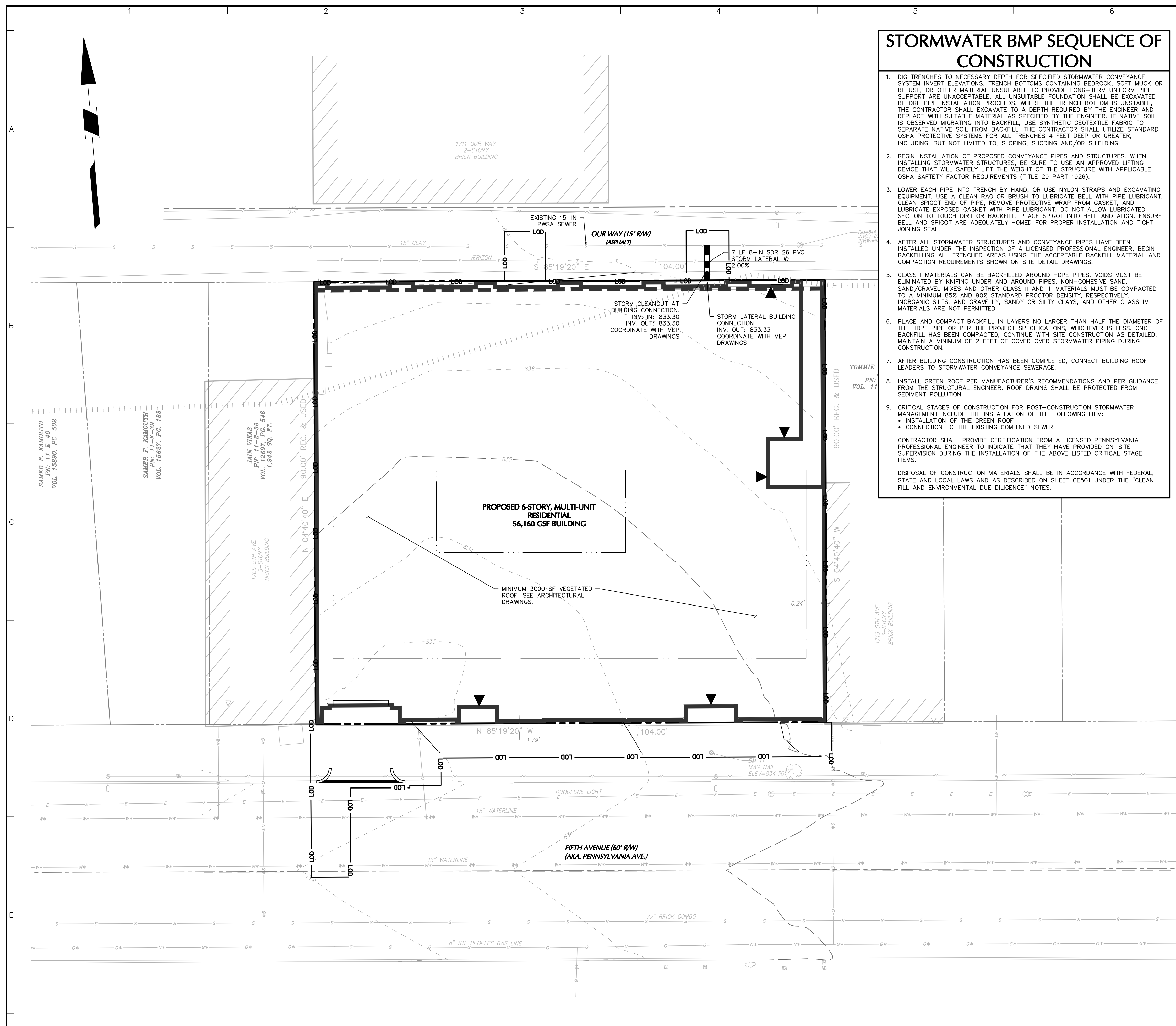
**LANGAN**  
 Langan Engineering and Environmental Services, Inc.  
 2400 Ansys Drive, Suite 403  
 Canonsburg, PA 15317  
 T: 724.514.5100 F: 724.514.5101 www.langan.com

Project  
**1717 FIFTH AVENUE**  
 PN: 11-E-34, 11-E-37, AND 11-E-37-1  
 CITY OF PITTSBURGH  
 ALLEGHENY COUNTY PENNSYLVANIA

