
SEWAGE FACILITIES PLANNING MODULE

for

1045 FORBES AVENUE MULTI-FAMILY RESIDENTIAL DEVELOPMENT CITY OF PITTSBURGH, ALLEGHENY COUNTY, PENNSYLVANIA

Prepared For:

Radnor Property Group, LLC
100 East Lancaster Ave, Suite 300
Wayne, PA 19087

Prepared By:

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

LANGAN

April 2023
250169001

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Transmittal Letter and Correspondence



**TRANSMITTAL LETTER
FOR SEWAGE FACILITIES PLANNING MODULE**

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

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

Date _____

Dear Sir/Madam:

Attached please find a completed sewage facilities planning module prepared by _____
(Name)
Langan Engineering and Environmental Services, Inc. _____ for 1045 Forbes Avenue Multifamily Residential Housing
(Title) (Name)
a subdivision, commercial ,or industrial facility located in the City of Pittsburgh

Allegheny _____ County.
(City, Borough, Township)

Check one

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

OR

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

Check Boxes

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

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

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

Municipal Secretary (print)

Signature

Date

CORRESPONDENCE

09/14/2022

Robert Gehris
Langan Engineering & Environmental Service
2400 Ansys Dr Ste 403, Canonsburg PA 1531

RE: Water and Sewer Availability
1045 Forbes Avenue, Pittsburgh PA 15219

Dear Robert Gehris

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

Water service available: Yes

Sewer service available: Yes

6" Forbes Avenue
8" Chatham Square
6" Watson Street

15" Forbes Avenue
20" Magee Street

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

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

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

Sincerely,



Wendy M. Dean
Engineering Tech II

Pre-Development Meeting

Meeting Details

Date:	6/16/2022
Time, Scheduled:	2:30 pm
Meeting Location:	Microsoft Teams
Project Name:	1045 Forbes Ave
Project Location:	1045 Forbes Ave

Attendance Table

<i>Name</i>	<i>Title</i>	<i>Firm</i>	<i>Email</i>
Jordan Treaster	Development Coordinator	PWSA	JTreaster@pgh2o.com
Robert Herring, PE, PMP	Senior Project Manager	PWSA	RHerring@pgh2o.com
Shannon Connell, EIT	Engineer III	PWSA	SConnell@pgh2o.com
Midori Bridges	Cooperative Education Intern	PWSA	MBridges@pgh2o.com
Ari Wynn	Cooperative Education Intern	PWSA	AWynn@pgh2o.com
Rob Gehris	Project Engineer	Langan Engineering	rgehris@langan.com
Tim Gigliotti	-	Radnor Property Group	-
Eli Zini	Project Manager	Langan Engineering	ezini@langan.com
Julie Ascioffa	Industry Relations Manager	PWSA	JAscioffa@pgh2o.com

Project Details

❖ Existing Conditions

➤ Description:

- The site contains a surface parking lot.

➤ Existing Wastewater Flow Calculation

- Existing flows shall be limited to uses which have occurred within the last 15 years.

- If applicable, the PWSA prefers the existing flows to be calculated via peak flow estimates associated with the type of use. For additional information, please refer to the Developer’s Manual on the PWSA website.

❖ Proposed Conditions

➤ Description:

- The proposed project will construct a 250 – 500 occupant student housing building. The building will be owned by a company that is in a partnership with Duquesne University to provide dormitory living to students.
- The site will be subdivided and a portion of the site will be retained by the University.
- The building will have a mixture of 1-, 2-, 3-, and 4-bedroom units and guidance can be found in the developer’s manual to determine flow estimates. PWSA noted that for any students over the amount listed, an additional 100 gpd should be added.

➤ Flow Estimation Methodology

- The proposed wastewater flows shall be calculated via peak flow estimates in accordance with the use. For additional information, please refer to the Developer’s Manual on the PWSA website.

❖ Peak Daily Wastewater Flow Calculations

- The first step in the Development Permit Application will require the Applicant to estimate the peak daily wastewater flows for the existing and proposed conditions. The PWSA requires this information to determine whether the development will be required to obtain a Sewage Facilities Planning Module from the Pennsylvania Department of Environmental Protection. In addition, this information is required for the PWSA to authorize taps for the proposed development.
- The peak daily wastewater flows shall be calculated via peak flow estimates in accordance with the existing and proposed uses. For additional information, please refer to the Developer’s Manual on the PWSA website.

Water

❖ PWSA Water Mains

- Watson Street
 - Diameter: 6-inch, Type: Distribution
- Magee Street
 - Diameter: 8-inch, Type: Distribution
- Forbes Avenue

- The PWSA advised that the water mains within Forbes Avenue were recently consolidated and replaced. Therefore, the current webmap is outdated.
- Please be advised that the water main information provided by the PWSA was based on available information. The Applicant shall remain responsible to perform additional investigations to confirm the provided information.
- ❖ Water Services
 - Existing
 - None
 - Proposed
 - The building will require a 6" fire and 6" domestic connection. PWSA noted that the Watson Street waterline should be tested to determine available pressure and flow.
 - PWSA noted that the 8" water main in Magee Street is a relatively new water main and could be explored for the possible water connection. PWSA recommended an additional flow test to this water line.
- ❖ Hydrant Flow Testing
 - The PWSA requires hydrant flow testing if the development includes either a fire suppression system or contains a water service larger than one-inch diameter.
 - If required, the PWSA will perform a preliminary hydrant selection for the Applicant to review and approve.

Sewer

- ❖ PWSA Sewers
 - Watson Street
 - Diameter: 54-inch, Type: Combination, Material: Brick
 - Magee Street
 - Diameter: 36 to 54-inch, Type: Combination, Material: Brick
 - Diameter: 20-inch, Type: Combination, Material: Vitrified Clay
- ❖ Sanitary Sewer Service
 - Existing
 - To be determined – none anticipated
 - Proposed
 - The proposed plan is to connect to the 54" main in Watson Street.
- ❖ Storm Sewer Service

- Existing
 - To be determined – additional site investigations required
- Proposed
 - The proposed connections will connect two connections to the Watson Street sewer and a single connection to the 20" Magee Street sewer.
- ❖ CCTV Requirements
 - CCTV will be required for all proposed sewer connections to PWSA infrastructure.
 - From MH002G061 to MH002L008
 - Watson Street, Diameter: 54-inch, Type: Combination
 - From MH002L006 to MH002G060
 - Magee Street, Diameter: 20-inch, Type: Combination

General Discussion and Supporting Materials

- ❖ Please refer to the PWSA website for additional information, as follows:
 - [Developer's Manual](#) for detailed information on PWSA procedures and regulations
 - [Permits](#) for the 2022 Fee Schedule and Permit Applications (Development, Residential, Water Main Shut, Hydrant Flow Tests, Land Operations, Street Vacation, Records Requests, Water and Sewer Availability Letter)
 - [Rates](#) for PWSA's Water, Wastewater and Stormwater Rates
 - [Planning Workflow Diagram](#) for a guide to determine if a project needs a sewage facilities planning module
 - The PWSA advised the potential presence of a Duquesne Light bank within Watson Street. Per previous discussions on this lot, the DL facility may impact the ability to connect to the 54-inch combined sewer main in Watson Street. Additional investigations are required.

COUNTY OF



ALLEGHENY

RICH FITZGERALD
COUNTY EXECUTIVE

May 11, 2023

Kevin Katchko, PE
Langan
2400 Ansys Drive, Suite 403
Canonsburg, PA 15317

**RE: SEWAGE FACILITIES PLANNING MODULE; ALLEGHENY COUNTY
1045 Forbes Avenue Multi-Family Residential Development, City of Pittsburgh**

Dear Mr. Katchko:

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 10, 2023. The project proposes the following:

Project Description: The proposed project is a 12 story multi-family residential building with landscape and hardscape areas, and stormwater management facilities. The development will be owned by Duquesne University and used as student housing. The site is currently a paved parking lot.

Sewage Flow: 75,350 GPD

Conveyance: Proposed private lateral to existing 20" VCP PWSA Combined Sewer in Magee Street, then to the Monongahela River Interceptor via M-05-00, and the ALCOSAN Woods Run Treatment Plant.

Sewer's Owner: PWSA (collection), ALCOSAN (interceptor)

Sewage Treatment Plant: ALCOSAN

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



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. Kevin Katchko PE
May 11, 2023
Page 2

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, please contact Drew Grese, Plumbing Program Manager at 412-578-8055.

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

Sincerely,

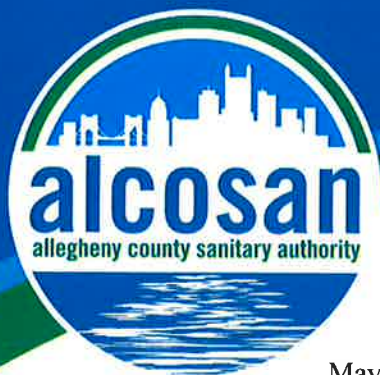


Gina Caliguri
Environmental Health Administrator II/Compliance Officer
Water Pollution Control & Solid Waste Management

Enclosure

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

CORRESPONDENCE INCLUDED FOR REFERENCE



May 3, 2023

Members of the Board

Sylvia C. Wilson
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Shannah Tharp-Gilliam, Ph.D.
Harry Readshaw
Emily Kinhead
Paul Klein
Theresa Kail-Smith
Darrin Kelly

Arletta Scott Williams
Executive Director

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

Michelle M. Buys, P.E.
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*Director
Administration*

Phil Cole
*Chief Information Officer
Information Technology*

Robert Gehris P.E.
LANGAN
2400 Ansys Drive, Suite 403
Canonsburg, PA 15317

**Re: 1045 Forbes Avenue Multi-Residential Development
City of Pittsburgh– Allegheny County
PA DEP Sewage Facilities Planning Module
ALCOSAN Regulator Structure M-05-00**

Dear Robert Gehris P.E.,

We have reviewed the Component 3 Planning Module for the referenced project to be located at Miller School Residences. The project will generate a peak flow of 75,350 gpd in the ALCOSAN Monongahela River Interceptor and Woods Run Treatment Plant.

The capacity of the ALCOSAN M-05-00 regulator structure is approximately 20.60 MGD. The estimated peak dry weather flow is approximately 3.26 MGD. Therefore, dry weather capacity exists for this connection. However, the Monongahela River Interceptor and the Woods Run Treatment Plant do not have the capacity for the flows generated during wet weather periods. This limitation will be addressed as ALCOSAN implements its Clean Water Plan.

ALCOSAN requests that this letter be made part of the planning module submission. The signed Component 3 Planning Module is attached. If you have any questions regarding this matter, please contact me at 412-510-5119.

Sincerely,

ALLEGHENY COUNTY SANITARY AUTHORITY


Zach Hughes

Attachment

cc: C. Dean (w/o attachment) R. Herring/PWSA (w/o attachment)
D. Thornton (w/o attachment) Thomas Flanagan/PADEP (w/o attachment)
M. Lichte (w/o attachment) Fred Fields/ACHD (w/o attachment)

From: Prendergast, Kyla <kyla.prendergast@pittsburghpa.gov>
Sent: Friday, May 12, 2023 1:26 PM
To: Kevin Katchko
Cc: Rob Gehris
Subject: [External] RE: 1045 Forbes Avenue SFPM
Attachments: COMPONENT_4A - 1045 Forbes.pdf; Sewer Module Fiscal Impact Statement - Blank - Copy.docx; Sewer Module Questionnaire for Council Blank.docx; Sewer Module Resolution - Blank .docx

Hi Kevin,

Please see attached. Finalized SFPM including the transmittal and resolution are to be sent to Cameron Crowe (Cameron.Crowe@pittsburghpa.gov) in the Solicitor's Office to begin the process of getting before Council.

Thanks,
Kyla

[Kyla Prendergast, AICP](#)
Senior Environmental Planner
City of Pittsburgh, Department of City Planning
kyla.prendergast@pittsburghpa.gov
She/Her
www.pittsburghpa.gov/dcp/

From: Kevin Katchko <kkatchko@langan.com>
Sent: Friday, April 28, 2023 2:08 PM
To: Prendergast, Kyla <kyla.prendergast@pittsburghpa.gov>
Cc: Rob Gehris <rgehris@langan.com>
Subject: 1045 Forbes Avenue SFPM

Hello Kyla,

We are preparing a Sewage Facilities Planning Module for proposed development at 1045 Forbes Avenue, Pittsburgh. Please find attached the materials needing your review and approval for the completion of the module. Please sign Component 4A following your review.

The below link contains the items and will expire on 05/26/2023.

<https://clients.langan.com/Sharing/filesharing/ViewPosted?transactionHash=1472738041>

Please let me know if you require any further information or have any questions.

Thank you

Kevin Katchko, PE
Senior Staff Engineer

LANGAN

Direct: 724.514.5174

[File Sharing Link](#)

Phone: 724.514.5100 Fax: 724.514.5101

2400 Ansys Drive, Suite 403

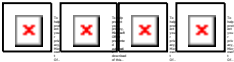
Canonsburg, PA 15317-9540

www.langan.com

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CORRESPONDENCE INCLUDED FOR REFERENCE

APPENDIX B

Resolution for Plan Revision for New Land Development

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

Department	Law
Preparer	Cameron Crowe
Standing Committee Representative	Robert Gehris, P.E., (Langan Engineering) 724-514-5165
Type of Legislation	Other

Description of Legislation

Radnor Property Group, LLC in conjunction with Duquesne University has proposed the development of certain parcels of land identified as 1045 Forbes Avenue, Pittsburgh, PA 15219, Allegheny County, at lot 2-L-37 and 2-L39, in the First Ward of the City of Pittsburgh, Pennsylvania and described in the attached Sewage Facilities Planning Module (the "Planning Module") for land development and proposes that project be served by use of existing connections to the City of Pittsburgh sewage systems; and

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

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

JDE Account Information

N/A

Additional Operational Costs

N/A

Impact on City Revenue

N/A

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

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

Name of Vendor and Award Justification

List the name of the awarded vendor and its qualifications.

Other Respondents

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

Selection Criteria

Describe the selection or scoring criteria.

Selection Committee Representation

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

Waiver Justification

If a waiver was granted, explain the justification.

EORC Synopsis

Insert synopsis that was presented.

<i>Date Presented at EORC:</i> Insert date.	<input type="checkbox"/> Approved	<input type="checkbox"/> Not Approved
--	-----------------------------------	---------------------------------------

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

Attachments

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

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

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

Name of Vendor and Award Justification

List the name of the awarded vendor and its qualifications.

Other Respondents

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

Selection Criteria

Describe the selection or scoring criteria.

Selection Committee Representation

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

Waiver Justification

If a waiver was granted, explain the justification.

EORC Synopsis

Insert synopsis that was presented.

<i>Date Presented at EORC:</i> Insert date.	<input type="checkbox"/> Approved	<input type="checkbox"/> Not Approved
--	-----------------------------------	---------------------------------------

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

Attachments

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

City of Pittsburgh
Sewer Facilities Planning Module Questionnaire

PROJECT NAME: 1045 Forbes Avenue Multi-family Residential Housing

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

Parking Lot

2) What is the proposed use for the property?

Commercial-Residential

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

The proposed project contains green roofs and underground detention vaults for rain control.

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

It is anticipated that the proposed development will result in a net negative change in stormwater flow.

Resolution No. _____

CITY OF PITTSBURGH

Introduced: Bill No:

Committee: Intergovernmental Affairs Committee Status:

Sponsored by:

Resolution adopting Plan Revision to the City of Pittsburgh's Official Sewage Facilities Plan for the 1045 Forbes 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, Radnor Property Group, LLC in conjunction with Duquesne University has proposed the development of certain parcels of land identified as 1045 Forbes Avenue, Pittsburgh, PA 15219, Allegheny County, at lots 2-L-37 and 2-L-39, in the First Ward of the City of Pittsburgh, Pennsylvania and described in the attached Sewage Facilities Planning Module (the "Planning Module") for land development and proposes that project be served by use of existing connections to the City of Pittsburgh sewage systems; and

WHEREAS, the Pittsburgh Water 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 1045 Forbes Avenue, Pittsburgh, PA 15219, Allegheny County, at lot 2-L-25, in the First Ward of the City of Pittsburgh.

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

Effective Date: _____

Passed in Council: _____

Approved: _____

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

APPENDIX C

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



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

Code No.

SEWAGE FACILITIES PLANNING MODULE

Component 3. Sewage Collection and Treatment Facilities

(Return completed module package to appropriate municipality)

DEP USE ONLY

DEP CODE #	CLIENT ID #	SITE ID #	APS ID #	AUTH ID #

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

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

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

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

A. PROJECT INFORMATION (See Section A of instructions)

1. Project Name 1045 Forbes Avenue Multi-Residential Development
2. Brief Project Description Radnor Property Group, LLC is proposing to demolish an existing paved parking lot and develop a new twelve story multi-family residential building. The new development consists of an 18,650 square feet residential building, landscape and hardscape areas, and stormwater management facilities. Sanitary service will be provided via a proposed 10-in PVC connection to the existing PWSA sewer system in Magee Street. Project flows are ultimately conveyed via the Monogahela (M-05) Interceptor to the ALCOSAN wastewater treatment facility and discharged into the Ohio River post-treatment.

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
Prendergast	Kyla			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. Suite #4			
Address Last Line -- City	State	ZIP+4		
Pittsburgh	PA	15219		

Area Code + Phone + Ext.

FAX (optional)

Email (optional)

412-255-2676

C. SITE INFORMATION (See Section C of instructions)

Site (Land Development or Project) Name

1045 Forbes Avenue Multi-Family Resedential Development

Site Location Line 1

1045 Forbes Avenue

Site Location Line 2

Site Location Last Line -- City

Pittsburgh

State

PA

ZIP+4

15219

Latitude

40.437949

Longitude

-79.989245

Detailed Written Directions to Site From Southwest Regional office, go south on PA-28. Take the exit for I-579 S/ Veterans Bridge, cross the Allegheny River, then take the 7th Ave exit toward Downtown. Turn right onto Sixth Avenue, then right onto Forbes Avenue. The site is on the left, between Chatham Sq. and Magee Street.

Description of Site The site exists as a mostly impervious, surface parking lot.

Site Contact (Developer/Owner)

Last Name

Gigliotti

First Name

Tim

MI

Suffix

Phone

(1) 610-644-3090

Ext.

Site Contact Title

Managing Director

Site Contact Firm (if none, leave blank)

Radnor Property Group, LLC

FAX

Email

tgigliotti@radnorproperty.com

Mailing Address Line 1

100 East Lancaster Avenue, Suite 300

Mailing Address Line 2

Mailing Address Last Line -- City

Pittsburgh

State

PA

ZIP+4

15212

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

Last Name

Rowland

First Name

Scott

MI

Suffix

Title

Principal/Vice President

Consulting Firm Name

Langan Engineering & Environmental Services, Inc.

Mailing Address Line 1

2400 Ansys Drive

Mailing Address Line 2

Suite 403

Address Last Line -- City

Canonsburg

State

PA

ZIP+4

15317

Country

USA

Email

srowland@langan.com

Area Code + Phone

724-514-5123

Ext.

Area Code + FAX

724-514-5101

E. AVAILABILITY OF DRINKING WATER SUPPLY

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

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

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

Name of water company: 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 189

Connections 2 (1 sanitary, 1 storm)

Name of:

existing collection or conveyance system Magee Street. 20 VCP PWSA Combined Sewer

owner The Pittsburgh Water and Sewer Authority (PWSA)

existing interceptor Monogahela River Interceptor

owner The 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 40.476720 Longitude -80.042911

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 WWTP WoodsRun (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 Zach Hughes

Agent Signature [Signature] Date 5/3/2023

(Also see Section I. 4.)

G. PROPOSED WASTEWATER DISPOSAL FACILITIES (Continued)

3. PLOT PLAN

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

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

4. WETLAND PROTECTION

YES NO

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

5. PRIME AGRICULTURAL LAND PROTECTION

YES NO

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

6. HISTORIC PRESERVATION ACT

YES NO

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

7. PROTECTION OF RARE, ENDANGERED OR THREATENED SPECIES

Check one:

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

Applicant or Consultant Initials _____.

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

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

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

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

1. Waters designated for Special Protection

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

2. Pennsylvania Waters Designated As Impaired

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

3. Interstate and International Waters

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

4. Tributaries To The Chesapeake Bay

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

Name of Permittee Agency, Authority, Municipality _____

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

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

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

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

1. Project Flows 75,350 gpd
2. Total Sewage Flows to Facilities (pathway from point of origin through treatment plant)

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

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

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

	a. Design and/or Permitted Capacity (gpd)		b. Present Flows (gpd)		c. Projected Flows in 5 years (gpd) (2 years for P.S.)	
	Average	Peak	Average	Peak	Average	Peak
Collection	180302369	631058292	1732000	6359500	1930455	6756593
Conveyance		<i>20,600,000</i>	<i>3,000,000</i>	<i>3,260,000</i>	<i>3,045,000</i>	<i>3,307,000</i>
Treatment	<i>250,000,000</i>	<i>250,000,000</i>	<i>194,200,000</i>	<i>250,000,000</i>	<i>248,800,000</i>	<i>296,000,000</i>

3. Collection and Conveyance Facilities

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

YES NO

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

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

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

b. Collection System

Name of Agency, Authority, Municipality PWSA

Name of Responsible Agent Robert Herring

Agent Signature *Robert Herring* Robert Herring
2023.04.19 10:52:41 -04'
00' Date 4/19/2023

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

c. Conveyance System

Name of Agency, Authority, Municipality ALCOSAN

Name of Responsible Agent Zach Hughes

Agent Signature [Signature]

Date 5/31/2023

4. Treatment Facility

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

YES NO

- 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 Zach Hughes

Agent Signature [Signature]

Date 5/31/2023

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

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

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

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

L. PERMEABILITY TESTING (See Section L of instructions)

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

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

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

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

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

O. SEWAGE MANAGEMENT (See Section O of instructions)

(1-3 for completion by the developer(project sponsor), 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.