Drawing Title  
**UTILITY PLAN**

Project No.	25008601	Drawing No.	CU101
Date	11/21/2019	Drawn By	NRK
Checked By	BDH	Sheet	5 of 10

Date	Description	No.
REVISIONS		



### STORMWATER BMP SEQUENCE OF CONSTRUCTION

- DIG TRENCHES TO NECESSARY DEPTH FOR SPECIFIED STORMWATER CONVEYANCE SYSTEM INVERT ELEVATIONS. TRENCH BOTTOMS CONTAINING BEDROCK, SOFT MUCK OR REFUSE, OR OTHER MATERIAL UNSUITABLE TO PROVIDE LONG-TERM UNIFORM PIPE SUPPORT ARE UNACCEPTABLE. ALL UNSUITABLE FOUNDATION SHALL BE EXCAVATED BEFORE PIPE INSTALLATION PROCEEDS. WHERE THE TRENCH BOTTOM IS UNSTABLE, THE CONTRACTOR SHALL EXCAVATE TO A DEPTH REQUIRED BY THE ENGINEER AND REPLACE WITH SUITABLE MATERIAL AS SPECIFIED BY THE ENGINEER. IF NATIVE SOIL IS OBSERVED MIGRATING INTO BACKFILL, USE SYNTHETIC GEOTEXTILE FABRIC TO SEPARATE NATIVE SOIL FROM BACKFILL. THE CONTRACTOR SHALL UTILIZE STANDARD OSHA PROTECTIVE SYSTEMS FOR ALL TRENCHES 4 FEET DEEP OR GREATER, INCLUDING, BUT NOT LIMITED TO, SLOPING, SHORING AND/OR SHIELDING.
  - BEGIN INSTALLATION OF PROPOSED CONVEYANCE PIPES AND STRUCTURES. WHEN INSTALLING STORMWATER STRUCTURES, BE SURE TO USE AN APPROVED LIFTING DEVICE THAT WILL SAFELY LIFT THE WEIGHT OF THE STRUCTURE WITH APPLICABLE OSHA SAFETY FACTOR REQUIREMENTS (TITLE 29 PART 1926).
  - LOWER EACH PIPE INTO TRENCH BY HAND, OR USE NYLON STRAPS AND EXCAVATING EQUIPMENT. USE A CLEAN RAG OR BRUSH TO LUBRICATE BELL WITH PIPE LUBRICANT. CLEAN SPIGOT END OF PIPE, REMOVE PROTECTIVE WRAP FROM GASKET, AND LUBRICATE EXPOSED GASKET WITH PIPE LUBRICANT. DO NOT ALLOW LUBRICATED SECTION TO TOUCH DIRT OR BACKFILL. PLACE SPIGOT INTO BELL AND ALIGN. ENSURE BELL AND SPIGOT ARE ADEQUATELY HOMOED FOR PROPER INSTALLATION AND TIGHT JOINING SEAL.
  - AFTER ALL STORMWATER STRUCTURES AND CONVEYANCE PIPES HAVE BEEN INSTALLED UNDER THE INSPECTION OF A LICENSED PROFESSIONAL ENGINEER, BEGIN BACKFILLING ALL TRENCHED AREAS USING THE ACCEPTABLE BACKFILL MATERIAL AND COMPACTION REQUIREMENTS SHOWN ON SITE DETAIL DRAWINGS.
  - CLASS I MATERIALS CAN BE BACKFILLED AROUND HOPE PIPES. VOIDS MUST BE ELIMINATED BY KNIFING UNDER AND AROUND PIPES. NON-COHESIVE SAND, SAND/GRAVEL MIXES AND OTHER CLASS II AND III MATERIALS MUST BE COMPACTED TO A MINIMUM 85% AND 90% STANDARD PROCTOR DENSITY, RESPECTIVELY. INORGANIC SILTS, AND GRAVELLY, SANDY OR SILTY CLAYS, AND OTHER CLASS IV MATERIALS ARE NOT PERMITTED.
  - PLACE AND COMPACT BACKFILL IN LAYERS NO LARGER THAN HALF THE DIAMETER OF THE HOPE PIPE OR PER THE PROJECT SPECIFICATIONS, WHICHEVER IS LESS. ONCE BACKFILL HAS BEEN COMPACTED, CONTINUE WITH SITE CONSTRUCTION AS DETAILED. MAINTAIN A MINIMUM OF 2 FEET OF COVER OVER STORMWATER PIPING DURING CONSTRUCTION.
  - AFTER BUILDING CONSTRUCTION HAS BEEN COMPLETED, CONNECT BUILDING ROOF LEADERS TO STORMWATER CONVEYANCE SEWER.
  - INSTALL GREEN ROOF PER MANUFACTURER'S RECOMMENDATIONS AND PER GUIDANCE FROM THE STRUCTURAL ENGINEER. ROOF DRAINS SHALL BE PROTECTED FROM SEDIMENT POLLUTION.
  - CRITICAL STAGES OF CONSTRUCTION FOR POST-CONSTRUCTION STORMWATER MANAGEMENT INCLUDE THE INSTALLATION OF THE FOLLOWING ITEM:
    - INSTALLATION OF THE GREEN ROOF
    - CONNECTION TO THE EXISTING COMBINED SEWER
 CONTRACTOR SHALL PROVIDE CERTIFICATION FROM A LICENSED PENNSYLVANIA PROFESSIONAL ENGINEER TO INDICATE THAT THEY HAVE PROVIDED ON-SITE SUPERVISION DURING THE INSTALLATION OF THE ABOVE LISTED CRITICAL STAGE ITEMS.
- DISPOSAL OF CONSTRUCTION MATERIALS SHALL BE IN ACCORDANCE WITH FEDERAL, STATE AND LOCAL LAWS AND AS DESCRIBED ON SHEET C6501 UNDER THE "CLEAN FILL AND ENVIRONMENTAL DUE DILIGENCE" NOTES.

### POST-CONSTRUCTION STORMWATER MANAGEMENT NOTES

- THESE PLANS ARE COMPLETED WITH EXISTING BOUNDARY AND TOPOGRAPHY INFORMATION BASED ON A PLAN TITLED "ALTA/NSPS LAND TITLE SURVEY" FOR "1717 FIFTH AVE, LLC" BY LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES, INC. AND DATED JUNE 19, 2019.
- LIMIT OF DISTURBANCE SITE BOUNDARY = 0.25 ACRES.
- 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.
- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL ALL THE APPROPRIATE UTILITY COMPANIES HAVING UNDERGROUND UTILITIES ON SITE OR IN RIGHT-OF-WAYS AT LEAST 72 HOURS BEFORE ANY EXCAVATION OR GRADING TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, UTILITY LOCATIONS, DEPTHS AND INVERTS PRIOR TO CONSTRUCTION. ANY CONDITIONS FOUND TO DIFFER FROM THOSE SHOWN BY THESE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF LANGAN ENGINEERING. CALL PENNSYLVANIA ONE CALL SYSTEM- 1-800-242-1776.
- ADJUST ALL EXISTING AND PROPOSED UTILITY FRAMES, GRATES, MANHOLE COVERS, CLEAN-OUTS, VALVE BOXES, ETC. TO BE FLUSH WITH THE PROPOSED SURFACE ELEVATIONS WITHIN THE LIMITS OF CONSTRUCTION.
- ALL TRENCHING, PIPE LAYING, AND BACKFILLING SHALL BE IN ACCORDANCE WITH FEDERAL OSHA REGULATIONS AND ANY LOCAL AUTHORITIES.
- ALL DRAINAGE STRUCTURES SHALL BE PRE-CAST.
- ALL INLET FRAMES, GRATES, TOP UNITS, AND BOXES SHALL BE IN ACCORDANCE WITH PENNDOT PUBLICATION 408, AND COMPLY WITH ADA AND BICYCLE SAFE SPECIFICATIONS.
- ALL DRAINAGE STRUCTURES AND STORM SEWER PIPES SHALL MEET HEAVY DUTY TRAFFIC (HS20) LOADING AND BE INSTALLED ACCORDINGLY. ALL PROPOSED ROOF LEADERS SHALL BE TIED TO THE STORM SEWER SYSTEM.
- SITE FILL SHALL CONSIST OF MATERIAL FROM APPROVED ONSITE SOURCES OR APPROVED OFFSITE MATERIAL. THE GEOTECHNICAL ENGINEER OR INSPECTOR WILL REVIEW AND APPROVE ALL SOIL TO BE USED AS SITE FILL.
- THE CONTRACTOR SHALL, WHEN THEY DEEM NECESSARY, PROVIDE WRITTEN REQUESTS FOR INFORMATION (RFIS) TO THE OWNER AND ENGINEER PRIOR TO THE CONSTRUCTION OF ANY SPECIFIC SITE WORK ITEM. THE RFI SHALL BE IN A FORM ACCEPTABLE TO OWNER AND ENGINEER AND SHALL ALLOW FOR A MINIMUM OF TWO WORK DAYS OR ADDITIONAL REASONABLE TIME FOR A WRITTEN REPLY. RFIS SHALL BE NUMBERED CONSECUTIVELY BY DATE SUBMITTED. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SITE WORK ITEMS CONSTRUCTED DIFFERENTLY THAN INTENDED OR AS DEPICTED ON THE PLANS.