Robert Gehris, P.E.,

 Name (Print)
 Project Engineer

 Title
 2400 Ansys Drive, Suite 403
 Canonsburg, PA 15317

 Address



 Signature
 December 16, 2022

 Date
 724-514-5165

 Telephone Number

R. REVIEW FEE (See Section R of instructions)

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

- I request DEP calculate the review fee for my project and send me an invoice for the correct amount. I understand DEP's review of my project will not begin until DEP receives the correct review fee from me for the project.
- I have calculated the review fee for my project using the formula found below and the review fee guidance in the instructions. I have attached a check or money order in the amount of \$9,450 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.

$$\#189 \text{ Lots (or EDUs)} \times \$50.00 = \$ 9,450.00$$

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:

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

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

The fee is based upon:

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

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

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

NARRATIVE DESCRIPTION OF PROJECT

SECTION F SEWAGE FACILITIES PLANNING MODULE COMPONENT 3

**Re: Project Narrative
1045 Forbes Avenue
City of Pittsburgh, Allegheny County, Pennsylvania
Langan Project No.: 250169001**

The project site is located in the Duquesne University campus, between Fifth Avenue and Forbes Avenue, in the EMI, Educational Medical Institution District within the City of Pittsburgh, Allegheny County, Pennsylvania. Radnor Property Group, LLC is proposing to construct a new multi-family residential development. The proposed development includes an 18,650 square foot residential building, an open space loading plaza, landscaped and hardscaped areas, and storm water management facilities. The new building will be owned and operated by Duquesne University. The project site is approximately 1.57 acres and is composed of Allegheny County Tax parcels 2-L-37 and 2-L-39, and portions of 2-L-25.

The project proposes use of a proposed, private gravity sewer lateral for the proposed building that will tie into the existing 20-inch combined sewer owned by PWSA and located in Magee Street. This existing 20-inch combined sewer eventually connects to the Allegheny Interceptor in River Avenue. Sewage will then be conveyed and treated by Allegheny County Sanitary Authority (ALCOSAN) Wastewater Treatment Facility.

The existing site has no estimated combined sanitary sewage flow. Following the proposed development, the building will have an estimated combined sanitary sewage flow of 75,350 gallons per day. The proposed increase in combined sanitary sewage flow as a result of the proposed improvements is 75,350 gallons per day (189 EDUs). A reference for the approximate sewage flow for the proposed development can be found within Appendix C. The proposed lateral will remain private and will not create any undue financial burdens to the City of Pittsburgh, PWSA, or ALCOSAN.

The existing site has no water demand. Following the proposed development, the building will have an estimated water demand of 75,350 gallons per day. The proposed increase in water demand as a result of the proposed improvements is 75,350 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.

Section J of Component 3 was completed using the calculation methodology and procedures outlined by the PWSA's Developer's Manual, revised February 25th, 2022. Method #2 for flow monitoring from the Developer's Manual was implemented to monitor the Present Flows at MLCS (Most Limited Capacity Sewer) as determined by the PWSA. Data was taken over a period of 30 days to provide the maximum monthly dry weather average flows and peak flows in gallons per day. Results of the flow monitoring can be found in Appendix C under the Flow Monitoring Graphs reference. Pipe capacity information provided by the PWSA was used in conjunction with Manning's Equation to estimate the Peak Design Capacity, and a Peak Factor of 3.5 was used to

estimate the Present Average Dry Flow and Average Design Capacity. The Projected Peak Flow was calculated by multiplying the sum of the Present Peak Flow and the Anticipated Flow Contribution for the project by a factor of 1.05 to estimate the projected flow in 5 years. The Projected Average Flow was calculated by once again dividing the Projected Peak Flow by the Peak Factor of 3.5. Based on these calculations, it has been determined that the anticipated flow contribution for the proposed project will not create undue stress on the existing PWSA system's capacity.

**ANTICIPATED SEWAGE
FLOW REFERENCE**

Date: 9/21/2022
 Langan Project Number: 250169001
 Calc by: TJY
 Check by: RSG

1001 Forbes Avenue			
PROPOSED SEWAGE FLOW ESTIMATION (FOR DEP PERMITTING)			
Unit Description	Number of Units	Anticipated Average Rate (GPD/Occupant)¹	Anticipated Average Sewage Flow (GPD)
1 Bedroom Unit	73	150	10,950
2 Bedroom Unit	88	300	26,400
4 Bedroom Unit	76	500	38,000
Proposed GPD (Sanitary Load) =			75,350
Existing GPD (Sanitary Load)=			0
Net GPD (Sanitary Load)=			75,350
Total Proposed EDUs² (Sanitary Load)=			189
Net Proposed EDUs² (Sanitary Load)=			189

Notes:

1 – Rate is based on the flow estimate defined in Table 1 of the PWSA developers manual (equivalent to estimates defined in Appendix A of the PA DEP Small Flow Treatment Facilities Manual)

2– EDUs are based on 400 GPD/EDU.

GENERAL FINISH NOTES

- FLOOR FINISH TRANSITIONS TO OCCUR AT CENTERLINE OF DOOR OR CASED OPENING, UNLESS OTHERWISE NOTED. PROVIDE TRANSITION STRIPS AT CHANGES IN FLOOR FINISH.
- WHERE MORE THAN ONE FINISH IS USED WITHIN A ROOM, THE PREDOMINANT FINISH IS INDICATED IN THE SCHEDULE AND SPECIAL TREATMENTS ARE NOTED ON THE PLAN.
- FLOORING TRANSITIONS TO MATCH VINYL BASE UNLESS OTHERWISE NOTED.
- RESILIENT FLOORINGS TO BE LAID WITH GRAIN RUNNING THE LONG DIMENSION OF THE ROOM.
- AREAS TO RECEIVE CARPET SHALL HAVE STRAIGHT BASE. AREAS TO RECEIVE RESILIENT FLOORING SHALL HAVE COVED BASE U.O.N. SEE FINISH SCHEDULE. BASE TO BE 1/8" THICK ROLLED GOODS.
- TRIM AND HOLLOW METAL DOOR FRAMES TO BE PAINTED SAME COLOR AS ADJACENT WALL & SEMI-GLOSS FINISH.
- WALLS AND CEILINGS TO BE PT1 U.O.N.

GRAPHIC SYMBOLS

2 A202 BUILDING CROSS / LONGITUDINAL SECTION NO. SHEET NO. DRAWN ON
2 A202 WALL SECTION NO. SHEET NO. DRAWN ON
2 A202 SECTIONAL DETAIL NO. SHEET NO. DRAWN ON
2 A202 DETAIL TARGET, ENLARGEMENT SHEET NO. DRAWN ON
2 A202 EXTERIOR ELEVATION. SHEET NO. DRAWN ON
1 4 A451 MULTI INTERIOR ELEVATIONS. SHEET NO. DRAWN ON
3 FLOOR NAME ELEVATION
3 ELEVATION FLOOR TO CEILING HEIGHT
XXX/XX DOOR NUMBER
XX DOOR TYPE
XX GLAZING/LOUVER TAG
1 REVISION NUMBER
ADA ADA ACCESSIBLE
XXX KEY NOTE
XX/XX PARTITION TAG
XX CONDITION TYPE
A COLUMN GRID LINE
ALIGN ALIGN
Room name 101 ROOM NAME ROOM NUMBER
Room name 101 150 SF ROOM NAME ROOM NUMBER ROOM AREA
DRAWING NUMBER
VIEW NAME SHEET NUMBER TAKEN FROM
SVC SERVICE VALVE CABINET
FEC FIRE EXTINGUISHER CABINET

UNIT MATRIX

UNIT TYPE	BEDROOM COUNT	BED COUNT	BATHROOM COUNT	NRSF	NRSF TOTAL	GSF	LEVEL 1	LEVEL 2-8	LEVEL 9-12	TOTAL UNITS	TOTAL BEDS	UNIT PERCENTAGE
RA	2	2	2	875 SF	875 SF	915 SF	1	0	0	1	2	1%
A11	1	1	1	260 SF	5,720 SF	308 SF	0	2	2	22	22	9%
A12	1	1	1	300 SF	15,000 SF	350 SF	0	6	2	50	50	21%
A13	1	1	1	410 SF	410 SF	470 SF	0	0	1	1	1	1%
B21	2	2	1	570 SF	13,680 SF	652 SF	2	2	2	24	48	10%
B22	2	2	1	570 SF	6,840 SF	652 SF	1	1	1	12	24	5%
B23	2	2	1	570 SF	25,080 SF	652 SF	1	5	2	44	88	18%
B24	2	2	1	530 SF	3,710 SF	615 SF	0	1	0	7	14	3%
D21	4	4	2	920 SF	53,360 SF	1,007 SF	3	5	5	58	232	24%
D22	4	4	2	1,120 SF	7,840 SF	1,230 SF	0	1	0	7	28	3%
D23	4	4	2	1,085 SF	7,595 SF	1,180 SF	0	1	0	7	28	3%
D24	4	4	2	1,125 SF	4,500 SF	1,235 SF	0	0	1	4	16	2%
				8,335 SF	144,610 SF	9,266 SF	8	24	16	237	553	100%

GSF CALCULATIONS

Level	Use	Area	Level
Level 0	Circulation	1841 SF	Level 0
	Service	5108 SF	Level 0
		6949 SF	
Level 1	Amenity	6570 SF	Level 1
	Circulation	3816 SF	Level 1
	Residential	7357 SF	Level 1
Level 2	Amenity	301 SF	Level 2
	Circulation	2149 SF	Level 2
	Residential	15977 SF	Level 2
Level 3	Amenity	1483 SF	Level 3
	Circulation	1483 SF	Level 3
	Service	1991 SF	Level 3
Level 4	Amenity	273 SF	Level 4
	Circulation	2149 SF	Level 4
	Residential	16289 SF	Level 4
Level 5	Amenity	1483 SF	Level 5
	Circulation	2149 SF	Level 5
	Residential	16289 SF	Level 5
Level 6	Amenity	273 SF	Level 6
	Circulation	2149 SF	Level 6
	Residential	16289 SF	Level 6
Level 7	Amenity	273 SF	Level 7
	Circulation	2149 SF	Level 7
	Residential	16289 SF	Level 7
Level 8	Amenity	273 SF	Level 8
	Circulation	2149 SF	Level 8
	Residential	16289 SF	Level 8
Level 9	Amenity	283 SF	Level 9
	Circulation	1937 SF	Level 9
	Residential	11312 SF	Level 9
Level 10	Amenity	263 SF	Level 10
	Circulation	1937 SF	Level 10
	Residential	11312 SF	Level 10
Level 11	Amenity	263 SF	Level 11
	Circulation	1937 SF	Level 11
	Residential	11312 SF	Level 11
Level 12	Amenity	275 SF	Level 12
	Circulation	1921 SF	Level 12
	Residential	11305 SF	Level 12
Roof	Circulation	608 SF	Roof
	Service	1962 SF	Roof
		2570 SF	
228399 SF			

GENERAL NOTES

- DIMENSIONS, NOTES, FINISHES AND FIXTURES SHOWN ON TYPICAL FLOOR PLANS, SECTIONS OR DETAILS SHALL APPLY TO SIMILAR SYMMETRICAL OR OPPOSITE HAND PLANS, SECTIONS OR DETAILS.
- TYPICAL OR "TYP" MEAN THAT THE CONDITION IS REPRESENTATIVE FOR SIMILAR CONDITIONS THROUGHOUT. UNO DETAILS ARE USUALLY KEYS AND NOTED "TYP" ONLY ONE TIME WHEN THEY FIRST OCCUR.
- PARTITIONS ARE DIMENSIONED FROM FINISH FACE FINISH FACE U.O.N. DIMENSIONS TO MASONRY ARE TO ACTUAL FINISH FACE U.O.N.

GENERAL PARTITION NOTES

- MAXIMUM HEIGHT: DO NOT EXCEED MANUFACTURER'S RECOMMENDATIONS FOR SPACING AND STUD GAUGE. DO NOT EXCEED 240 DEFLECTION. WHERE SCHEDULED PARTITION TYPE DOES NOT MEET REQUIREMENTS, INCREASE STUD GAUGE, DECREASE SPACING OR PROVIDE BRACING ABOVE CEILING. FIRE RATED PARTITIONS SHALL EXTEND FROM FLOOR SLAB TO BOTTOM OF FLOOR DECK ABOVE AND BE SEALED TIGHT WITH FIRE SAFING. WHEN NON-RATED PARTITIONS INTERSECT RATED PARTITIONS, THE CONSTRUCTION OF THE RATED PARTITION SHALL CARRY THROUGH. PROVIDE DOUBLE STUDS OR A 20 GAUGE SINGLE STUD AT ALL JAMBS.

GENERAL POWER & SIGNAL NOTES

- SECURE OUTLETS TO NEAREST STUD AS INDICATED ON PLAN, UNO
- REFER TO MEP DRAWINGS FOR CIRCUITING INFORMATION.

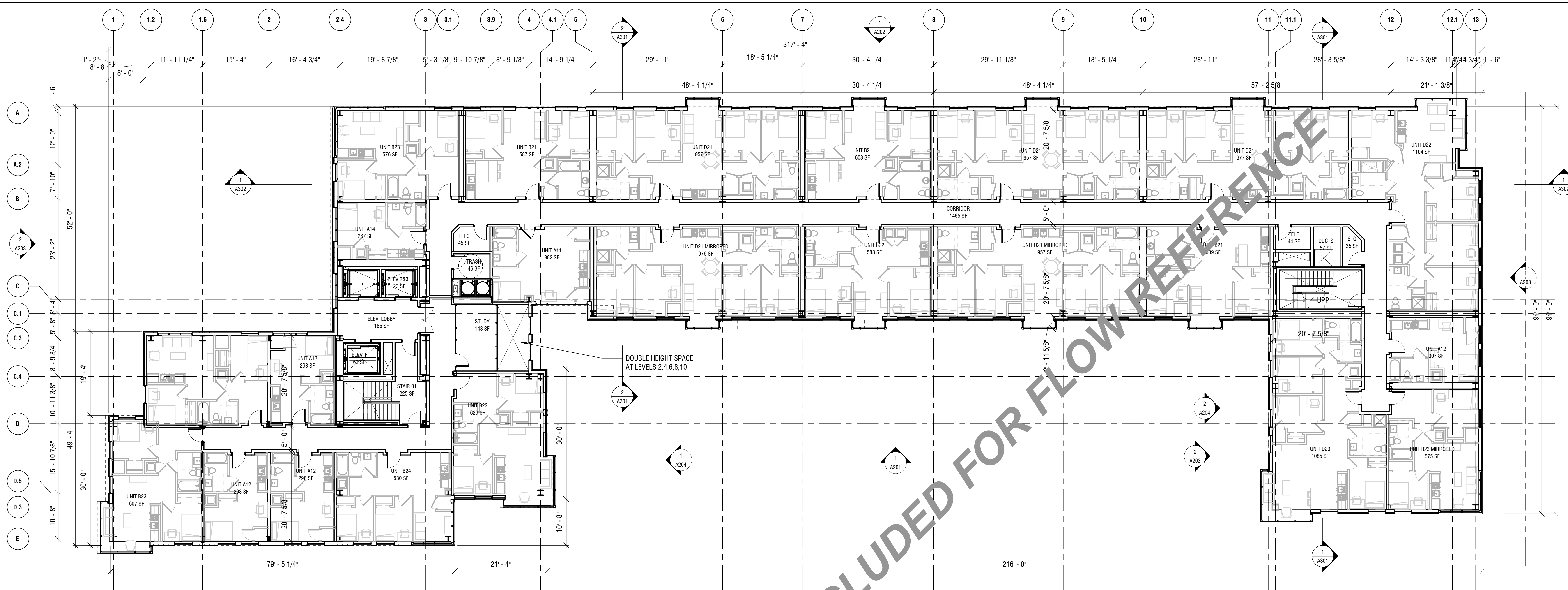
MATERIAL INDICATIONS

	EARTH		PLYWOOD
	CONCRETE		RIGID OR SEMI-RIGID INSULATION
	BRICK		BATT INSULATION
	CONCRETE MASONRY UNIT		GYPSUM SHEATHING OR GYPSUM WALL BOARD
	CAST STONE		GRANITE
	STEEL		FIREPROOFING - SPRAYED
	ROUGH LUMBER - CONTINUOUS		ACOUSTICAL TILE
	FINISH WOOD		ALUMINUM

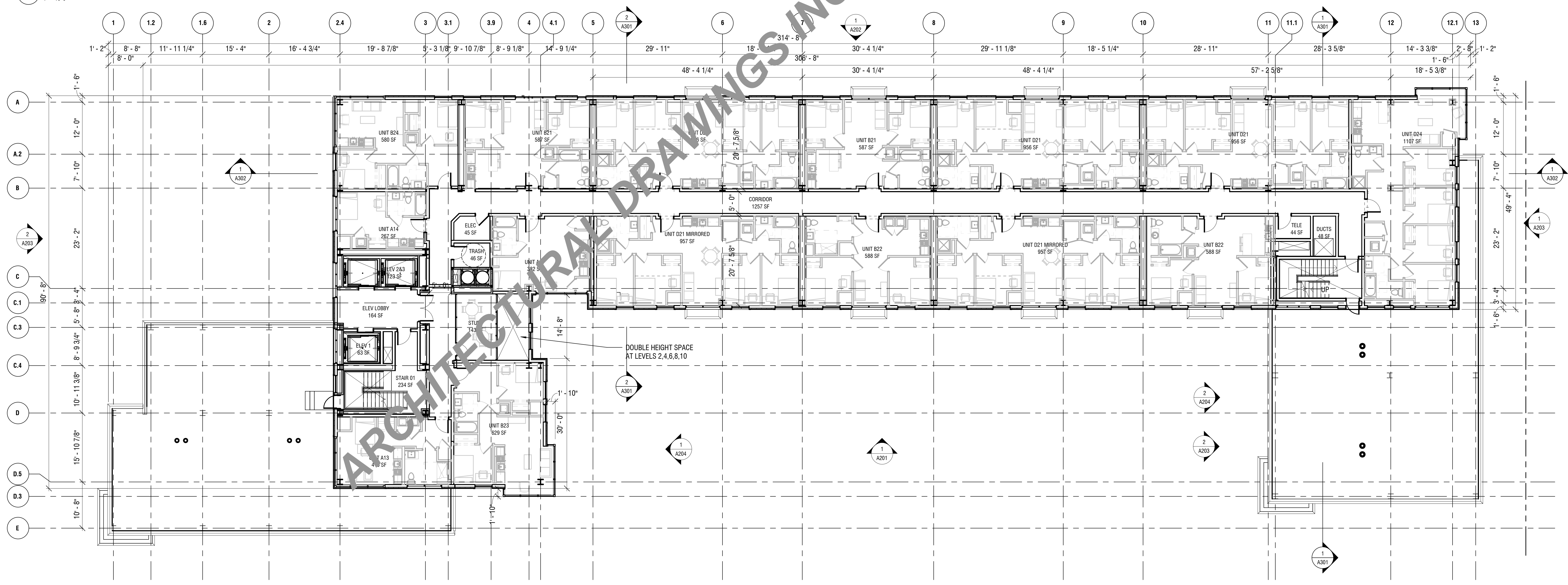
ARCHITECTURAL ABBREVIATIONS

ABV	ABOVE	CONSTR	CONSTRUCTION
ACB	ACOUSTIC CEILING BAFFLE	CONT	CONTINUOUS
ACT	ACOUSTICAL CEILING TILE (1x1)	CONTR	CONTRACT (OR)
ADA	AMERICANS WITH DISABILITIES ACT (ACCESSIBILITY GUIDELINES)	CORR	CORRIDOR
ADDL	ADDITIONAL	CSK	COUNTERSUNK
ADJ	ADJUSTABLE	CW	CURTAIN WALL
ADP	ACOUSTIC DIFFUSION PANEL	D	DEPTH
AGGR	AGGREGATE	DBL	DOUBLE
AL / ALUM	ALUMINUM	DED	DEDICATED
ALT	ALTERNATE	DEMO	DEMOLITION
APC	ARCHITECTURAL PRECAST CONCRETE	DEPT	DEPARTMENT
APPROX	APPROXIMATELY	DET	DETAIL
ARCH	ARCHITECT (URAL)	DF	DRINKING FOUNTAIN
BAL	BALANCE	DIA	DIAMETER
BD	BOARD	DIAG	DIAGONAL
BITUM	BITUMINOUS	DIM	DIMENSION
BLDG	BUILDING	DN	DOWN
BLK	BLOCK	DR	DOOR
BLKG	BLOCKING	DS	DOWN SPOUT
BM	BEAM	DW	DISHWASHER
BO	BOTTOM OF	DWG	DRAWING
BOT	BOTTOM	DWL	DOWELS
BRK	BRICK	E	EAST
BUR	BUILT-UP ROOF	EA	EACH
C	CAMBER	EE	EMPTY CONDUIT
C&G	CURB & GUTTER	EE	EACH END
CEM	CEMENT	EF	EACH FACE
CER	CERAMIC	EJ	EXPANSION JOINT
CER TILE	CERAMIC TILE	EL	ELEVATION
CFMF	COLD FORMED METAL FRAMING	ELEC	ELECTRIC, ELECTRICAL
CHBD	CHALKBOARD	ELEV	ELEVATOR
CI	CAST IRON	EMER	EMERGENCY POWER
ci	CONTINUOUS INSULATION	ENCL	ENCLOSURE
CJ	CONTROL JOINT	ENGR	ENGINEER
CL	CENTERLINE	EP	ELECTRICAL PANEL
CLG	CEILING	EPDM	EHTYLENE PROPYLENE DIENE ROOFING
CLO	CLOSET	EQ	EQUAL
CLR	CLEAR	EQUIP	EQUIPMENT
CMU	CONCRETE MASONRY UNIT	ES	EMERGENCY SHOWER
CO	CLEAN OUT	EW	EACH WAY
COL	COLUMN	EW	ELECTRIC WATER COOLER
COMB	COMBINATION	EW	ELECTRIC WATER HEATER
CONC	CONCRETE	EXH	EXHAUST
CONF	CONFERENCE	EXIST	EXISTING
CONN	CONNECTION	EXP	EXPANSION
		EXPJT	EXPANSION JOINT
		EXT	EXTERIOR
		GA	Gauge
		GAL	GALLON
		GALV	GALVANIZED
		GC	GENERAL CONTRACTOR
		GN	GENERAL
		GR	GRADE
		GR	GRADE
		GPM	GALLONS PER MINUTE
		GR	GRADE
		GSB	GYPSUM SHEATHING
		GWB	GYPSUM WALL BOARD
		GYP	GYPSUM
		HA	HANDICAPPED
		HC	HOLLOW CORE
		HCPD	HANDICAPPED
		HDW	HARDWARE
		HDWD	HARDWOOD
		HM	HOLLOW METAL
		HORIZ	HORIZONTAL
		HP	HORSEPOWER, HEAVY PIPE
		HPT	HIGH POINT
		HR	HOUR
		HS	HIGH STRENGTH
		IB	INSIDE DIAMETER
		IGU	INSULATED GLASS UNIT
		INCH	INCH
		INFORM	INFORMATION
		INSUL	INSULATION
		INT	INTERIOR
		INVERT	INVERT
		JAN	JANITOR
		JB	JUNCTION BOX
		JST	JOIST
		JT	JOINT
		KD	KNOCKED DOWN
		KE	KITCHEN EXHAUST
		KIT	KITCHEN
		KO	KNOCKOUT
		KSI	KIPS PER SQUARE INCH
		L	LENGTH
		LAM	LAMINAT(E), (ION)
		LAV	LAVATORY
		LBS	POUNDS
		LF	LINEAR FEET
		LGL	LAMINATED GLASS
		LH	LEFT HAND
		LLH	LONG LEG HORIZONTAL
		LLV	LONG LEG VERTICAL
		LPT	LOWPOINT
		LTR	LETTER
		LVR	LOUVER
		LW	LONG WAY
		MACH	MACHINE
		MAINT	MAINTENANCE
		MAS	MASONRY
		MATL	MATERIAL
		MAX	MAXIMUM
		MC	MOMENT CONNECTION
		MD	METAL DECK
		MDF	MEDIUM DENSITY FIBER BOARD
		MDO	MEDIUM DENSITY OVERLAY
		MECH	MECHANICAL
		MEMB	MEMBRANE
		MEZZ	MEZZANINE
		MFR	MANUFACTURER
		MH	MANHOLE
		MIN	MINIMUM, MINUTE
		MISC	MISCELLANEOUS
		MO	MASONRY OPENING
		MOM	MOMENT
		MS	MEDIUM STILE
		MTD	MOUNTED
		MTL	METAL
		MTP	METAL TOILET PARTITION
		MUL	MULLION
		N	NORTH
		NA	NOT APPLICABLE
		NIC	NOT IN CONTRACT
		NO, #	NUMBER
		NOM	NOMINAL
		NSMF	NON STRUCTURAL METAL FRAMING
		NTS	NOT TO SCALE
		OA	OVERALL
		OC	ON CENTER
		OD	OUTSIDE DIAMETER
		OF	OFFICE
		OPNG	OPENING
		OPP	OPPOSITE
		OSB	ORIENTED STRAND BOARD
		OVHD	OVERHEAD
		OZ	OUNCE
		P	PINT
		PC	PERSONAL COMPUTER
		PERP	PERPENDICULAR
		PH	PHASE
		PL	PLATE, PROPERTY LINE
		PLAM	PLASTIC LAMINATE
		PLBG	PLUMBING
		PLYWD	PLYWOOD
		PNL	PANEL
		PR	PAIR
		PREF	PREFINISHED
		PREFAB	PREFABRICATED
		PRELIM	PRELIMINARY
		PSF	POUNDS PER SQUARE FOOT
		PSI	POUNDS PER SQUARE INCH
		PTD	PAINTED
		PTN	PARTITION
		PVC	POLYVINYL CHLORIDE
		QT	QUARRY TILE, QUART
		QTY	QUANTITY
		R	RISER
		RA	RETURN AIR
		RAD	RADIUS
		RD	ROOF DRAIN
		REF	REFERENCE
		REINF	REINFORCEMENT (ING)
		REQD	REQUIRED
		RESIL	RESILIENT
		REV	REVISION
		RH	RIGHT HAND
		RM	ROOM
		RO	ROUGH OPENING
		S	SOUTH
		SC	SOLID CORE
		SCHED	SCHEDULE
		SCW	SOLID CORE WOOD
		SD	STORM DRAIN
		SECT	SECTION
		SF	SQUARE
		SHT	SHEET
		SIM	SIMILAR
		SL	SLAB
		SOG	SLAB-ON-GRADE
		SP	STANDARD PIPE
		SPEC	SPECIFICATION
		SPEC'D	SPECIFIED
		SO	SQUARE
		SS FT	SQUARE FOOT
		SS	SOLID SURFACE
		SSK	SERVICE SINK
		SST	STAINLESS STEEL
		ST	STONE
		STA	STATION
		STC	SOUND TRANSMISSION COEFFICIENCY
		STD	STANDARD
		STIFF	STIFFENER
		STL	STEEL
		STM	SOUND TRANSMISSION
		STOR	STORAGE
		STRUCT	STRUCTURE / STRUCTURAL
		T	TREAD
		T&G	TONGUE & GROOVE
		TA	TOILET ACCESSORY

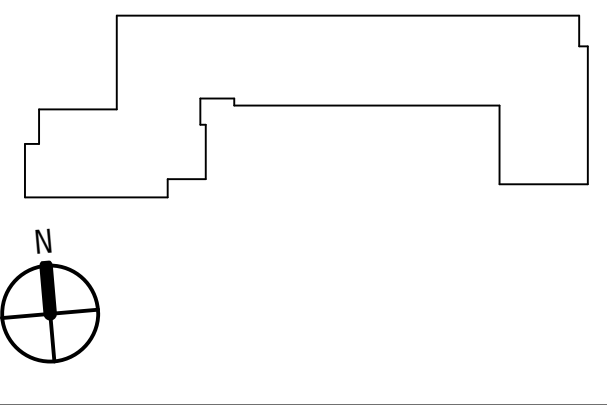
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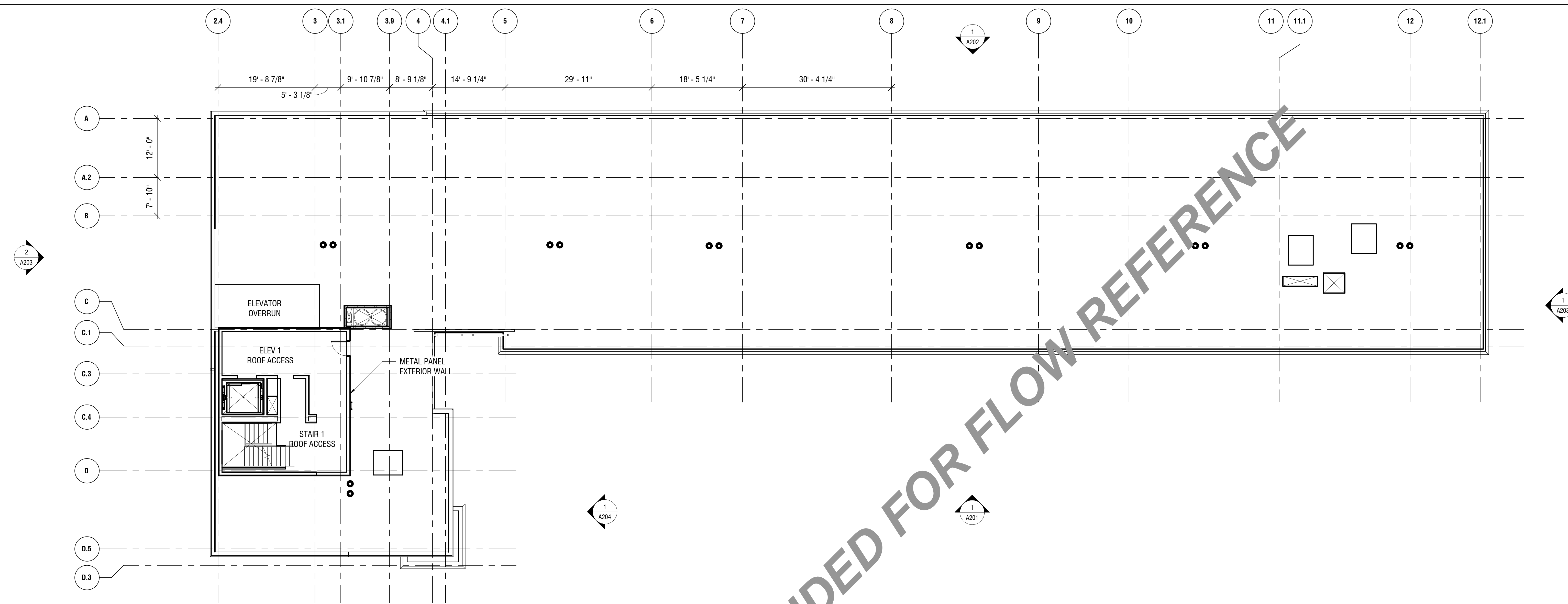
1 FLOOR PLAN - TYPICAL LEVEL 2-8
1" = 10'-0"



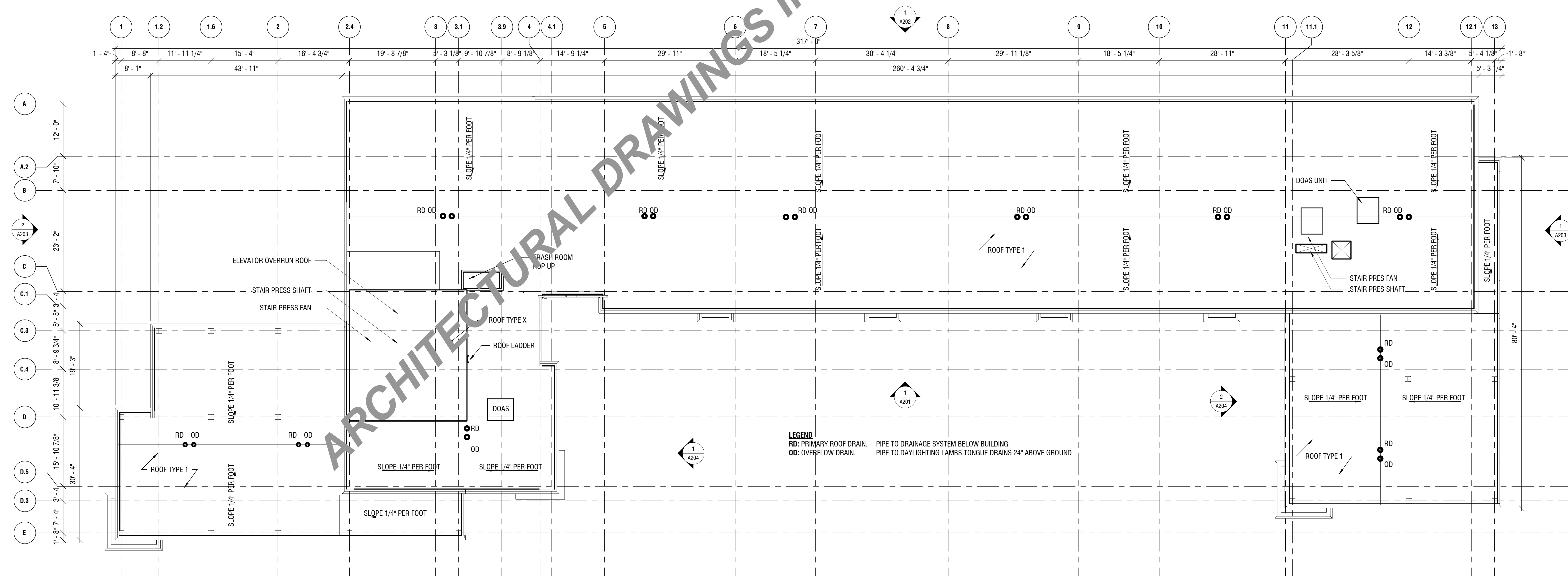
2 FLOOR PLAN - LEVEL 9 - 12
1" = 10'-0"



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1 PENTHOUSE FLOOR PLAN
A103 1" = 10'-0"

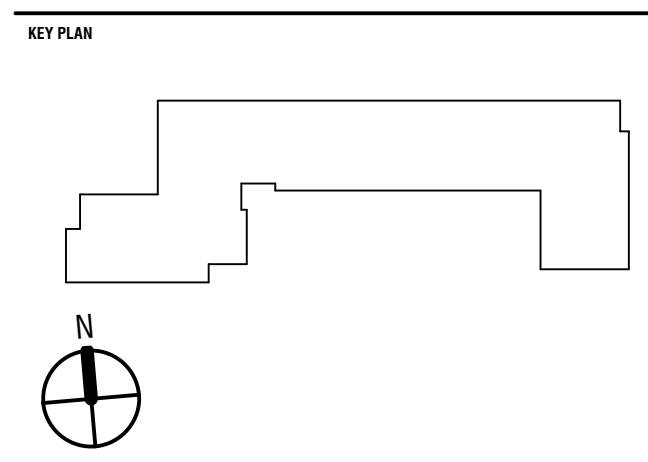


2 ROOF PLAN
A103 1" = 10'-0"

ARCHITECTURAL DRAWINGS INCLUDED FOR FLOW REFERENCE

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CONSULTANT



SEAL

AFFIRMATION

SHEET TITLE
OVERALL PLANS

SCALE
1" = 10'-0"

SHEET NUMBER
A103

NOT FOR CONSTRUCTION

**Existing and Proposed Sanitary Pipe Calculations
1045 Forbes Avenue Development
5th Avenue Ave 87-IN PWSA Combined Sewer
Dry Flow Comparison Calculations**

Given Information	
Pipe Location:	5th Avenue
Pipe Type:	Brick
Pipe Diameter (IN) ⁽¹⁾ :	87
Slope ⁽²⁾ :	2.9%
Manning's n Value:	0.016

Solve for Present Average Dry Flow	
Flow (GPD):	1,817,000

Solve for Present Peak Flow	
Peak Factor:	3.5
Flow (GPD)⁽³⁾:	6,359,500

Solve for Peak Design Capacity (Present)	
Flow (CFS):	976.583
Flow (GPD):	631,058,292

Solve for Average Design Capacity (Present)	
Peak Factor:	3.5
Flow (GPD):	180,302,369

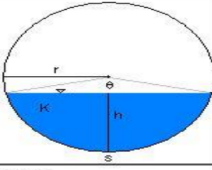
Solve for Projected Peak Flow in 5 Years	
PWSA 5-year Factor	1.05
Anticipated Flow Contribution (GPD) ⁽⁴⁾ :	75,350
Flow (GPD):	6,756,593

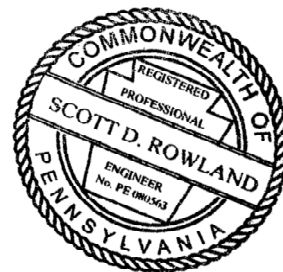
Solve for Average Flow in 5 years	
Flow (GPD):	1,930,455

Summary	
Anticipated Peak Flow Contribution (GPD) ⁽⁴⁾ :	75,350
Present Average Flow (GPD):	1,817,000
Present Peak Flow (GPD):	6,359,500
Average Design Capacity (GPD):	180,302,369
Peak Design Capacity (GPD):	631,058,292
Average Projected Flow (GPD)	1,930,455
Peak Projected Flow (GPD)	6,756,593

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

1. Sewer slope referenced from PWSA output data provided October 6, 2022
2. Sewer diameter measured during flow monitoring gage installation
3. Present flow based on peak hourly dry flow as monitored at PWSA Manhole MH025D013 for 30 days between November 9, 2022 through December 8, 2022 (Peak hourly dry flow occurred on 12/08/2022 between 10am-11am)
4. Flow estimation calculation based on floor plans by Design Collective, provided by Radnor Property Group

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



PROPOSED SANITARY PIPE CALCULATIONS
1045 Forbes Avenue - Multifamily Residential Development

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 MAGEE STREET

MINIMUM SLOPE WITHIN THIS ENTIRE RUN = 2.0%

MATERIAL	PVC	Q_{full} , cfs	Q_{full} , gpd	Q_{half} , cfs	Q_{half} , gpd	V_{max} , fps	V_{half} , fps
LENGTH, ft	119	3.67	2,371,919	1.76	1,138,521	7.74	6.73
DIAMETER, in	10						
SLOPE	2.00%	PIPE SIZED ACCORDINGLY: TRUE					
n	0.011	$V_{max} < 10$ fps: TRUE					
Q_{max} , gpd	75,350	$V_{half} > 2$ fps: TRUE					
Q_{design} , gpd	263,725						

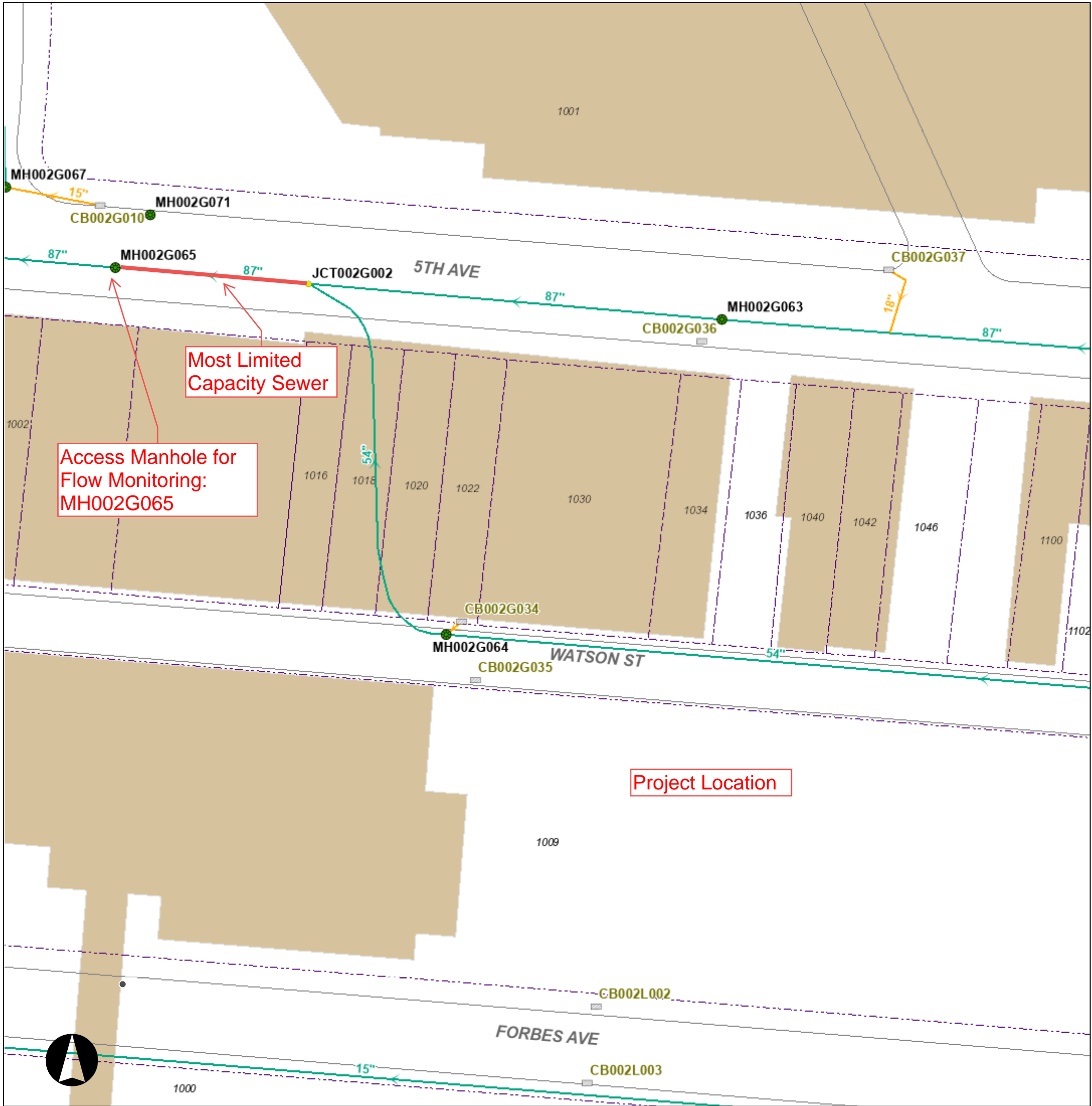
Most Limited Capacity Sewer (MLCS) Spreadsheet

PROJECT NAME:	1045 Forbes Ave
PWSA PROJECT NUMBER:	DEV-156-0822
PWSA REVIEWER:	Shannon Connell, EIT
DATE:	October 5, 2022

LEGEND:	Output Data
	Input Data
	Questionable Data
	Hydraulically Limited Sewer

Upstream MH	Downstream MH	Upstream Invert	Downstream Invert	Length, ft	Diam., in.	Material	n	Area, sf	Wetted P, ft	Slope	Flow, gpd
MH022L005	JCT002G001	769.72	768.82	70.98	54	Brick	0.016	15.90	14.137	1.27%	116,595,458
JCT002G001	MH002G061	768.82	768.73	13.34	54	Brick	0.016	15.90	14.137	0.67%	85,049,491
MH002G061	MH002G064	767.51	763.02	337.91	54	Brick	0.016	15.90	14.137	1.33%	119,357,860
MH002G064	JCT002G002	763.02	761.07	176.93	54	Brick	0.016	15.90	14.137	1.10%	108,703,854
JCT002G002	MH002G065	760.64	758.22	82.78	87	Brick	0.016	41.28	22.777	2.92%	631,550,374
MH002G065	JCT002G003	758.22	756.68	77.46	87	Brick	0.016	41.28	22.777	1.99%	520,816,385
JCT002G003	RD002G001	756.68	756.48	19.69	96	Brick	0.016	50.27	25.133	1.02%	484,016,810
RD002G001	MH002F129	756.48	754.32	89.19	96	Brick	0.016	50.27	25.133	2.42%	747,372,475
MH002F129	MH002F130	754.15	750.33	298.99	96	Brick	0.016	50.27	25.133	1.28%	542,839,767
MH002F130	JCT002F004	750.18	749.38	80.85	96	Brick	0.016	50.27	25.133	0.99%	477,719,850
JCT002F004	MH002F126	749.38	748.34	16.83	96	Brick	0.016	50.27	25.133	6.18%	1,193,831,179
MH002F126	MH002F125	748.34	746.61	107.07	96	Brick	0.016	50.27	25.133	1.62%	610,460,342
MH002F125	JCT002F006	746.42	745.73	37.30	96	Brick	0.016	50.27	25.133	1.85%	653,188,357
JCT002F006	MH002F122	745.73	742.88	155.22	96	Brick	0.016	50.27	25.133	1.84%	650,754,074
MH002F122	JCT002F005	742.85	742.43	26.75	96	Brick	0.016	50.27	25.133	1.57%	601,770,727
JCT002F005	MH002F120	742.43	741.49	55.49	96	Brick	0.016	50.27	25.133	1.69%	625,064,551
MH002F120	JCT002K002	741.34	739.37	141.63	96	Brick	0.016	50.27	25.133	1.39%	566,400,713
JCT002K002	MH002K048	739.37	738.44	32.20	96	Brick	0.016	50.27	25.133	2.89%	816,172,286
MH002K048	MH002K067	738.44	737.09	81.80	72	Brick	0.016	28.27	18.850	1.65%	286,476,217
MH002K067	MH002K068	738.44	735.79	78.53	72	Brick	0.016	28.27	18.850	3.37%	409,641,058
MH002K068	MH002K047	738.44	732.96	171.17	72	Brick	0.016	28.27	18.850	3.20%	399,001,745