- INFORMATION RELATED TO ELEVATIONS AND PROPOSED UTILITIES (SUCH AS ROADWAY GRADES, INVERT ELEVATIONS, RIM ELEVATIONS, GRATE ELEVATIONS, BUILDING FINISHED FLOOR ELEVATIONS, ETC.) MAY BE FOUND IN MORE THAN ONE LOCATION IN THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL SUFFICIENTLY REVIEW ALL PLANS, PROFILES AND ANY OTHER INFORMATION IN THE CONTRACT DOCUMENTS FOR CONSISTENCY PRIOR TO CONSTRUCTION. ANY INCONSISTENCIES OR DISCREPANCIES THAT ARE FOUND BY THE CONTRACTOR OR HIS ASSIGNS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER IN WRITING, IN THE FORMAT OF AN RFI PRIOR TO CONSTRUCTION.
- THERE ARE ADDITIONAL NOTES, SPECIFICATIONS AND REQUIREMENTS CONTAINED THROUGHOUT THE PLAN SET AS WELL AS REFERENCES TO SPECIFICATION FROM APPLICABLE GOVERNING AUTHORITIES AND INDUSTRY STANDARDS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN, REVIEW AND ADHERE TO ALL SUCH DOCUMENTS.
- SHOULD ANY CONFLICTS BETWEEN WATER PIPES OR STORM SEWERS AND SANITARY LINES OCCUR WITH 18 INCHES OR LESS VERTICAL SEPARATION BETWEEN OUTSIDE OF PIPE AND OUTSIDE OF PIPE, THE SANITARY SEWER SHALL BE CONCRETE ENCASED.
- 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 POLICIES SET FORTH IN THE CITY OF PITTSBURGH RIGHT-OF-WAY PROCEDURES.
- A LICENSED PROFESSIONAL ENGINEER MUST BE ON SITE DURING THE CRITICAL STAGES OF POST-CONSTRUCTION STORMWATER MANAGEMENT CONSTRUCTION.
- CONTRACTOR SHALL FIELD LOCATE AND VERIFY EXISTING PIPE INVERTS PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL MINIMIZE SOIL COMPACTION IN LANDSCAPED AREAS TO THE EXTENT POSSIBLE.
- THE CONTRACTOR SHALL MAXIMIZE THE PROTECTION OF EXISTING DRAINAGE FEATURES AND EXISTING VEGETATION TO THE EXTENT POSSIBLE.
- THE CONTRACTOR SHALL MINIMIZE LAND CLEARING AND GRADING TO THE EXTENT POSSIBLE.

### STORMWATER MANAGEMENT BONUS CREDITS

BONUS CREDITS ARE REFERENCED FROM CITY OF PITTSBURGH MUNICIPAL CODE §915.07.D - PERFORMANCE POINTS SYSTEM. THE PROJECT SITE QUALIFIES FOR ONE (1) BONUS POINT IN REGARDS TO RAINWATER AS A PART OF PITTSBURGH'S ECOINNOVATION ZONING DISTRICT.

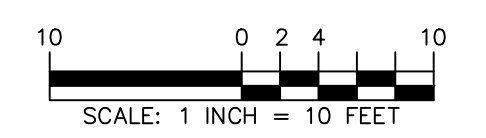
GOAL 5.A - RAINWATER - (1) POINT, AT LEAST 50% OF 1.5 INCHES OF RAINFALL IN A 24-HOUR PERIOD, INCLUDING A PEAK OF 1.05 INCHES IN 15 MINUTES, OR A 95TH PERCENTILE RAIN EVENT ON-SITE, WHICHEVER IS GREATER, IS CAPTURED USING GREEN INFRASTRUCTURE INSTALLATIONS.