1045 Forbes = MLCS



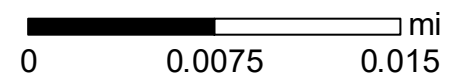
Legend

WATER

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

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

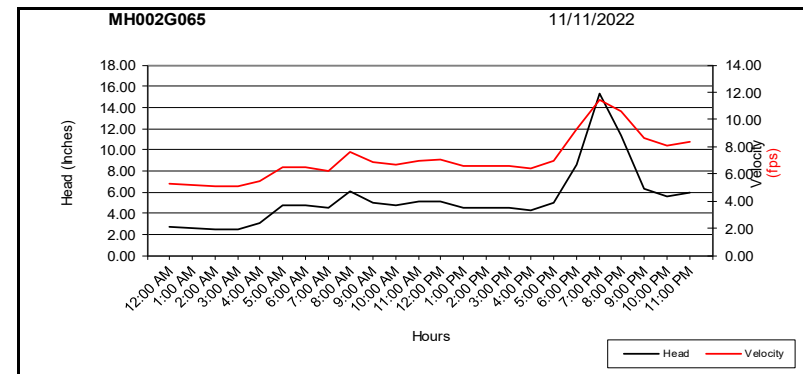
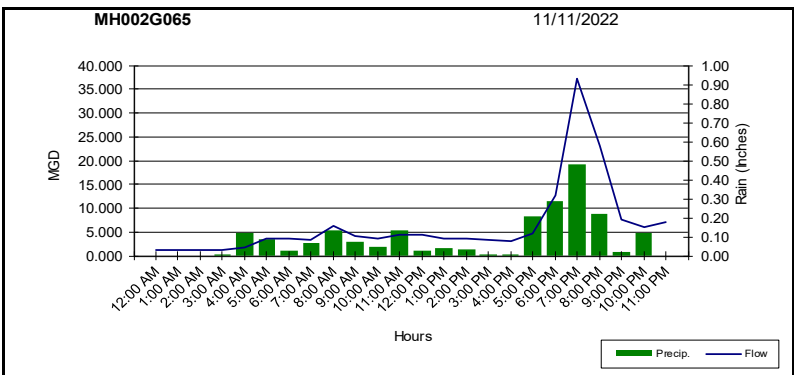
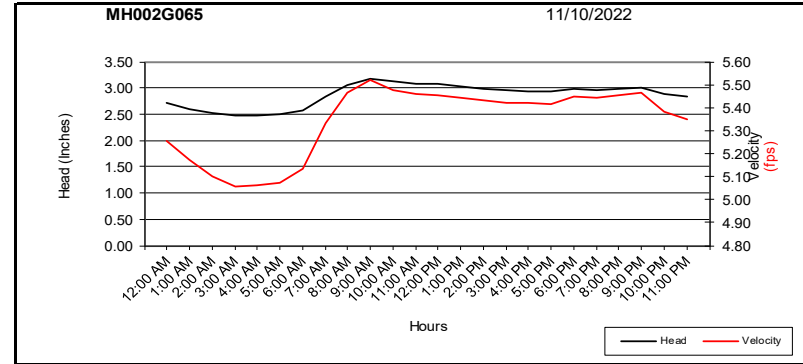
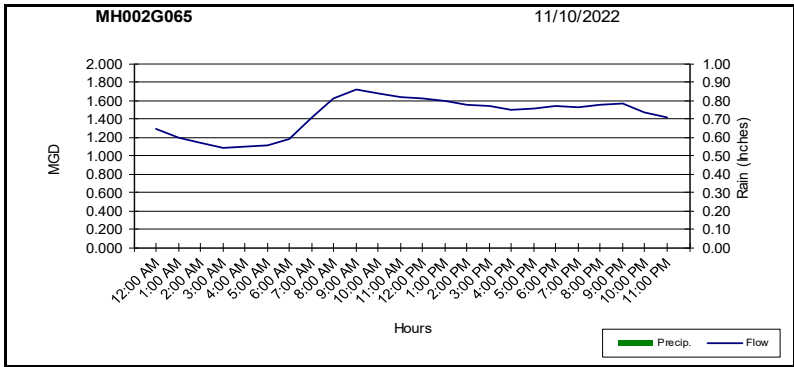
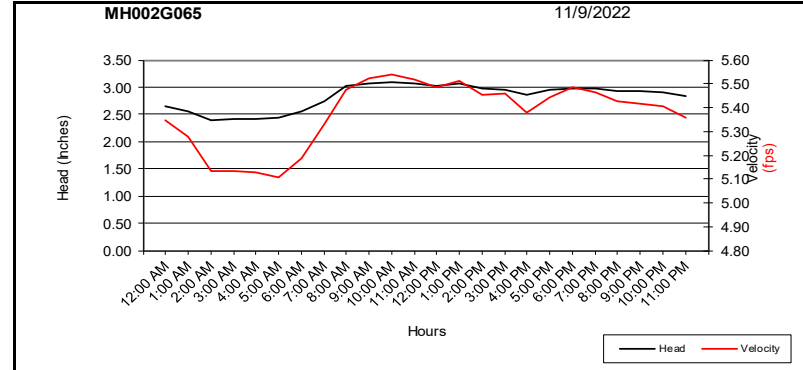
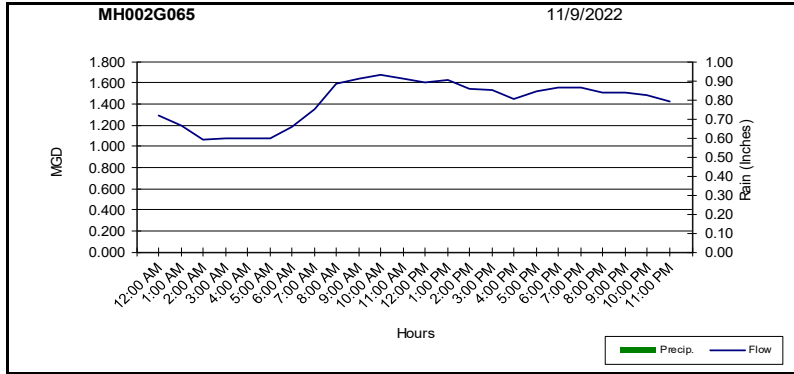
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- Outfall
- End Cap
- Sewer Pump Station
- Combined Sewer
- Sanitary Sewer
- Storm Sewer
- Regulated Combined Sewer
- Overflow Sewer
- Interceptor
- Sewer Force Main
- Private Sewer
- Undefined Sewer
- Green Infrastructure Underground Facilities

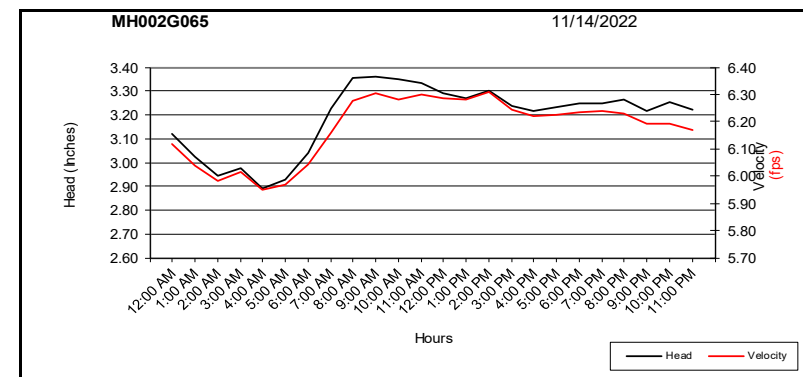
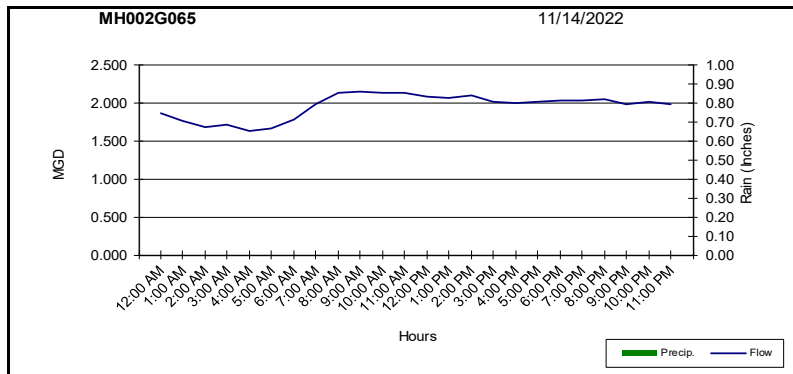
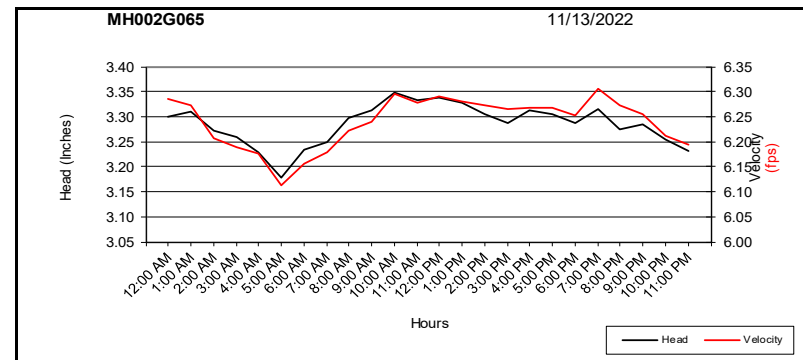
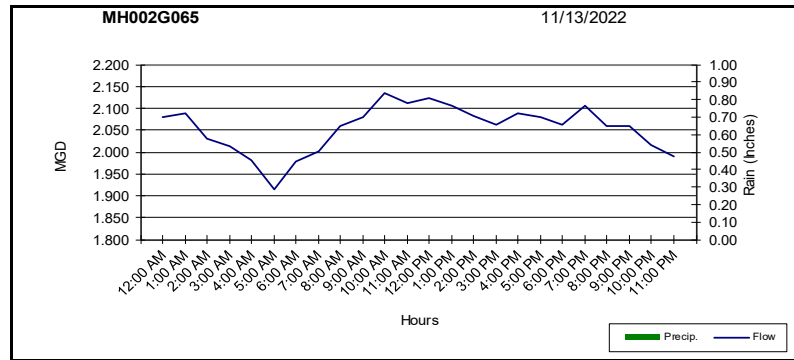
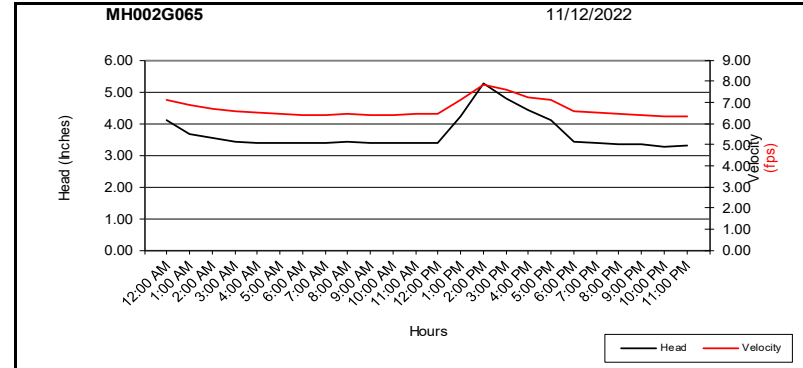
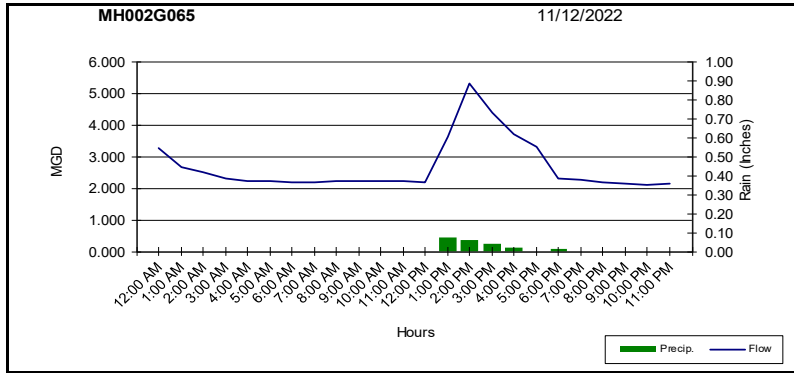


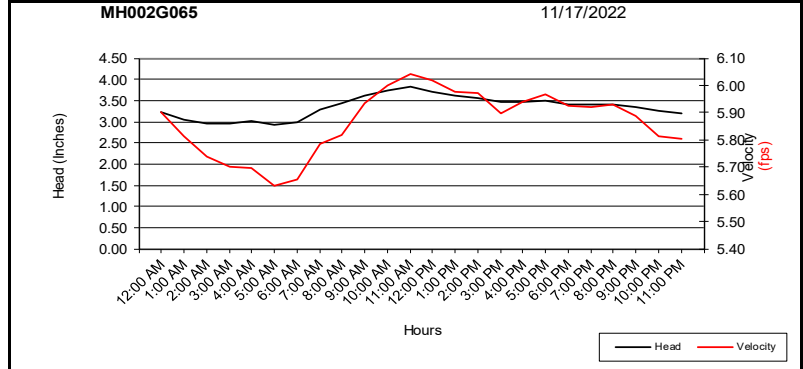
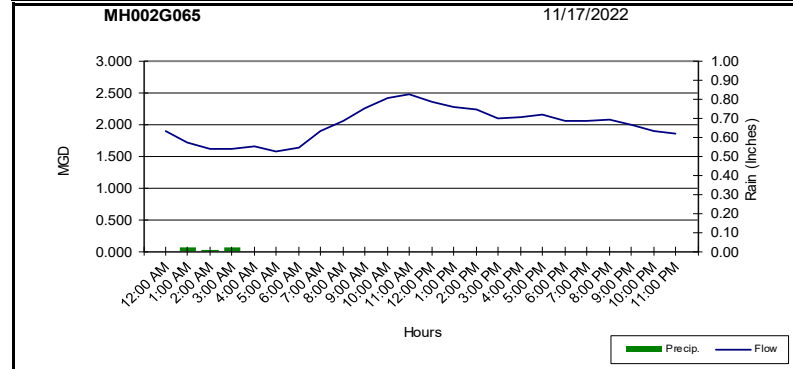
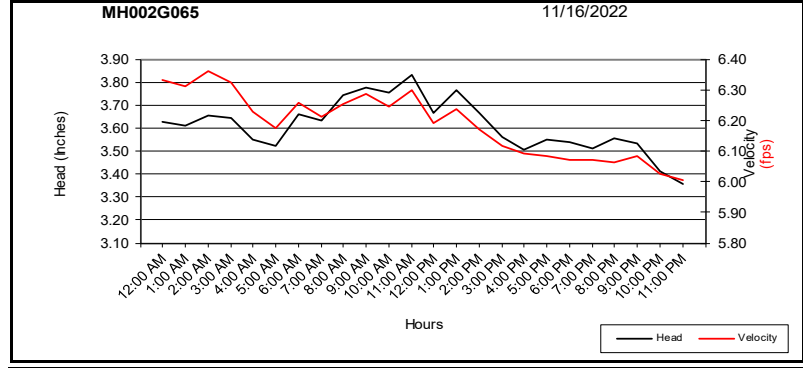
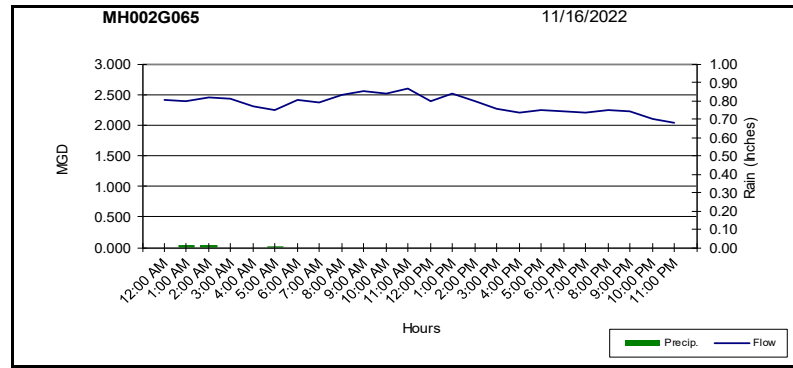
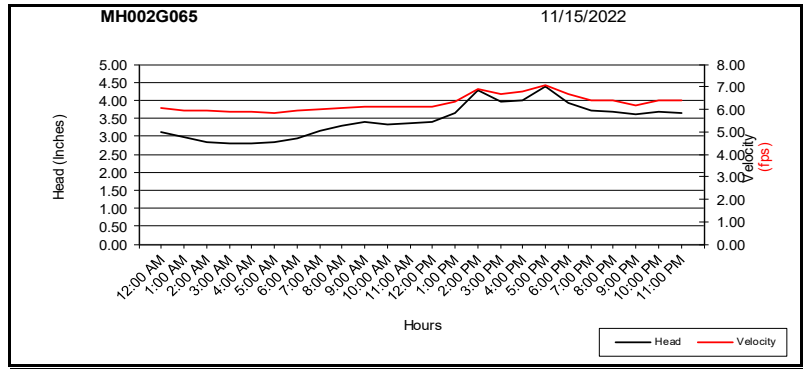
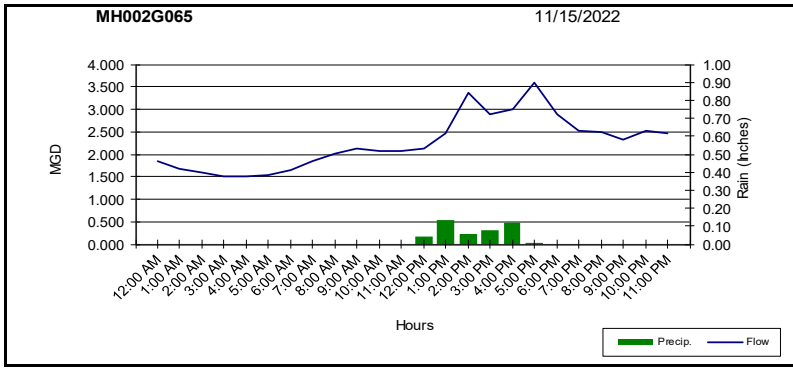
Neither the City of Pittsburgh nor the PWSA guarantees the accuracy of any of the information hereby made available, including but not limited to information concerning the location and condition of underground structures, and neither assumes any responsibility for any conclusions or interpretations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

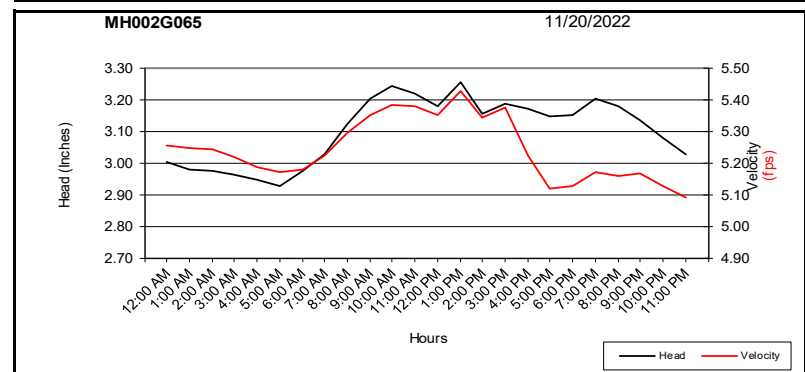
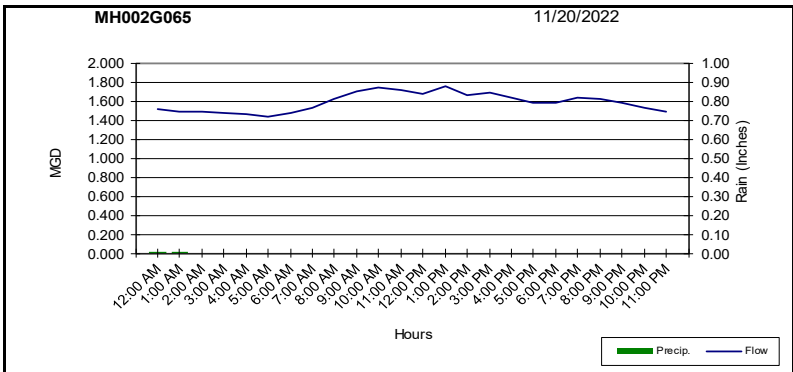
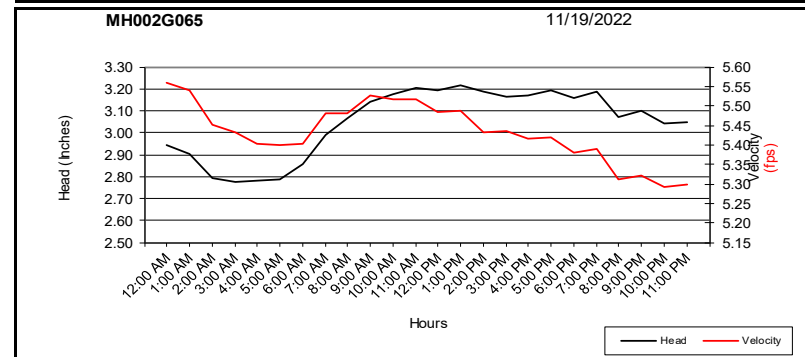
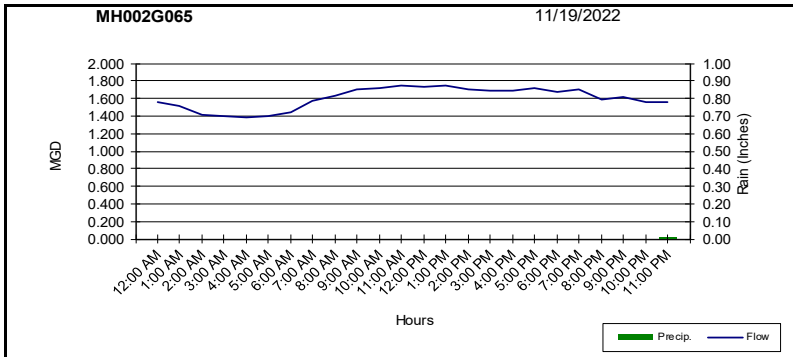
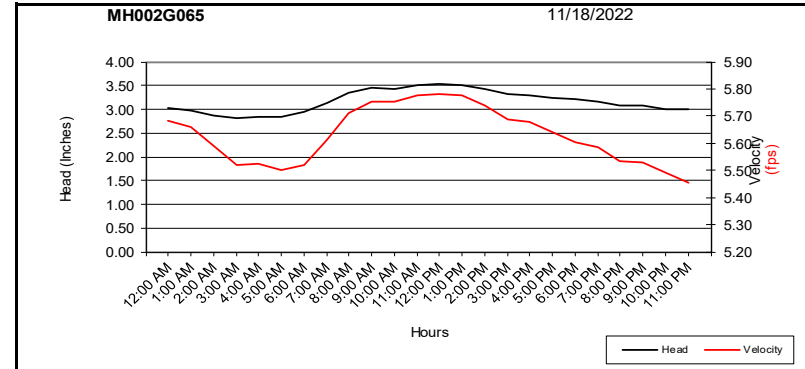
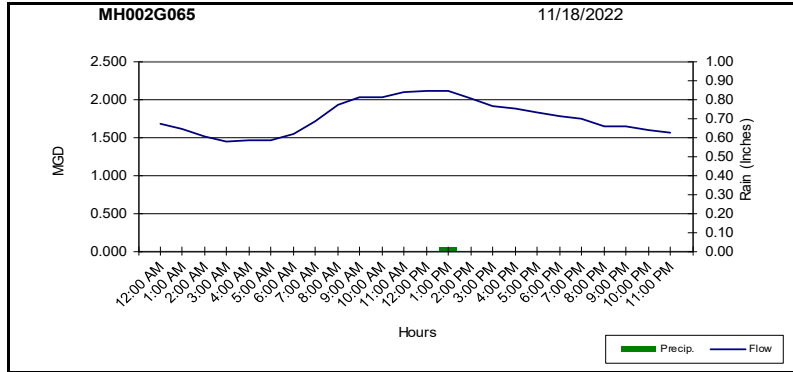
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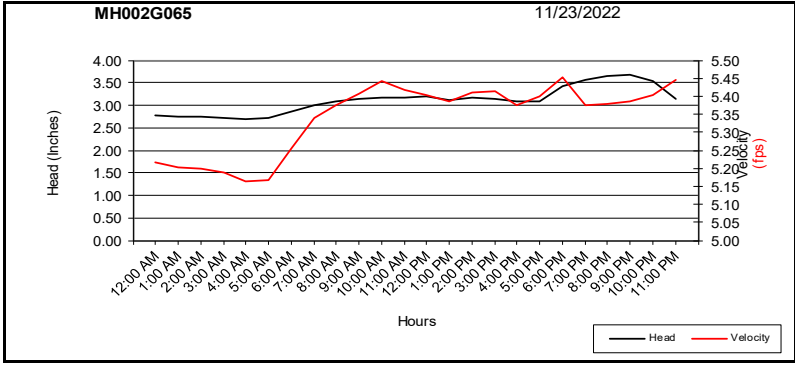
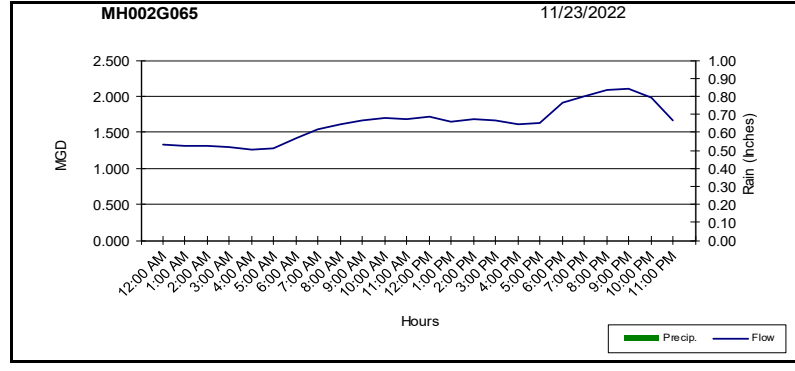
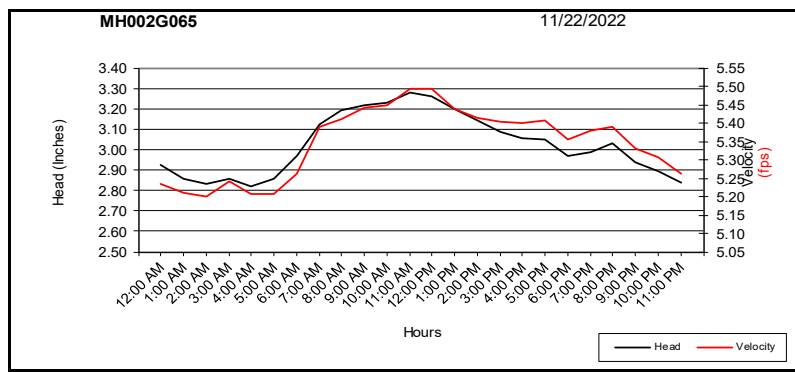
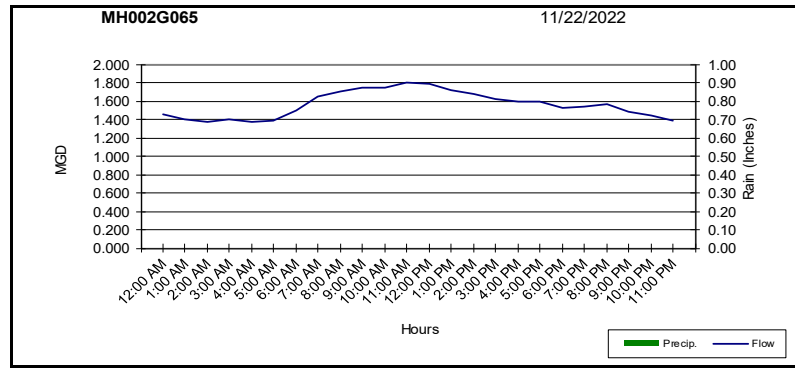
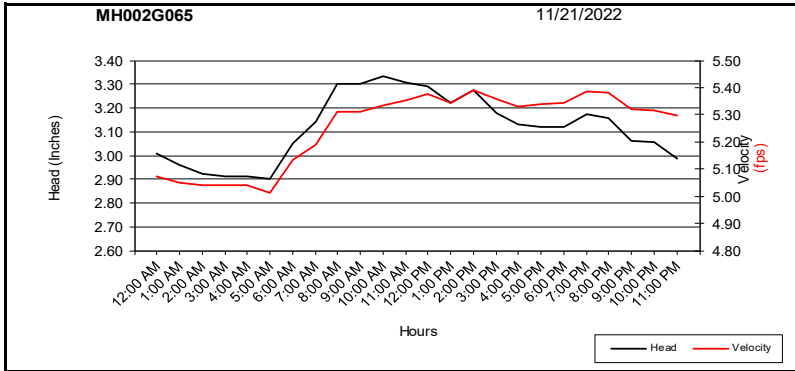
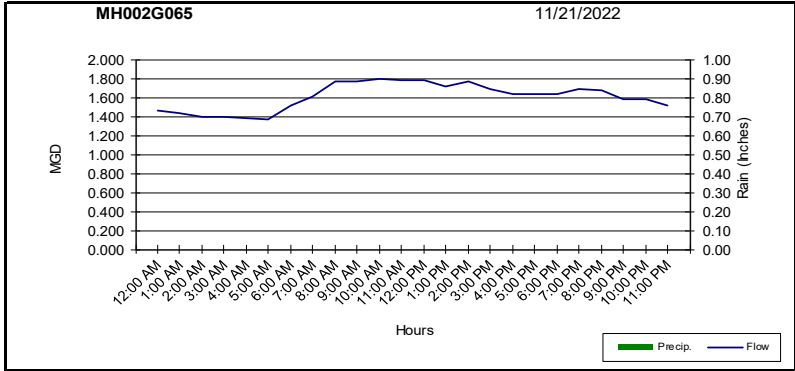
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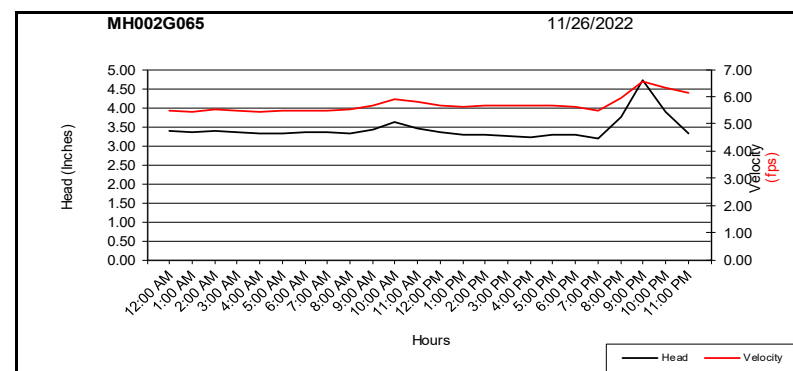
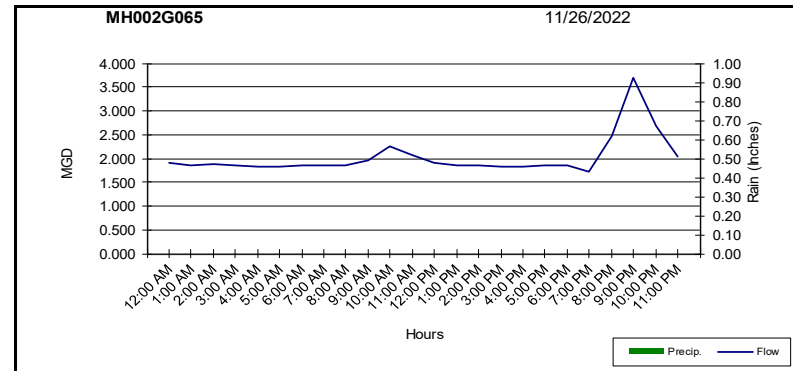
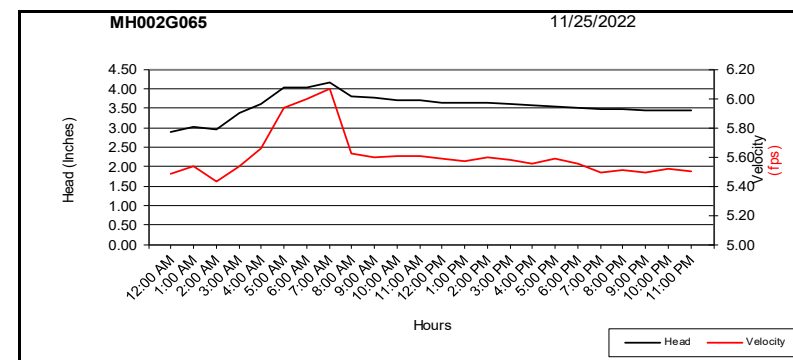
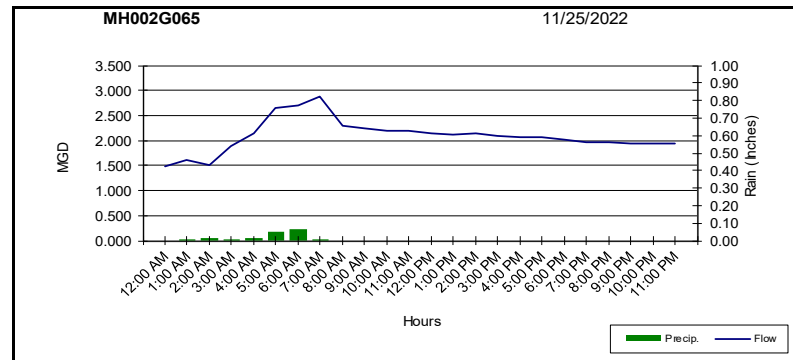
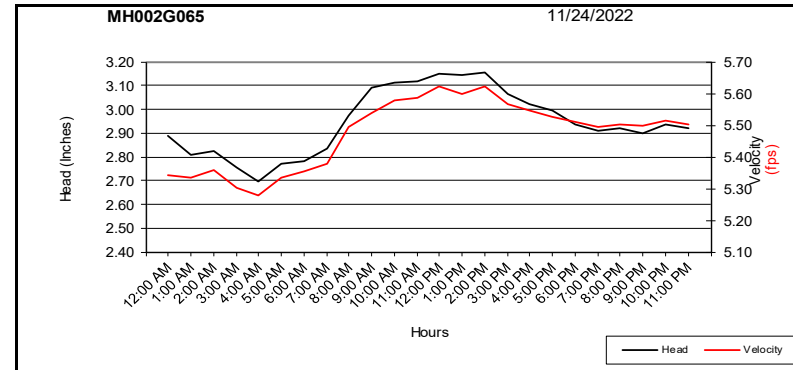
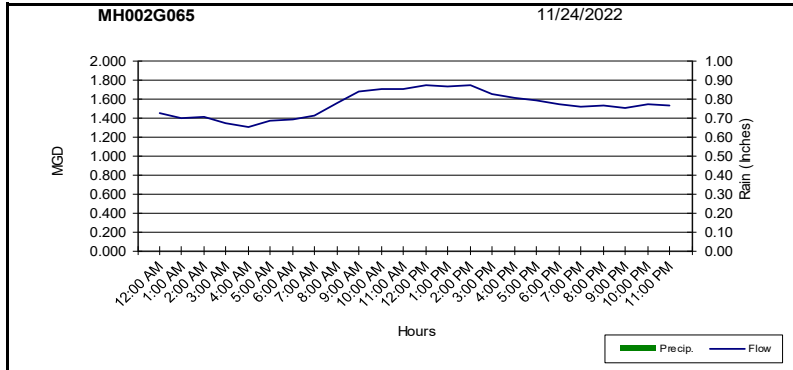


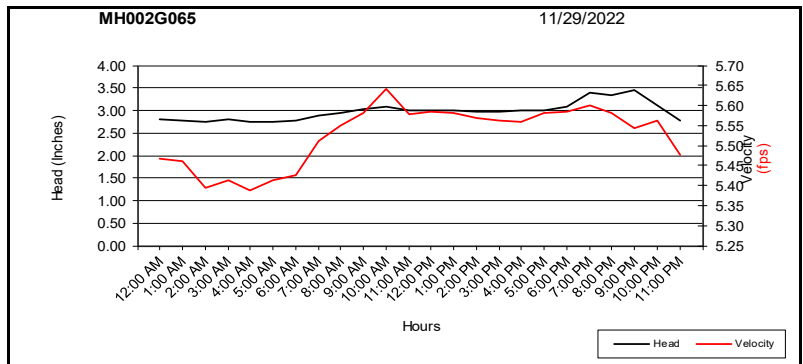
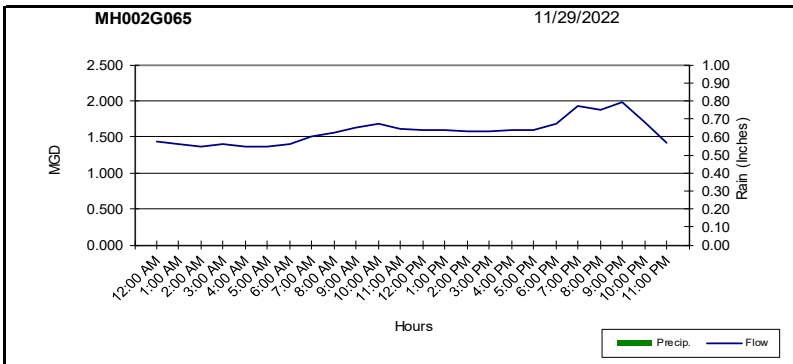
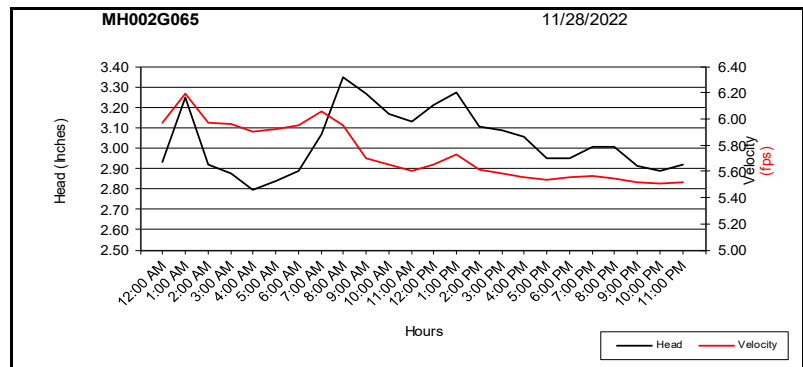
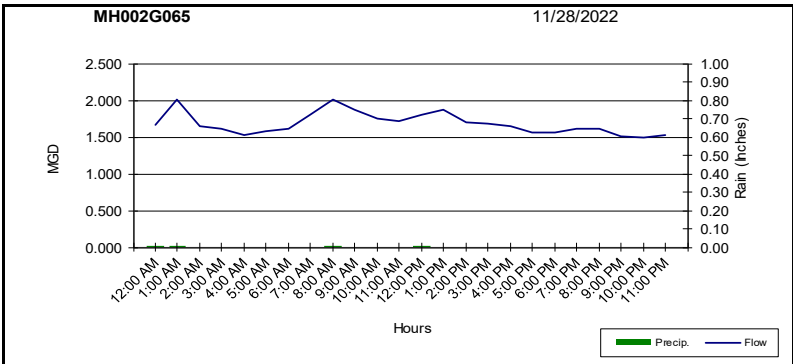
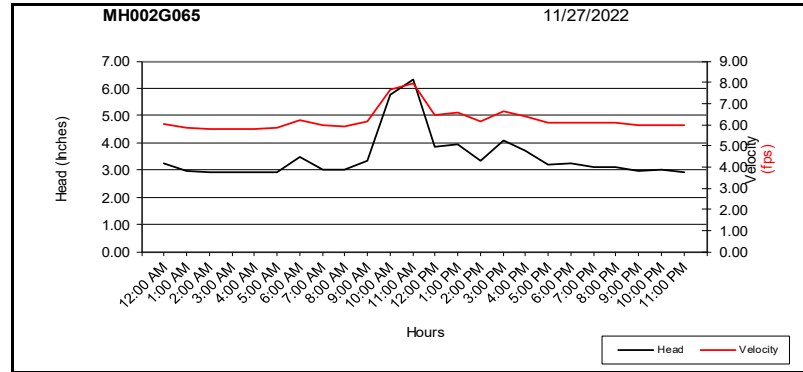
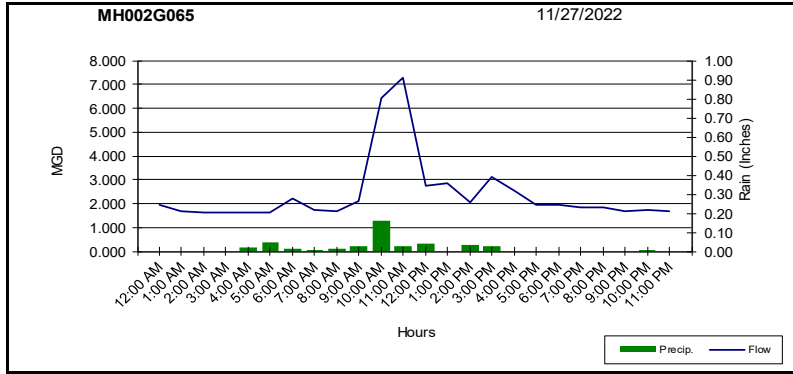


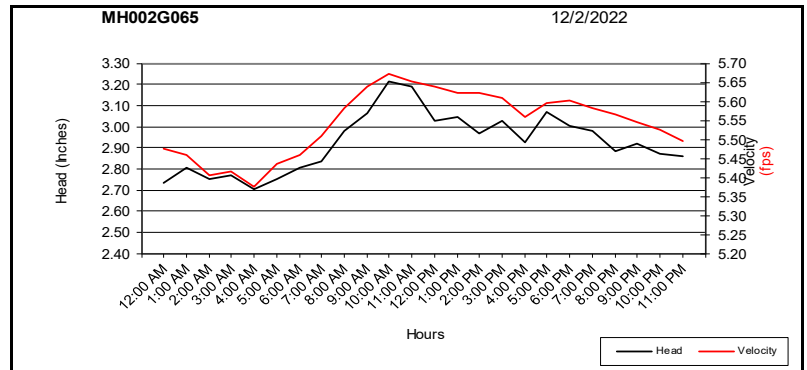
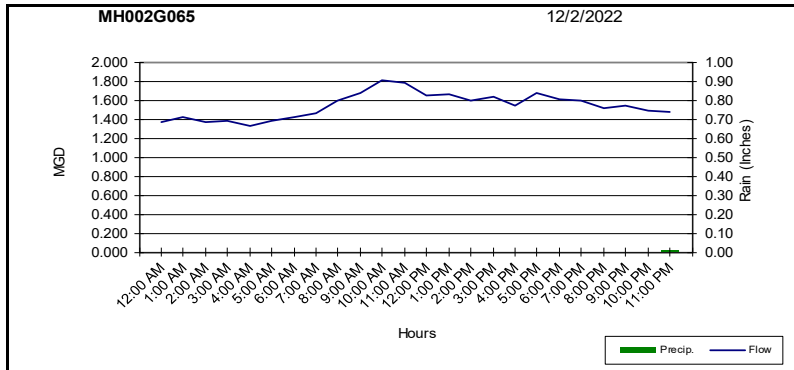
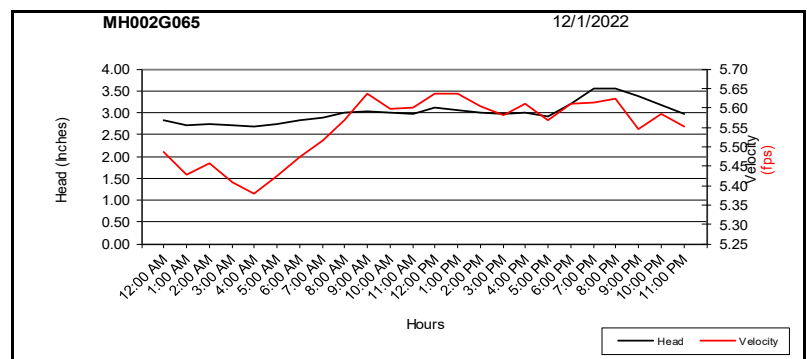
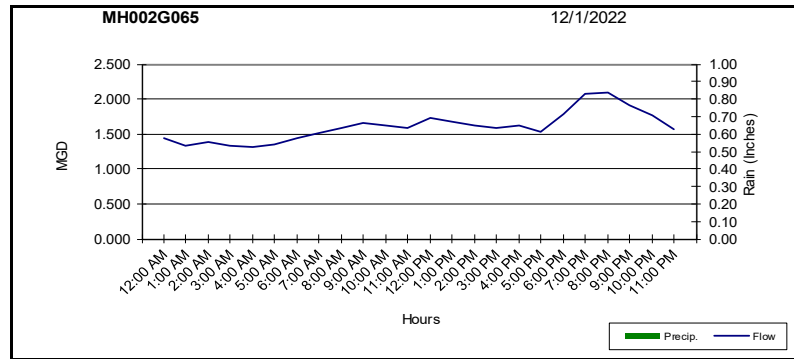
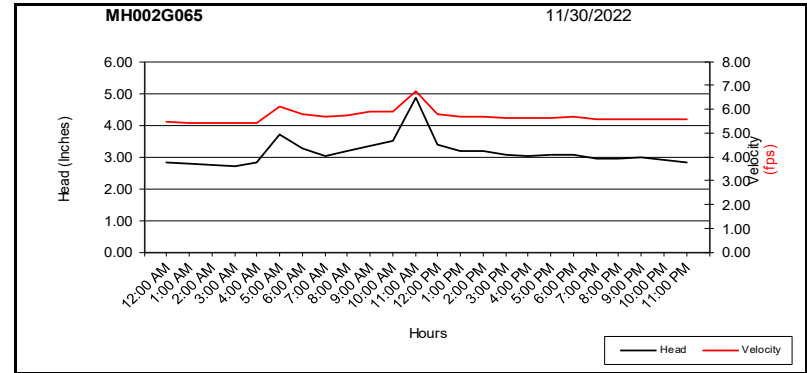
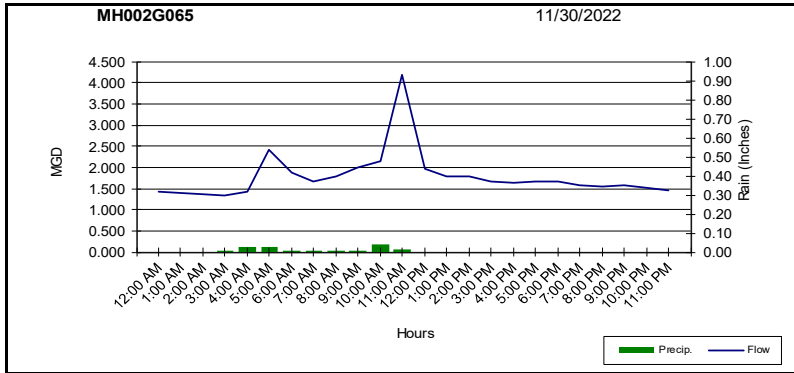