- REQUIRED VOLUME: 600 CF
- PROPOSED ON-SITE STORMWATER MANAGEMENT VOLUME: 722 CF

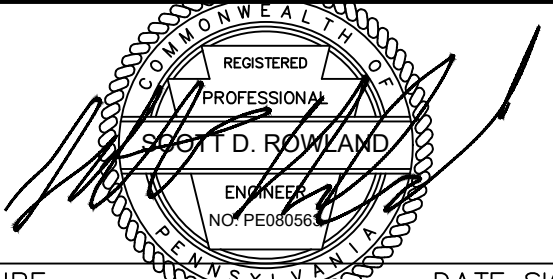
### STORMWATER MANAGEMENT BMP MAINTENANCE PLAN

- STORMWATER CONVEYANCE SYSTEM
  - CONVEYANCE PIPES, ROOF LEADERS AND STORMWATER STRUCTURES SHALL BE INSPECTED FOR CLOGGING AND EXCESSIVE DEBRIS AND SEDIMENT ACCUMULATION AT LEAST TWICE PER YEAR, AND AFTER EVERY STORM EVENT EXCEEDING 1-INCH OF RAINFALL
  - ALL STRUCTURAL COMPONENTS SHALL BE INSPECTED FOR CRACKING, SUBSIDENCE, BREACHING, WEARING, AND DETERIORATION ANNUALLY.
- VEGETATED ROOF
  - THE MANUFACTURER'S SPECIFICATIONS SHALL DICTATE ALL MAINTENANCE OPERATIONS FOR THE VEGETATED ROOF; HOWEVER, AT MINIMUM:
    - PRUNING, WEEDING, FERTILIZATION AND IN-FILL PLANTING MAY BE REQUIRED WHILE VEGETATION IS BEING ESTABLISHED
    - DETRUS SHOULD BE REMOVED AT LEAST ONCE PER YEAR. ALL OBSERVED TRASH OR LITTER SHOULD BE REMOVED AND PROPERLY DISPOSED
    - DURING EXTENDED PERIODS OF DROUGHT, PLANTED AREAS MAY REQUIRE WATERING
    - SEDUM AND GROWING MATERIAL SHOULD BE INSPECTED TWICE PER YEAR TO EVALUATE THE HEALTH OF THE PLANTINGS AND THE DEPTH OF SOIL

LEGEND		
	EXISTING	PROPOSED
MAJOR CONTOUR	-8.35-	8.35
MINOR CONTOUR	-8.33-	8.33
SANITARY SEWER	-	-
CLEANOUT	-	●
SANITARY MANHOLE	⊙	●
STORM SEWER	-	▬
CATCH BASIN/INLET	▭	▭
STORM MANHOLE	⊙	●
LIMIT OF DISTURBANCE	-	LOO
SOILS BOUNDARY	-	



Date	Description	No.
02/06/20	CONSTRUCTION DOCUMENTS	2
12/06/19	PERMIT SET	1
Date	Description	No.
REVISIONS		

  
 SIGNATURE: SCOTT ROWLAND  
 DATE SIGNED: \_\_\_\_\_  
 PROFESSIONAL ENGINEER PA Lic. No. PE080563

**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  
**1717 FIFTH AVENUE**  
 PN: 11-E-34, 11-E-37, AND 11-E-37-1  
 CITY OF PITTSBURGH  
 ALLEGHENY COUNTY PENNSYLVANIA

Drawing Title  
**POST-CONSTRUCTION STORMWATER MANAGEMENT PLAN**

Project No. **250088601**  
 Date **11/21/2019**  
 Drawn By **NRK**  
 Checked By **BDH**  
 Drawing No. **CG102**  
 Sheet 4 of 10

Filename: \\langan.com\data\PT\data\250088601\Project Data\CAD\01\SheetFiles\CIVIL\250088601-CG102-0101.dwg Date: 5/26/2020 Time: 10:29 User: rgehrs Style Table: Langan.sbt Layout: 250088601-CG102-0101

# **APPENDIX G**

## **Cultural Resource Notice**

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

**Re: Cultural Resources Notice (CRN)  
1717 Fifth Avenue  
City of Pittsburgh, Allegheny County, Pennsylvania  
Langan Project No.: 250088601**

Per DEP Document #0120-PM-PY0003a – Section F, a Cultural Resource Notice is not required for this project because the project area is less than 10 acres, and does not contain any demolition of existing buildings.



# **APPENDIX H**

## **PNDI**

## 1. PROJECT INFORMATION

Project Name: **1717 Fifth Ave**

Date of Review: **6/7/2019 09:32:45 AM**

Project Category: **Development, Residential, Subdivision containing more than 2 lots and/or 2 single-family units**

Project Area: **0.29 acres**

County(s): **Allegheny**

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

ZIP Code: **15219**

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

Watersheds HUC 8: **Lower Monongahela**

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

Decimal Degrees: **40.438601, -79.982072**

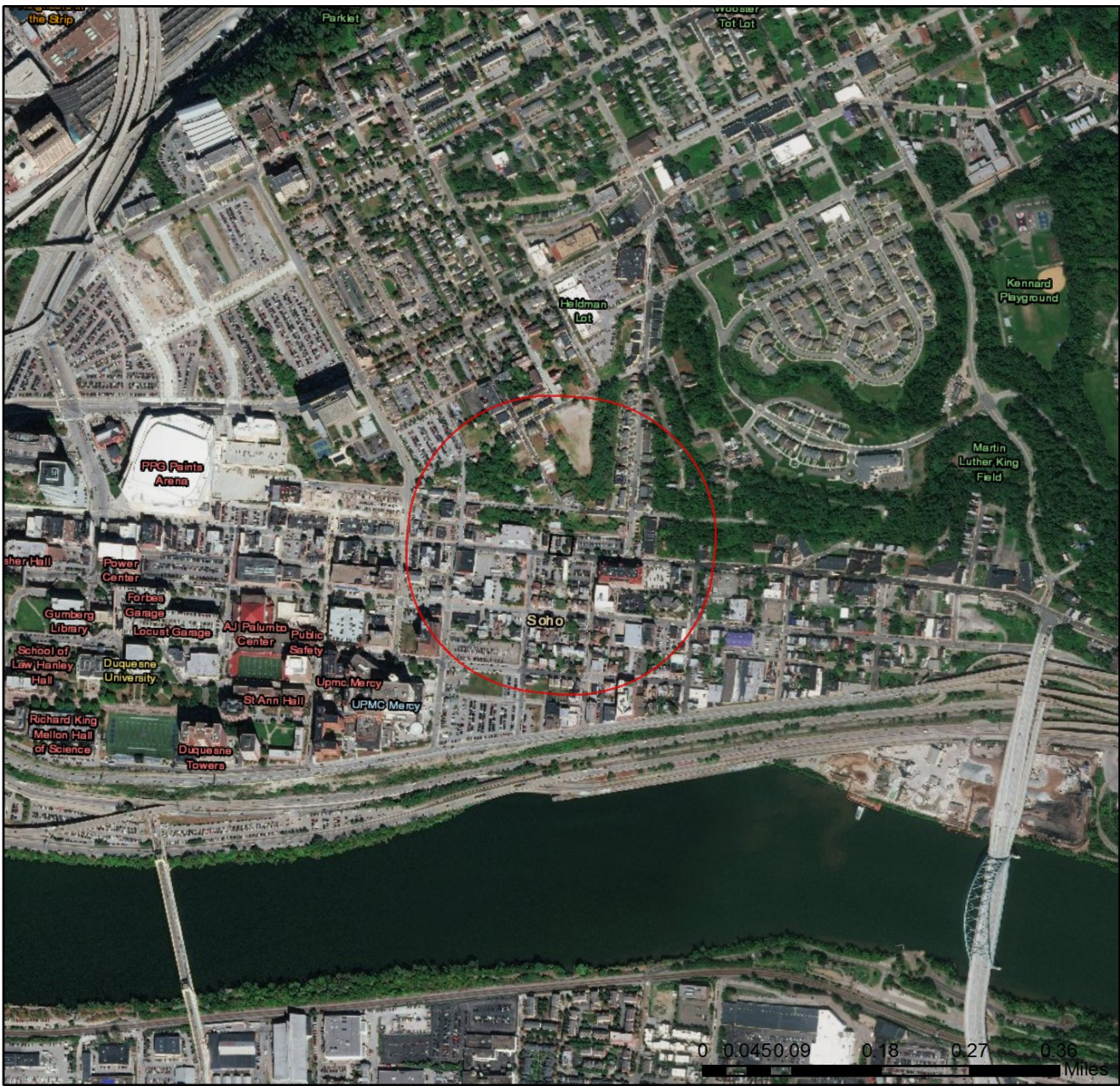
Degrees Minutes Seconds: **40° 26' 18.9624" N, 79° 58' 55.4606" W**