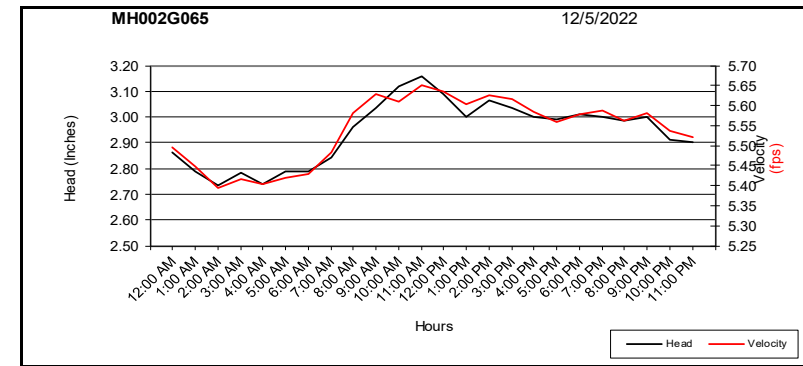
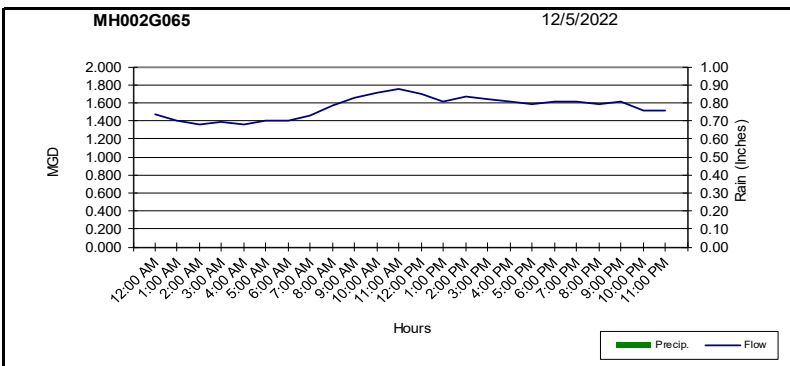
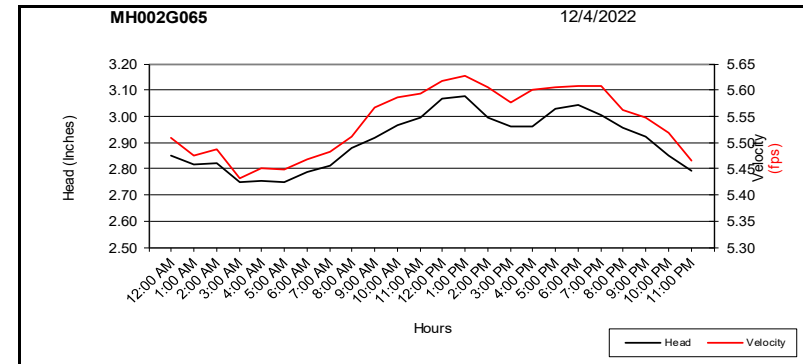
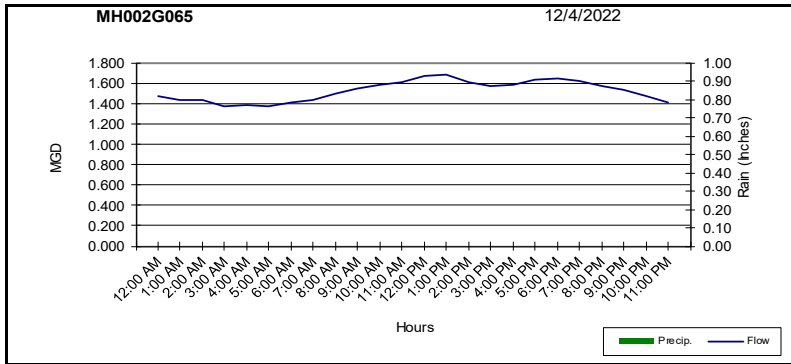
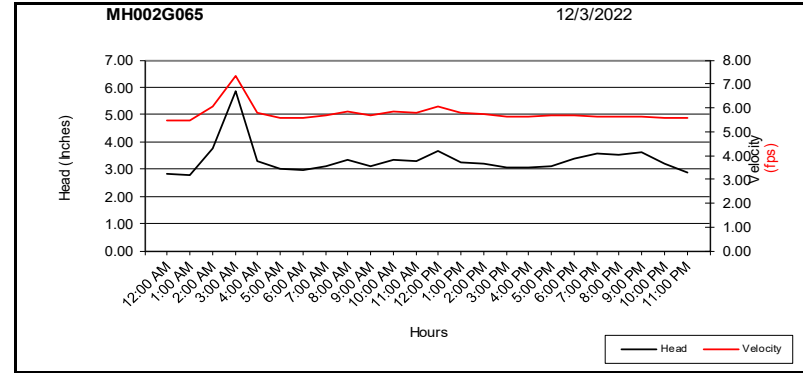
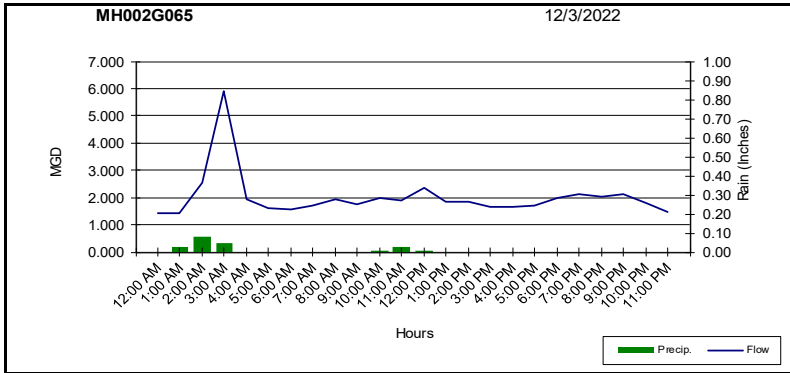


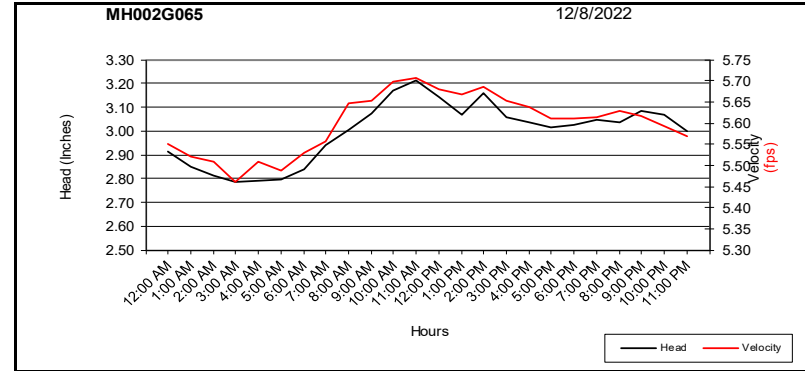
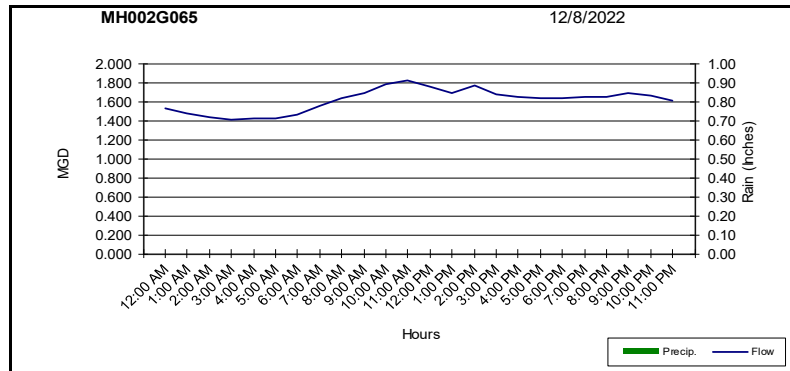
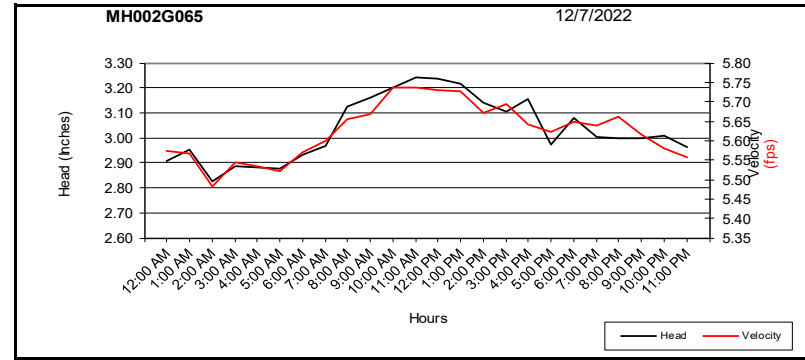
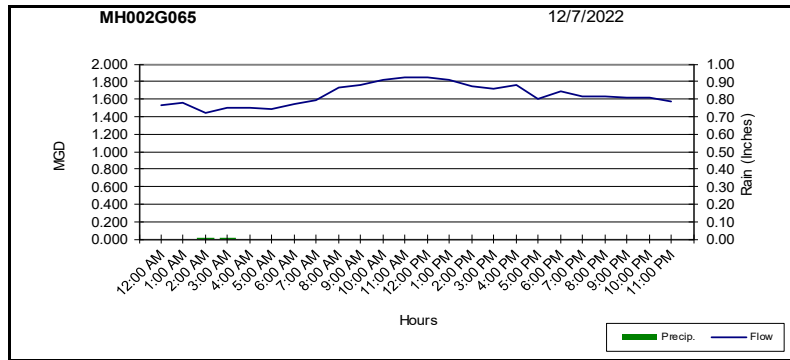
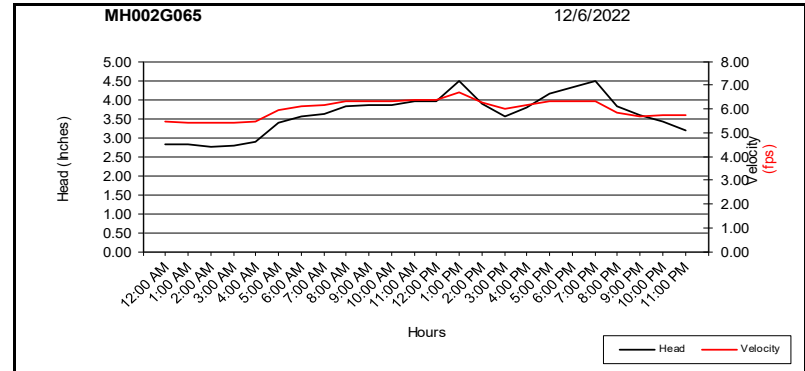
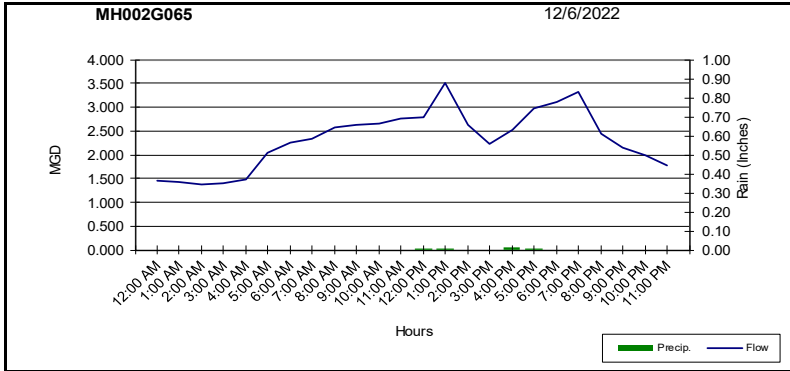












**DOCUMENTATION
FROM UTILITY COMPANIES**



09/14/2022

Robert Gehris
Langan Engineering & Environmental Service
2400 Ansys Dr Ste 403, Canonsburg PA 1531

RE: Water and Sewer Availability
1045 Forbes Avenue, Pittsburgh PA 15219

Dear Robert Gehris

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

Water service available: Yes

Sewer service available: Yes

6" Forbes Avenue
8" Chatham Square
6" Watson Street

15" Forbes Avenue
20" Magee Street

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

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

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

Sincerely,

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

Wendy M. Dean
Engineering Tech II

APPENDIX D

Alternative Sewage Facilities Analysis

SECTION H SEWAGE FACILITIES PLANNING MODULE COMPONENT 3

**Re: Alternative Sewage Facilities Analysis
1045 Forbes Avenue
City of Pittsburgh, Allegheny County, Pennsylvania
Langan Project No.: 250169001**

The project site is located in the Duquesne University campus, between Fifth Avenue and Forbes Avenue, in the EMI, Educational Medical Institution District within the City of Pittsburgh, Allegheny County, Pennsylvania. Radnor Properties, LLC is proposing to construct a new multi-family residential development. The proposed development includes an 18,650 square foot residential building, an open space loading plaza, landscaped and hardscaped areas, and storm water management facilities. The new building will be owned and operated by Duquesne University. The project site is approximately 1.57 acres and is composed of Allegheny County Tax parcels 2-L-37 and 2-L-39, and portions of 2-L-25.

The site is generally bound by Watson Street to the north, Magee Street to the east, Forbes Avenue to the south, and a Duquesne University Power Center building to the west. The site is currently a paved parking lot.

The project proposes use of a proposed, private gravity sewer lateral for the proposed building that will tie into the existing 20-inch combined sewer owned by PWSA and located in Magee Street. This existing 20-inch combined sewer eventually connects to the Allegheny Interceptor in River Avenue. Sewage will then be conveyed and treated by Allegheny County Sanitary Authority (ALCOSAN) Wastewater Treatment Facility. Sewage will then be conveyed and treated by Allegheny County Sanitary Authority (ALCOSAN) Wastewater Treatment Facility. This ultimate method will provide for disposal of the net total combined daily flow of 75,350 gallons per day (189 EDUs). A reference for the approximate sewage flow for the proposed development can be found in Appendix C. The use of a proposed, private lateral will not create any undue financial burdens to the City of Pittsburgh, PWSA, or ALCOSAN.

Alternative methods of sewage disposal that could be considered include on-site subsurface disposal systems (septic systems) and an individual package wastewater treatment plant. The existing developments in the area are all currently connected to the public sewer system; therefore, an on-site septic system would not be consistent with the neighboring buildings, nor would it be a practical solution to provide adequate service for the site. The nearest discharge point from the site for a stream discharge is the Allegheny River, approximately 0.29 miles south of the site. A package wastewater treatment plant with discharge to the Allegheny 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
1045 Forbes Avenue
City of Pittsburgh, Allegheny County, Pennsylvania
Langan Project No.: 250169001**

A public notification is required for this project since the project proposed flow estimate of 75,350 gallons per day exceeds the 50,000 gallons per day threshold required for public notification, as stated in Section P of Component 3 (Appendix C).

Public notification shall be provided prior to finalization of this module.

As of May 15, 2023, the public notification and comment period has been initiated, with an advert posted in the Pittsburgh Post Gazette on May 11, 2023. The module is hosted by the Pittsburgh Water and Sewer Authority. Public comments may be received by the Pittsburgh Water and Sewer Authority until June 14, 2023


Proof of Publication of Notice in Pittsburgh Post-Gazette


Under Act No 587, Approved May 16, 1929, PL 1784, as last amended by Act No 409 of September 29, 1951

Commonwealth of Pennsylvania, County of Allegheny, ss D. Rullo, being duly sworn, deposes and says that the Pittsburgh Post-Gazette, a newspaper of general circulation published in the City of Pittsburgh, County and Commonwealth aforesaid, was established in 1993 by the merging of the Pittsburgh Post-Gazette and Sun-Telegraph and The Pittsburgh Press and the Pittsburgh Post-Gazette and Sun-Telegraph was established in 1960 and the Pittsburgh Post-Gazette was established in 1927 by the merging of the Pittsburgh Gazette established in 1786 and the Pittsburgh Post, established in 1842, since which date the said Pittsburgh Post-Gazette has been regularly issued in said County and that a copy of said printed notice or publication is attached hereto exactly as the same was printed and published in the _____ regular editions and issues of the said Pittsburgh Post-Gazette a newspaper of general circulation on the following dates, viz:

11 of May, 2023

Affiant further deposes that he/she is an agent for the PG Publishing Company, a corporation and publisher of the Pittsburgh Post-Gazette, that, as such agent, affiant is duly authorized to verify the foregoing statement under oath, that affiant is not interested in the subject matter of the afore said notice or publication, and that all allegations in the foregoing statement as to time, place and character of publication are true.



PG Publishing Company
Sworn to and subscribed before me this day of:
May 11, 2023


Commonwealth of Pennsylvania - Notary Seal
Amy McCay, Notary Public
Allegheny County
My commission expires January 24, 2026
Commission number 1323004
Member, Pennsylvania Association of Notaries

STATEMENT OF ADVERTISING COSTS
Langan Engineering & Environmental Services, Inc.
2400 Ansys Drive, Suite 403
Canonsburg, PA 15317-9540

To PG Publishing Company

Total ----- \$493.35

Publisher's Receipt for Advertising Costs

PG PUBLISHING COMPANY, publisher of the Pittsburgh Post-Gazette, a newspaper of general circulation, hereby acknowledges receipt of the aforesaid advertising and publication costs and certifies that the same have been fully paid.

Office
2201 Sweeney Drive
Clinton, PA 15026
legaladvertising@post-gazette.com
Phone 412-263-1440

PG Publishing Company, a Corporation, Publisher of
Pittsburgh Post-Gazette, a Newspaper of General Circulation

By _____

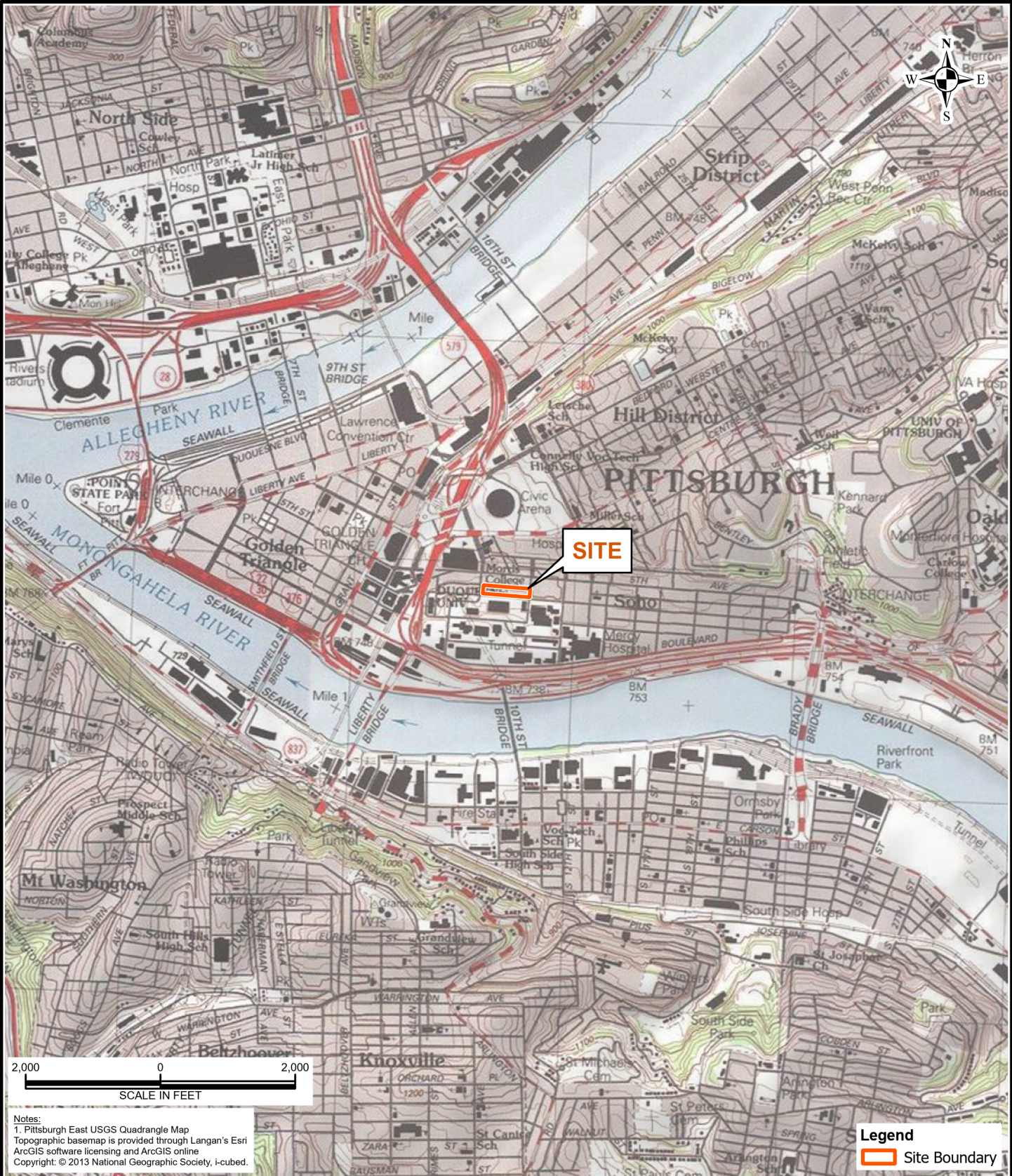
I hereby certify that the foregoing is the original Proof of Publication and receipt for the Advertising costs in the subject matter of said notice.