## 2. SEARCH RESULTS

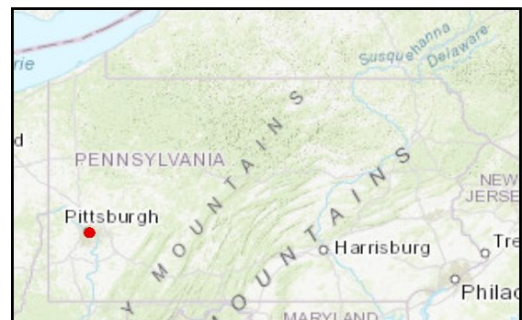
Agency	Results	Response
PA Game Commission	No Known Impact	No Further Review Required
PA Department of Conservation and Natural Resources	No Known Impact	No Further Review Required
PA Fish and Boat Commission	No Known Impact	No Further Review Required
U.S. Fish and Wildlife Service	No Known Impact	No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

# 1717 Fifth Ave



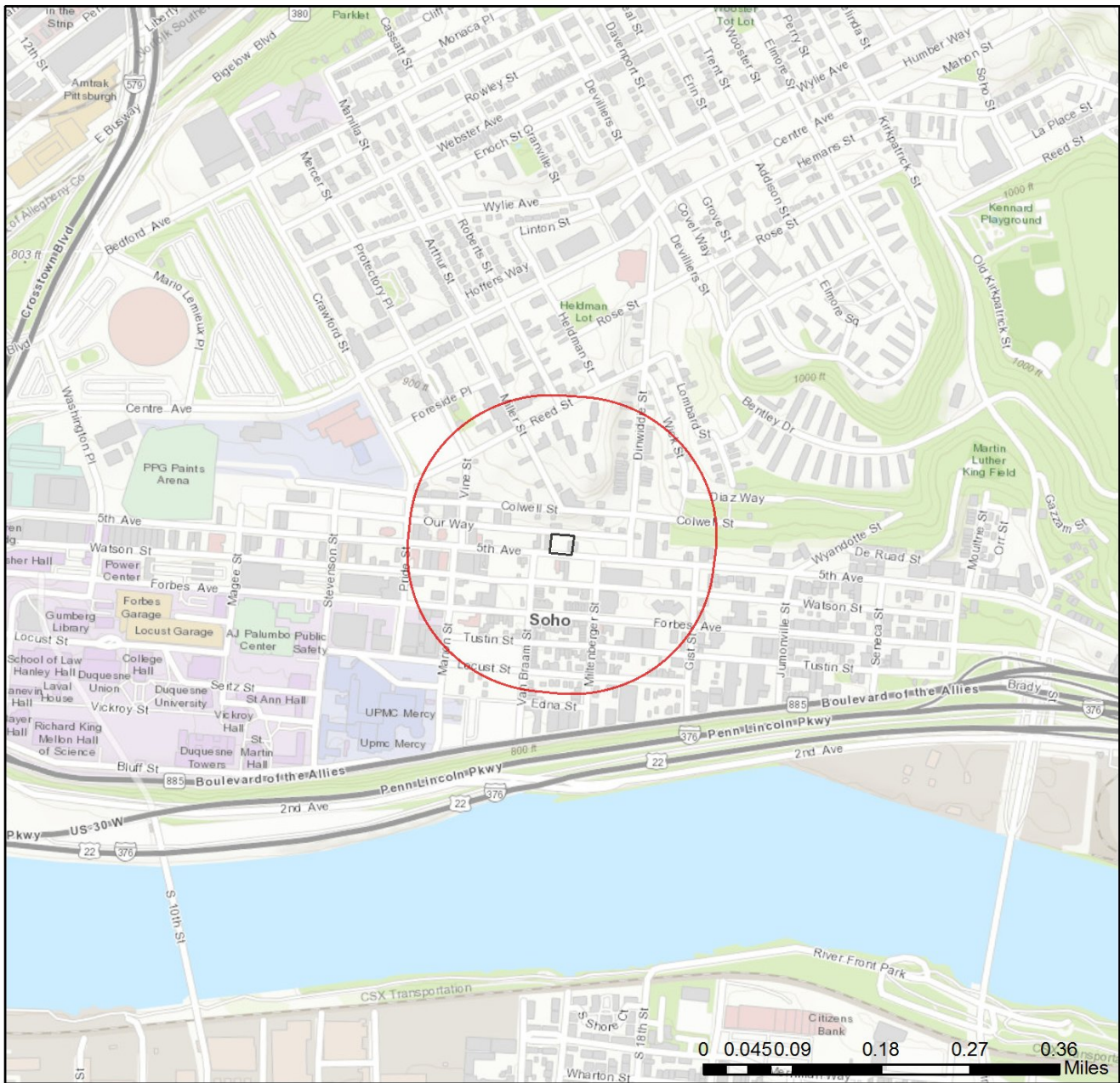
- Project Boundary
- Buffered Project Boundary



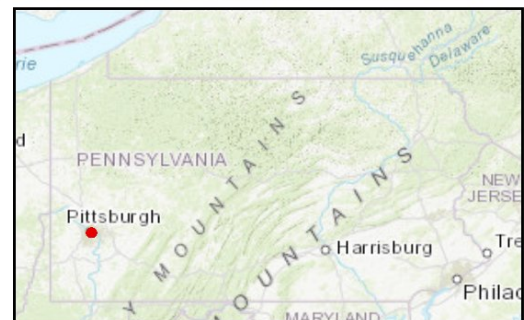
Service Layer Credits: Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community  
 Esri, HERE, Garmin,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



# 1717 Fifth Ave



- Project Boundary
- Buffered Project Boundary



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

## 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)

### U.S. Fish and Wildlife Service

Pennsylvania Field Office  
Endangered Species Section  
110 Radnor Rd; Suite 101  
State College, PA 16801  
NO Faxes Please

### 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)

### PA Game Commission


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

## 7. PROJECT CONTACT INFORMATION

Name: Nathaniel King  
Company/Business Name: Langan  
Address: 2400 Ansys Drive  
City, State, Zip: Canonsburg, PA, 15317  
Phone: (724) 514-5129 Fax: ( )  
Email: nking@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.

  
applicant/project proponent signature

06/07/2019

date

# **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  
 1717 Fifth Ave

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

1. Date plan received by municipal planning agency April 27, 2020
2. Date review completed by agency May 6, 2020

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

- | Yes                                 | No                                  |                                                                                                                                           |
|-------------------------------------|-------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | 1. Is there a municipal comprehensive plan adopted under the Municipalities Planning Code (53 P.S. 10101, <i>et seq.</i> )?               |
| <input type="checkbox"/>            | <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: Martina Battistone  
 Title: Senior Environmental Planner  
 Signature: *Martina Wolf Battistone*  
 Date: May 6, 2020  
 Name of Municipal Planning Agency: City of Pittsburgh Department of City Planning  
 Address 200 Ross Street 4th Floor Pittsburgh, PA 15219  
 Telephone Number: (412) 255-2516

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

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

The planning agency must complete this component within 60 days.

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

# **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

1717 Fifth Avenue

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

1. Date plan received by county or joint county health department May 14, 2020

Agency name Allegheny County Health Department (ACHD)

2. Date review completed by agency May 15, 2020

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

Yes No

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

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

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

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

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

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

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

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

Name: Freddie Fields

Title: Environmental Health Engineer III

Signature: 

Date: May 15, 2020

Name of County Health Department: ACHD

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

Telephone Number: 412-578-8046

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

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

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

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

**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  
 1717 Fifth Ave

**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?<br>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?<br>If yes, describe _____                                                                 |
| <input type="checkbox"/> | <input type="checkbox"/> | 3. Is there any known groundwater degradation in the area of this proposal?<br>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:<br>Name: _____<br>Title: _____<br>Signature: _____<br>Date: _____<br>Name of County Health Department: _____<br>Address: _____<br>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.

# **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

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Signature of Municipal Official

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Date submittal determined complete