COPY OF NOTICE OR PUBLICATION

Notice of a comprehensive plan for the provision of adequate sewage systems, "Official Plan" submission to the Pennsylvania Department of Environmental Protection
PROJECT NAME: 1045 FORBES AVENUE MULTI-FAMILY RESIDENTIAL DEVELOPMENT
TYPE OF DEVELOPMENT: Multi-family dwelling (apartment) building with up to 237 residential units, with landscape, hardscape and stormwater management improvements
LOCATION: 1045 Forbes Avenue. Bounded by Watson Street to the north, Forbes Avenue to the south, Magee Street to the east, and parcel 2-L-25 to the west, in the City of Pittsburgh, Allegheny County, Pennsylvania; tax parcel numbers 2-L-37 and 39.
ACREAGE UNDER DEVELOPMENT: Approximately 1.6 Acres
NUMBER OF EQUIVALENT DWELLING UNITS PROPOSED: 189 EDUs
TYPE OF SEWAGE DISPOSAL PROPOSED: COMMUNITY - Connection to PWSA with treatment at ALCOSAN
REASON FOR PUBLICATION: Estimated project demand will increase flow at existing sewage treatment facility by more than 50,000 GPD
ESTABLISHMENT OF 30 DAY COMMENT AND REVIEW PERIOD: Begins MAY 15, 2023 and expires JUNE 14, 2023
WHERE AND WHEN SEWAGE FACILITIES PLANNING MODULE CAN BE SEEN FOR COMMENT AND REVIEW: At the office of the Pittsburgh Water and Sewer Authority, 1200 Penn Avenue, Pittsburgh, PA 15222. Please schedule an appointment by contacting Julie Ascioia at jasciolla@pgh20.com or 412-606-1233.
ADDRESS OF MUNICIPAL OFFICE WHERE COMMENTS WILL BE ACCEPTED: PWSA Pittsburgh Sewer and Water Authority, 1200 Penn Avenue, Pittsburgh, PA 15222. Send to the attention of Julie Ascioia or jasciolla@pgh20.com

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.

Legend
 Site Boundary

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

Project
**DUQUESNE-MAGEE
 RESIDENCE HALL**
 PITTSBURGH
 ALLEGHENY COUNTY PA

Figure Title
**SITE
 LOCATION
 MAP**

Project No. 250169001	Figure
Date 6/28/2022	1
Scale 1" = 2,000 feet	
Drawn By LB	

ZONING
 AS PER THE CITY OF PITTSBURGH ZONING DISTRICTS MAP (INTERACTIVE), THE SUBJECT PARCEL IS ZONED EM, EDUCATIONAL/MEDICAL INSTITUTION DISTRICT. 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 (ALL JURISDICTIONS), PANEL 353 OF 558, MAP NUMBER 12003C0353M," WITH AN EFFECTIVE DATE OF SEPTEMBER 26, 2014, THE SUBJECT PARCEL IS LOCATED IN ZONE X (OTHER AREAS), AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.

UTILITY COMPANY	ADDRESS
PEOPLES GAS COMPANY LLC CROWN CASTLE	375 NORTH SHORE DRIVE, PITTSBURGH, PA. 15212 2000 CORPORAE DRIVE, CANONSBURG, PA. 15317 360 GEES MILL, BUSINESS PKWY NE, CONYERS, GA. 30013
VERIZON PENNSYLVANIA LLC PITTSBURGH WATER & SEWER AUTHORITY	1026 HAY ST. PITTSBURGH, PA. 15221 1200 PENN AVENUE, PITTSBURGH, PA. 152522
PITTSBURGH CITY DEPT. OF PUBLIC WORKS DUQUESNE LIGHT COMPANY	611 SECOND AVENUE, PITTSBURGH, PA. 15219 2645 NEW BEAVER AVE. PA-TD, PITTSBURGH, PA. 15233
NRG ENERGY CENTER PITTSBURGH LLC UPMC MERCY HEALTH SYSTEM	111 S. COMMONS AVENUE, PITTSBURGH, PA. 15212 1400 LOCUST STREET, PITTSBURGH, PA. 15219
PACT STANWIX PLANT COMCAST CABLEVISION	120 CECIL WAY, PITTSBURGH, PA. 15222 1530 CHARTIERS AVE, PITTSBURGH, PA. 15204

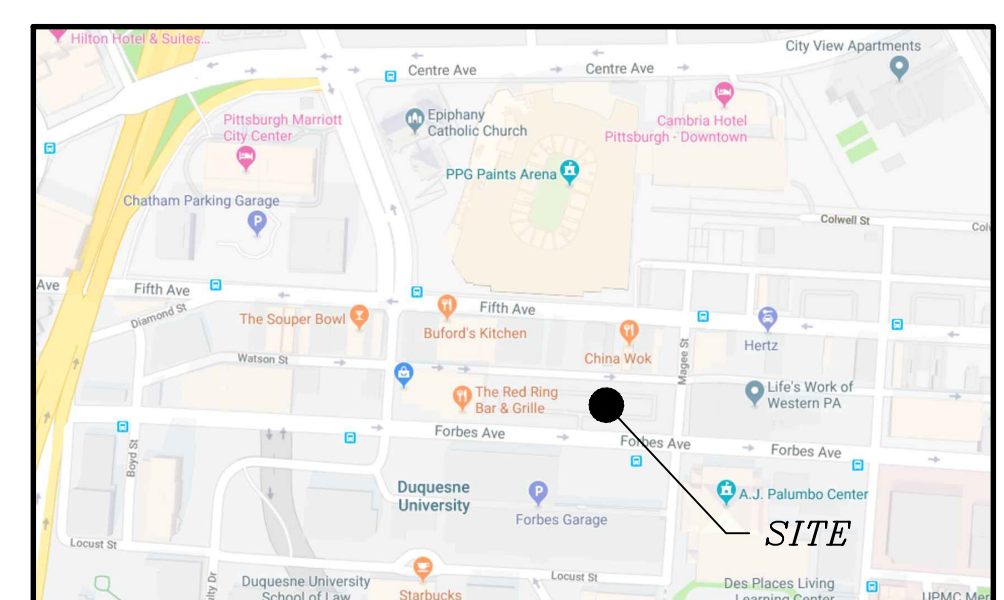


SURVEYOR'S CERTIFICATION
 1. DUQUESNE UNIVERSITY OF THE HOLY SPIRIT, A PENNSYLVANIA NON-PROFIT CORPORATION
 2. FIRST AMERICAN TITLE INSURANCE COMPANY

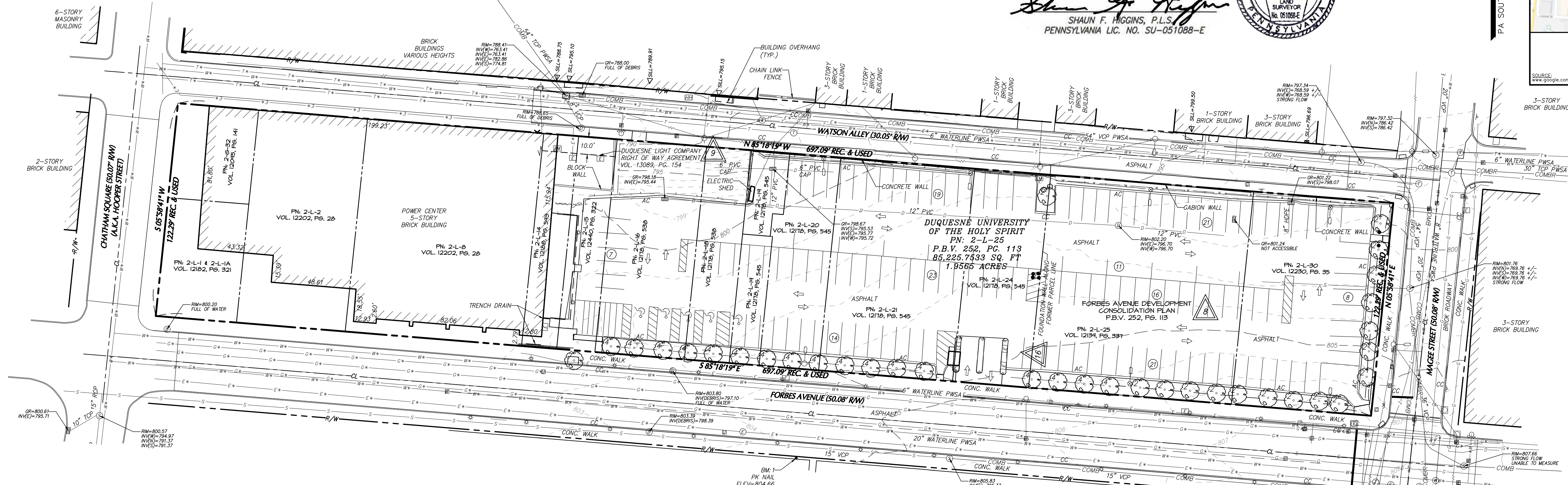
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA'S LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 6(B), 7(A), 7(B)-1, 8, 9, 10, 11, 13, AND 14, OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON FEBRUARY 11, 2019.



Shaun F. Higgins
 SHAUN F. HIGGINS, P.L.S.
 PENNSYLVANIA LIC. NO. SU-051088-E



PROJECT LOCATION MAP
 SCALE: NOT TO SCALE



PARKING
 133 PARKING SPACES
 5 HANDICAP PARKING SPACES
 135 TOTAL PARKING SPACES

BASIS OF BEARINGS
 MERIDIAN IS REFERENCED TO PENNSYLVANIA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83, PER GPS OBSERVATIONS IN FEBRUARY, 2019.

DATUM
 VERTICAL DATUM IS NAVD 88 OBTAINED FROM GPS OBSERVATIONS ON 02/06/2019

BENCHMARK
 BM 1 - PK NAIL ELEV.=804.66
 BM 2 - PK NAIL ELEV.=808.54

UTILITY INFORMATION
 DESIGN TICKET 20190360513-000
 DIG TICKET 20190360501-000

LEGAL DESCRIPTION -

PREMISES "A"
 ALL THAT CERTAIN LOT OR PIECE OF GROUND SITUATE IN THE FIRST (1ST) WARD OF THE CITY OF PITTSBURGH, COUNTY OF ALLEGHENY AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT:
 BEGINNING AT THE SOUTHEASTERN CORNER OF HOPPER STREET AND WATSON STREET; THENCE SOUTHWESTERLY ALONG SAID SIDE OF HOPPER STREET, 34.1 FEET TO THE NORTHERLY CORNER OF LOT FORMERLY OF CHARLES A. BRILEY SOLD TO LOUIS RAVICH; THENCE EASTWARD ALONG SAID LOT OF CHARLES A. BRILEY, 46.22 FEET TO A LOT FORMERLY OF ELIZABETH LOUISE MITCHELL, ALSO SOLD TO LOUIS RAVICH; THENCE NORTHWARDLY ALONG SAID LOT OF MITCHELL, 54.13 FEET TO THE SOUTHERLY SIDE OF WATSON STREET AFORESAID; AND THENCE WESTWARDLY ALONG THE SAME, 46.22 FEET TO HOPPER STREET AT THE PLACE OF BEGINNING.

PREMISES "B"
 ALL THAT CERTAIN TRACT OF LAND SITUATE IN THE FIRST (1ST) WARD OF THE CITY OF PITTSBURGH, COUNTY OF ALLEGHENY AND COMMONWEALTH OF PENNSYLVANIA, BEING BOUNDED AND DESCRIBED AS FOLLOWS:
 BEGINNING AT THE NORTHEAST CORNER OF FORBES AVENUE AND HOPPER STREET; THENCE EASTWARDLY ALONG SAID FORBES STREET, 46.22 FEET TO THE SOUTHWESTERN CORNER OF LOT FORMERLY OF ELIZABETH LOUISE MITCHELL; THENCE NORTHWARDLY ALONG SAID MITCHELL LOT, 67.87 FEET TO THE SOUTHEASTERN CORNER OF LOT FORMERLY BELONGING TO ESTATE OF TERESA BRILEY, SOLD TO EDWARD SCHLIER; THENCE WESTERLY ALONG THE SAME, 46.22 FEET TO THE EASTERN SIDE OF HOPPER STREET AT THE DISTANCE OF 54.13 FEET SOUTHWARDLY FROM THE SOUTHEASTERN CORNER OF SAID HOPPER AND WATSON STREET; THENCE SOUTHWARDLY ALONG SAID SIDE OF HOPPER STREET, 67.87 FEET TO THE NORTH SIDE OF FORBES STREET, AT THE PLACE OF BEGINNING.

PREMISES "C"
 ALL THAT CERTAIN LOT OR PIECE OF GROUND SITUATE IN THE 1ST WARD OF THE CITY OF PITTSBURGH, COUNTY OF ALLEGHENY AND COMMONWEALTH OF PENNSYLVANIA, BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:
 BEGINNING AT A POINT ON THE NORTHERLY SIDE OF FORBES AVENUE, 46.22 FEET EASTWARDLY FROM THE EASTERN SIDE OF HOPPER STREET AND AT THE SOUTHWESTERN CORNER OF A LOT NOW OR FORMERLY OF CHARLES A. BRILEY; THENCE NORTHWARDLY ALONG LAND NOW OR FORMERLY OF CHARLES A. BRILEY AND OF TERESA BRILEY'S ESTATE (SOLD TO EDWARD SCHLIER) PARALLEL WITH HOPPER STREET, 122.00 FEET TO THE SOUTHERLY SIDE OF WATSON STREET, 30 FEET IN WIDTH; THENCE EASTWARDLY ALONG SAID SIDE OF WATSON STREET, 82.29 FEET TO LAND NOW OR FORMERLY OF ST. PETER'S CATHOLIC CHURCH (SOLD TO MAX BOHARAS); THENCE SOUTHWARDLY ALONG SAID CHURCH LOT, PARALLEL WITH HOPPER STREET, 122.00 FEET TO THE NORTHERLY SIDE OF FORBES AVENUE, AND THENCE WESTWARDLY ALONG FORBES AVENUE, 62.28 FEET TO A POINT AT THE PLACE OF BEGINNING.

TRACT 2
 ALL THAT CERTAIN LOT OR PIECE OF GROUND SITUATE IN THE FIRST WARD OF THE CITY OF PITTSBURGH, COUNTY OF ALLEGHENY AND COMMONWEALTH OF PENNSYLVANIA, BEING BOUNDED AND DESCRIBED AS FOLLOWS:
 BEGINNING ON THE NORTHERLY SIDE OF FORBES STREET, 108.50 FEET EASTWARDLY FROM THE EASTERN SIDE OF HOPPER STREET (FORMERLY CHESTNUT STREET) AND THE SOUTHWESTERN CORNER OF LOT FORMERLY OF OF LYLE, CHARRELL & CO., AND LENS RAVICH; THENCE ALONG SAID SIDE OF FORBES STREET SOUTH 86°47'25" EAST, A DISTANCE OF 101 FEET TO THE SOUTHWESTERN CORNER OF LOT FORMERLY OF MATTHEW H. THEED, HARVEY F. BOTSFORD AND J.H. HOEVELER, JR.; THENCE NORTHWARDLY ALONG SAID LOT OF THEED, BOTSFORD AND HOEVELER, JR., NORTH 42°03'51" EAST, A DISTANCE OF 122 FEET TO THE SOUTHERLY SIDE OF WATSON (FORMERLY ANN STREET) STREET, 30 FEET IN WIDTH; THENCE ALONG SAID SIDE OF WATSON STREET NORTH 86°47'25" WEST A DISTANCE OF 101 FEET TO THE NORTHEASTERN CORNER OF LOT FORMERLY OF ELIZABETH LOUISE MITCHELL; THENCE SOUTH 42°03'51" WEST ALONG SAID LOT OF MITCHELL AND LOT OF LYLE, CHARRELL & CO., AFORESAID, 122 FEET TO FORBES STREET AT THE PLACE OF BEGINNING.

PREMISES "D"
 ALL THAT CERTAIN LOT OR PIECE OF GROUND SITUATE IN THE FIRST WARD OF THE CITY OF PITTSBURGH, COUNTY OF ALLEGHENY, COMMONWEALTH OF PENNSYLVANIA, BEING BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT:
 BEGINNING ON THE NORTHERLY SIDE OF FORBES AVENUE, 209.50 FEET EASTWARDLY FROM THE WESTERN SIDE OF HOPPER STREET AND AT THE SOUTHWESTERN CORNER OF PROPERTY FORMERLY ST. PETER'S ITALIAN CATHOLIC CHURCH, SOLD TO MAX BOHARAS; THENCE EASTWARDLY ALONG SAID SIDE OF FORBES AVENUE, 20.00 FEET TO THE SOUTHWESTERN CORNER OF LOT FORMERLY OF PETER J. MAGNIN, ALSO SOLD TO MAX BOHARAS; THENCE NORTHWARDLY ALONG SAID LOT OF MAGNIN, 122.00 FEET TO WATSON STREET; THENCE WESTWARDLY ALONG SAID SIDE OF WATSON STREET, 20.00 FEET TO THE NORTHEASTERN CORNER OF THE CHURCH LOT AFORESAID; THENCE SOUTHWARDLY ALONG THE SAME, 122.00 FEET TO FORBES AVENUE AT THE PLACE OF BEGINNING.

PREMISES "E"
 ALL THAT CERTAIN LOT OR PIECE OF GROUND SITUATE IN THE FIRST WARD OF THE CITY OF PITTSBURGH, COUNTY OF ALLEGHENY AND COMMONWEALTH OF PENNSYLVANIA, BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT:
 BEGINNING ON THE NORTHERLY SIDE OF FORBES AVENUE, AT THE DISTANCE OF 229.60 FEET EASTWARDLY FROM THE EASTERN SIDE OF HOPPER STREET AT THE SOUTHWESTERN CORNER OF LOT FORMERLY OF H.H. THEED, SOLD BY J. H. HOEVELER, JR.; THENCE EXTENDING EASTWARDLY ALONG SAID SIDE OF FORBES AVENUE, 22 FEET TO THE SOUTHWEST CORNER OF LOT FORMERLY OF J.J. CLOSE, ET AL., SOLD BY DAVID CONDELMAN; THENCE EXTENDING NORTHWARDLY ALONG SAID SIDE OF WATSON STREET, 22 FEET TO THE SOUTHERLY SIDE OF WATSON STREET; THENCE WESTWARDLY ALONG WATSON STREET, 22 FEET TO THE NORTHEASTERN CORNER OF LOT OF H.H. THEED AFORESAID; THENCE EXTENDING SOUTHWARDLY ALONG SAID LOT OF THEED, PARALLEL WITH HOPPER STREET, 122 FEET TO THE PLACE OF BEGINNING.

PREMISES "F"
 ALL THAT CERTAIN LOT OR PIECE OF GROUND SITUATE IN THE FIRST WARD OF THE CITY OF PITTSBURGH, COUNTY OF ALLEGHENY AND COMMONWEALTH OF PENNSYLVANIA, BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:
 BEGINNING AT A POINT ON THE NORTHERLY SIDE OF FORBES AVENUE (FORMERLY FORBES STREET), 251 FEET, 6 INCHES EASTWARDLY FROM THE EASTERN SIDE OF HOPPER STREET AND AT THE SOUTHWESTERN CORNER OF LOT FORMERLY OF PETER F. MAGNIN, SOLD TO MAX BOHARAS; THENCE EASTWARDLY ALONG SAID SIDE OF FORBES AVENUE, 51 FEET, 3 INCHES TO THE SOUTHWESTERN CORNER OF LOT FORMERLY OF BARRY LINK AND WILLIAM P. FAY, SOLD TO HARRY NIPALAK; AND AT THE DISTANCE OF 38.7 FEET, 3 INCHES WESTWARDLY FROM THE WESTERN SIDE OF WATSON STREET; THENCE NORTHWARDLY ALONG SAID LOT OF LINK AND FAY, 122 FEET TO THE SOUTHERLY SIDE OF WATSON STREET; THENCE WESTWARDLY ALONG SAID SIDE OF WATSON STREET, 51 FEET, 3 INCHES TO THE NORTHEASTERN CORNER OF MAGNIN AFORESAID; THENCE SOUTHWARDLY ALONG THE SAME, 122 FEET TO FORBES AVENUE AT THE PLACE OF BEGINNING.

FOURTH DESCRIBED:
 ALL THAT CERTAIN LOT OR PIECE OF GROUND SITUATE IN THE 1ST WARD OF THE CITY OF PITTSBURGH, COUNTY OF ALLEGHENY AND COMMONWEALTH OF PENNSYLVANIA, BEING BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT:
 BEGINNING AT A POINT ON THE NORTHERLY SIDE OF FORBES STREET, 196 FEET WESTWARDLY FROM MAGEE STREET; THENCE WESTWARDLY ALONG SAID SIDE OF FORBES STREET, 43 FEET 6 INCHES TO A POINT; THENCE NORTHWARDLY BY A LINE PARALLEL WITH MAGEE STREET, 122 FEET TO THE SOUTHERLY LINE OF WATSON STREET; THENCE BY SAID LINE OF WATSON STREET, EASTWARDLY, 43 FEET 6 INCHES TO A POINT; THENCE SOUTHWARDLY BY LINE OF LAND FORMERLY OF DENNIS F. SHANNAHAN, JR., SAID LINE BEING PARALLEL WITH MAGEE STREET, 122 FEET TO FORBES STREET AT THE PLACE OF BEGINNING.

PREMISES "G"
 ALL THAT CERTAIN LOT OR PIECE OF GROUND SITUATE IN THE FIRST WARD OF THE CITY OF PITTSBURGH, COUNTY OF ALLEGHENY AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:
 BEGINNING AT A POINT ON THE NORTHERLY SIDE OF FORBES STREET AT A POINT DISTANT EIGHTY FEET FROM THE NORTHWEST CORNER OF FORBES AND MAGEE STREETS AT THE LINE OF OTHER PROPERTY NOW OR FORMERLY BELONGING TO BENJAMIN ROSENTHAL, THENCE NORTH 42°03'51" EAST AND PARALLEL WITH THE WESTERLY LINE OF MAGEE STREET A DISTANCE OF ONE HUNDRED TWENTY TWO (122) FEET TO THE SOUTHERLY SIDE OF WATSON STREET; THENCE NORTH ALONG WATSON STREET, NORTH 86°47'25" WEST ALONG THE SOUTHERLY SIDE OF WATSON STREET A DISTANCE OF ONE HUNDRED AND SIXTEEN (116) FEET TO THE NORTHEASTERN CORNER OF LOT NOW OR FORMERLY OF C. MAGEE, JR. AND W.P. MAGEE, TRUSTEES, SOLD TO LOUIS RAVICH; THENCE SOUTH 42°03'51" WEST ALONG THE TRUSTEES LOT AND PARALLEL WITH MAGEE STREET ONE HUNDRED TWENTY-TWO (122) FEET TO THE NORTHERLY LINE OF FORBES STREET; THENCE SOUTH 86°47'25" EAST ALONG THE NORTHERLY LINE OF FORBES STREET ONE HUNDRED AND SIXTEEN (116) FEET TO THE OTHER PROPERTY BELONGING TO BENJAMIN ROSENTHAL AT THE PLACE OF BEGINNING.

PREMISES "H"
 ALL THAT CERTAIN LOT OR PARCEL OF GROUND SITUATE IN THE FIRST (1ST) WARD OF THE CITY OF PITTSBURGH, COUNTY OF ALLEGHENY AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED ACCORDING TO THE UNITED STATES MEASUREMENTS AS FOLLOWS, TO-WIT:
 BEGINNING AT A POINT ON THE NORTHWEST CORNER OF FORBES STREET AND MAGEE STREET; THENCE ALONG SAID WATSON STREET NORTH 86°47'25" WEST, 89 FEET TO A POINT; THENCE 42°03'51" EAST AND PARALLEL WITH SAID MAGEE STREET 122 FEET TO A POINT ON THE SOUTHERLY SIDE OF WATSON STREET; THENCE ALONG THE SOUTHERLY SIDE OF SAID WATSON STREET SOUTH 86°47'25" EAST 80 FEET TO A POINT ON THE WESTERLY SIDE OF MAGEE STREET; THENCE ALONG THE WESTERLY SIDE OF SAID MAGEE STREET SOUTH 42°03'51" WEST 17.14 FEET TO A POINT ON LINE OF PROPERTY NOW OR LATE OF H. NIFAKIS; THENCE ALONG LINE OF SAID PROPERTY, NORTH 42°03'51" EAST, A DISTANCE OF 74 FEET TO A POINT; THENCE SOUTH 86°47'25" EAST A DISTANCE OF 17.14 FEET TO A POINT; THENCE SOUTH 42°03'51" WEST, A PART OF WAY THROUGH CENTER OF SAID PARTY OR PARTITION WALL ABOVE MENTIONED A DISTANCE OF 74 FEET TO NORTHERLY SIDE OF FORBES STREET, AT PLACE OF BEGINNING.

ALSO, BEGINNING ON THE SOUTHERLY SIDE OF WATSON STREET, AT A POINT DISTANT 346.63 FEET WESTWARDLY FROM THE SOUTHWESTERN CORNER OF WATSON STREET AND MAGEE STREET, SAID POINT OF BEGINNING ALSO BEING 22 FEET EASTWARDLY AS MEASURED ALONG SOUTHERLY SIDE OF WATSON STREET, FROM LINE OF PROPERTY NOW OR LATE OF H. NIFAKIS; THENCE SOUTH 42°03'51" WEST, A DISTANCE OF 35 FEET TO A POINT; THENCE NORTH 86°47'25" WEST, A DISTANCE OF 6.19 FEET TO A POINT; THENCE NORTH 42°03'51" WEST, A DISTANCE OF 11 FEET TO A POINT; THENCE NORTH 86°47'25" WEST A DISTANCE OF 15.81 FEET TO A POINT ON LINE OF PROPERTY NOW OR LATE OF H. NIFAKIS; THENCE ALONG LINE OF SAID PROPERTY NORTH 42°03'51" EAST, A DISTANCE OF 48 FEET TO SOUTHERLY SIDE OF WATSON STREET; THENCE ALONG SOUTHERLY SIDE OF WATSON STREET, SOUTH 86°47'25" WEST, A DISTANCE OF 22 FEET TO THE PLACE OF BEGINNING.

SECOND DESCRIBED:
 ALL THAT CERTAIN LOT OR PIECE OF GROUND SITUATE IN THE 1ST WARD OF THE CITY OF PITTSBURGH, COUNTY OF ALLEGHENY AND COMMONWEALTH OF PENNSYLVANIA, BEING BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT:
 BEGINNING ON THE NORTHERLY SIDE OF FORBES STREET AT A POINT DISTANT 316.38 FEET WESTERLY FROM INTERSECTION OF WESTERLY LINE OF MAGEE STREET AND NORTHERLY SIDE OF FORBES STREET AND ON LINE OF PROPERTY NOW OR LATE OF L.C. MCGAGH; THENCE ALONG SAID LINE OF FORBES STREET NORTH 86°47'25" WEST 34.11 FEET TO A POINT IN CENTER OF A PARTY OR PARTITION WALL BETWEEN BUILDING ERRECTED ON THE LOT AND BUILDING ERRECTED ON ADJOINING LOT ON WEST; THENCE NORTH 42°03'51" EAST, PARTLY THROUGH CENTER OF SAID PARTY OR PARTITION WALL, 74 FEET TO A POINT; THENCE NORTH 86°47'25" WEST, A DISTANCE OF 1.33 FEET TO A POINT THENCE NORTH 42°03'51" EAST A DISTANCE OF 13 FEET TO A POINT; THENCE SOUTH 86°47'25" EAST, A DISTANCE OF 6.19 FEET TO A POINT; THENCE NORTH 42°03'51" EAST, A DISTANCE OF 35 FEET TO A POINT ON SOUTHERLY SIDE OF WATSON STREET; THENCE ALONG SAID SIDE OF WATSON STREET, SOUTH 86°47'25" WEST, 29.25 FEET TO A POINT ON LINE OF PROPERTY OF L.C. MCGAGH AFORESAID; THENCE ALONG SAID LINE, SOUTH 42°03'51" WEST, 122 FEET TO NORTHERLY SIDE OF FORBES STREET AT PLACE OF BEGINNING.

THIRD DESCRIBED:
 ALL THAT CERTAIN LOT OR PIECE OF GROUND SITUATE IN THE 1ST WARD OF THE CITY OF PITTSBURGH, COUNTY OF ALLEGHENY AND COMMONWEALTH OF PENNSYLVANIA, BEING PARTS OF LOTS NOS. 6, 7, AND 8 IN THE PLAN OF LOTS ANNEXED TO THE PARTITION OF THE ESTATE OF ELIZABETH BLACK, DECEASED, OF RECORD IN THE PROTHONOTARY'S OFFICE OF ALLEGHENY COUNTY, PENNSYLVANIA IN PARTITION DOCKET NO. 1, PAGE 56 IN PROCEEDINGS AT 56 NOVEMBER TERM, 1837, COMMON PLEAS COURT NO. 1, MORE FULLY BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT:
 BEGINNING AT A POINT ON THE NORTHERLY SIDE OF FORBES STREET 239.5 FEET WEST FROM THE INTERSECTION OF THE WESTERLY SIDE OF MAGEE STREET AND THE NORTHERLY SIDE OF FORBES STREET; THENCE WESTWARDLY ALONG SAID SIDE OF FORBES STREET 76 FEET 10-1/2 INCHES TO THE DIVIDING LINE OF LOTS NOS. 5 AND 6 IN SAID PLAN AT THE LINE OF LAND NOW OR FORMERLY OF BENJAMIN RAPHAEL; THENCE ALONG SAID RAPHAEL LINE NORTHWARDLY A DISTANCE OF 122 FEET TO A POINT ON THE SOUTHERLY LINE OF WATSON STREET 30 FEET WIDE; THENCE ALONG SAID SIDE OF WATSON STREET 76 FEET 10-1/2 INCHES TO A POINT; THENCE ALONG SAID SIDE OF WATSON STREET A DISTANCE OF 122 FEET TO A POINT ON THE NORTHERLY SIDE OF FORBES STREET AT THE PLACE OF BEGINNING.

NOTES

- THIS PLAN WAS PREPARED WITH REFERENCE TO A COMMITMENT FOR TITLE INSURANCE PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NUMBER: PFA19-0753 MIS, COMMITMENT DATE: FEBRUARY 20, 2019.
- THIS PLAN WAS PREPARED WITH THE RESPECT TO THE FOLLOWING REFERENCES:
 A. FORBES AVENUE DEVELOPMENT CONSOLIDATION PLAN, PLAN BOOK VOLUME 252, PAGE 113.
 B. PITTSBURGH WATER AND SEWER AUTHORITY, WATER AND SEWER MAPS DATED FEBRUARY 5, 2019, RECEIVED 02/05/2019.
 C. COMPOSITE PLAN FORBES AVENUE DEVELOPMENT BY CIVIL & ENVIRONMENTAL CONSULTANTS, INC. DATED SEPTEMBER 28, 2005, DRAWING NUMBER 051-154.
- MERIDIAN IS REFERENCED TO PENNSYLVANIA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83, PER GPS OBSERVATIONS IN FEBRUARY, 2019.
- 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 FEBRUARY 2019.
- 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.
- THERE WAS NO ZONING REPORT PROVIDED BY THE CLIENT

SCHEDULE B SECTION II EXCEPTIONS -

PER FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE COMMITMENT NO. PFA19-0753 MIS WITH AN EFFECTIVE DATE OF FEBRUARY 20, 2019

ITEMS 1 THROUGH 7 AND 17 THROUGH 20 NOT SURVEY RELATED

- Conditions on Plan recorded in Plan Book 252 page 113. (As to Premises "A" to "I") (STRUCTURES ON SITE HAVE BEEN REMOVED AND NEW STRUCTURES CONSTRUCTED ON SITE, INCLUDES SUBJECT PARCEL AND SHOWN HEREON.)
- Right of way granted to Duquesne Light Company in Deed Book 13089 page 154 and 13089 page 158. (As to Premises "D" and "E") (DESCRIBES A 10 FT RIGHT OF WAY AGREEMENT ALONG WATSON ALLEY, APPROXIMATE LOCATION SHOWN HEREON.)
- Projections of building into streets and adjoining premises as in Deed Book 4010 page 48. (As to Premises "A") DEED CALLS FOR PROJECTION OF A THREE STORY BRICK DUPLEX ON PARCEL 2-1-14 INTO WATSON AND FORBES ALLEYS, APPROXIMATE LOCATION SHOWN HEREON.)
- Encroachments and projections of buildings as in Deed Book 7376 page 263. (As to Premises "D") DEED CALLS FOR PROJECTION OF A TWO STORY BRICK DUPLEX ON PARCEL 2-1-14 INTO WATSON AND FORBES AVENUE. TWO STORY BUILDING NO LONGER EXISTS, EXISTING 5 STORY BUILDING CURRENTLY ON PARCEL 2-1-14 IS SHOWN.)
- Projections and encroachments of buildings in Deed Book 10328 page 597. (As to Premises "F") DEED CALLS FOR PROJECTION OF A THREE STORY BRICK BUILDING ON 2-1-14 INTO WATSON AND FORBES AVENUE. THREE STORY BRICK BUILDING NO LONGER EXISTS, EXISTING 5 STORY BUILDING CURRENTLY ON PARCEL 2-1-14 IS SHOWN.)
- Encroachments and projections of buildings in Deed Books 2821 page 46 and 2821 page 51. (As to Premises "C") DEED CALLS FOR PROJECTION OF A THREE STORY BRICK BUILDING FACING FORBES AVENUE AND 1 STORY BUILDING FACING WATSON STREET, THREE STORY BRICK BUILDING AND ONE STORY BRICK BUILDING NO LONGER EXISTS, NO BUILDINGS OBSERVED ON PREMISES G WHILE CONDUCTING THE SURVEY.)
- Rights to use sewers and gas and water lines in Deed Book 2923 page 20. (As to Premises "G") OBSERVED SEWERS, GAS, AND WATER LINES FOUND WHILE CONDUCTING THE SURVEY ARE SHOWN HEREON.
- Essement and exceptions in Deed Books 4158 page 17 and 4311 page 516. (As to Premises "D") THREE STORY BRICK BUILDING NO LONGER EXISTS, EXISTING 5 STORY BUILDING CURRENTLY ON PARCEL 2-1-14 IS SHOWN. SURVEYOR REQUESTS DOCUMENT TO REVIEW.
- Agreement in Deed Book 3604 page 136. (As to Premises "H") DEED CALLS FOR AGREEMENT TO UNDERGROUND FOUNDATION WALL ALONG PROPERTY LINE ADJOINING PARCELS 2-1-25 AND 2-1-24, APPROXIMATE LOCATION SHOWN HEREON.)

LEGEND (NOT SHOWN TO SCALE)

○	MONUMENTATION FOUND (TYPE AS NOTED)
○	HYDRANT
—	STAND PIPE
—	ROOF DRAIN
—	BOLLARD
—	STREET LIGHT
—	POWER POLE
—	GY WIRE
—	MANHOLE (TYPE AS LABELED)
—	WATER VALVE
—	GAS VALVE
—	UNKNOWN VALVE
—	CATCH BASIN
—	CLEAN OUT
—	SIGN
—	ELECTRIC BOX
—	ELECTRIC METER
—	GAS METER
—	WATER METER
—	TELEPHONE BOX
—	DOOR
—	DOUBLE DOOR
—	GARAGE DOOR
REC.	DEED OF RECORD
AC.	ACRES
CALC.	CALCULATED
OBS.	OBSERVED
50. FT.	SQUARE FEET
PN	PARCEL NUMBER
VL	DEED VOLUME
PG.	PAGE
LSA	LANDSCAPE AREA
CC	CONCRETE CURB
—	FENCE (TYPE AS NOTED)
—	SUBJECT PROPERTY LINE
—	ADJOINING PROPERTY LINE
—	EASEMENT LINE
—	GUIDE RAIL (TYPE AS NOTED)
—	OVERHEAD WIRE
G	GAS LINE
W	WATER LINE
E	ELECTRIC LINE
T	COMMUNICATION LINE
S	SANITARY LINE
D	DRAINAGE LINE
X*	REFERENCE UTILITY LINE (TYPE AS NOTED)
—	- PLOTTED FROM EXISTING MAPPING

Date	Description	No.
2/14/19	DRAFT	1
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

DUQUESNE UNIVERSITY RESIDENCE HALL
 PN: 2-L-25
 1ST WARD
 CITY OF PITTSBURGH
 ALLEGHENY COUNTY PENNSYLVANIA
 Drawing Title

ALTANSPS LAND TITLE SURVEY

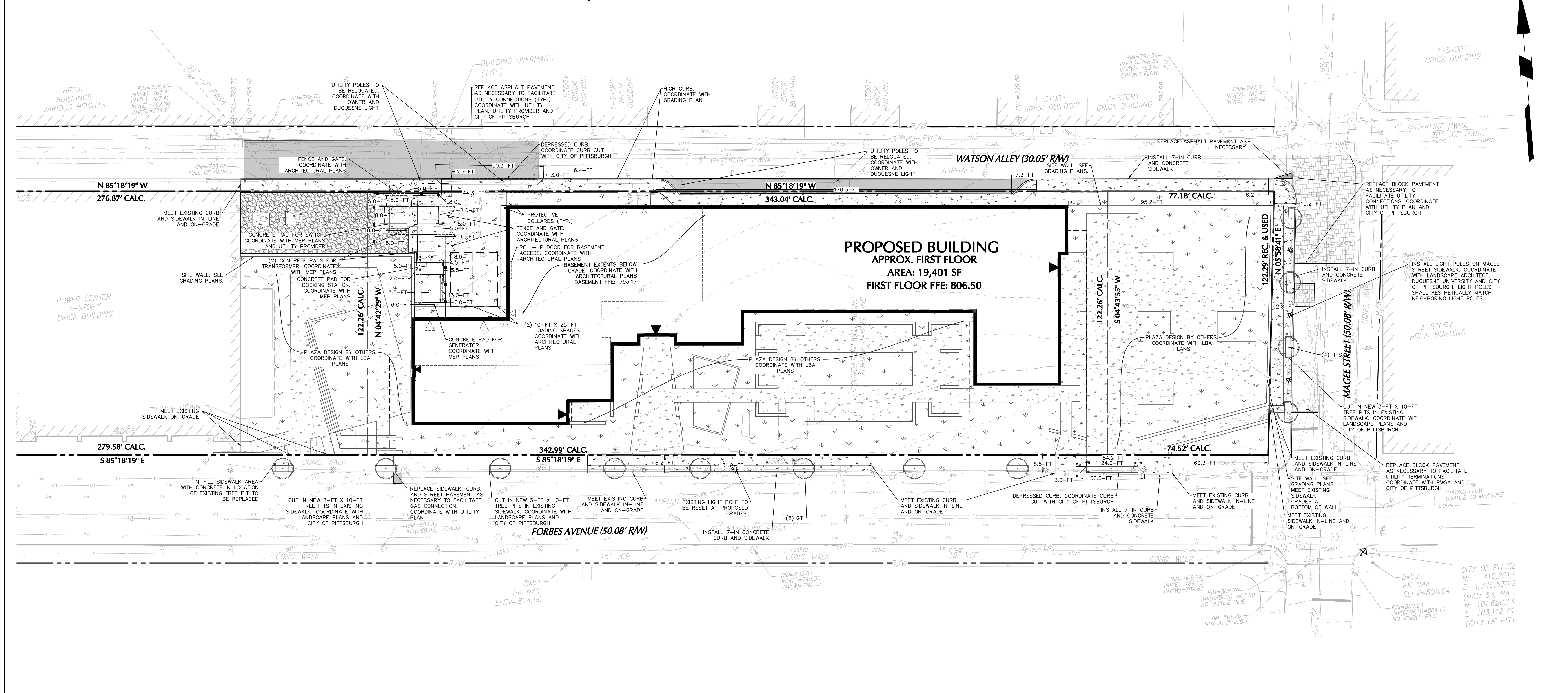
Project No. 250074001 Drawing No. VL101

Date FEBRUARY 15, 2019

Drawn By BLR

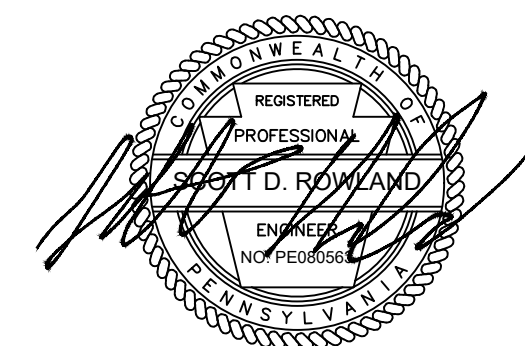
Checked By ALM

Sheet 1 of 1



1045 Forbes Ave.
Multi-Family Residential Development
Radnor Property Group
Pittsburgh, Pennsylvania 15219

Indovina Associates Architects
3185 Penn Avenue
Pittsburgh, PA 15201
P 412.363.3800
F 412.248.4185



PROFESSIONAL: SCOTT ROWLAND
STATE LIC. NO. PE80563

All dimensions and existing conditions shall be checked and verified by Contractor at the site. Any discrepancy shall be reported to the Architect in writing.
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Project Number 22-104
Date 09/16/2022
Revisions 10/28/2022
11/16/2022

PLAN NOTES

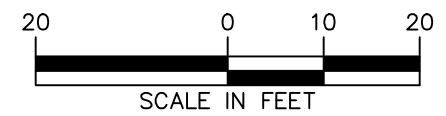
- EXISTING BOUNDARY AND TOPOGRAPHY INFORMATION IS BASED ON A PLAN TITLED "DUQUESNE UNIVERSITY RESIDENCE HALL ALTA/NSPS LAND TITLE SURVEY" SITUATED AT PIR: 2-1-25, 1ST WARD, CITY OF PITTSBURGH, ALLEGHENY COUNTY, PENNSYLVANIA, PREPARED BY LANGAN ENGINEERING, ENVIRONMENTAL, SURVEYING, LANDSCAPE ARCHITECTURE, AND GEOLOGY, D.P.C. LAST REVISED FEBRUARY 15, 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 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.
- STREET PAVEMENT AFFECTED BY TRENCHING, CURB REMOVAL, 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 BY THE LOCAL MUNICIPALITY.
- 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.
- SEE LANDSCAPE ARCHITECTURE DOCUMENTS FOR MATERIALS UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS ARE TO BUILDING FACE, FACE OF CURB, OR EDGE OF SIDEWALK UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL COORDINATE RELOCATION OF EXISTING STRUCTURES WITH THE OWNER OF EACH STRUCTURE PRIOR TO RELOCATION WORK COMMENCING.
- THESE PLANS ARE SUBJECT TO CHANGE PENDING THE FOLLOWING REGULATORY AGENCY REVIEW AND APPROVAL:
 - PENNSYLVANIA DEP
 - ALLEGHENY COUNTY HEALTH DEPARTMENT
 - ALLEGHENY COUNTY CONSERVATION DISTRICT
 - MUNICIPAL ZONING REVIEW
 - PITTSBURGH WATER & SEWER AUTHORITY
- THESE PLANS ENTAIL THE REQUIRED IMPROVEMENTS ALONG THE PUBLIC RIGHT OF WAY, AND WITHIN PROPOSED ON-PARCEL SITE AREAS ACCESSIBLE FROM THE WATSON STREET RIGHT-OF-WAY FOR DESIGN OF ON-PARCEL, HARDSCAPE AND LANDSCAPE AREAS ACCESSIBLE. REFER TO DRAWINGS PREPARED BY LAQUATRA BONCI

PLANT SCHEDULE - PUBLIC RIGHT-OF-WAY PLANTINGS

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
SHADE TREE(S)						
GTI	8	<i>Gleditsia triacanthos f. inermis 'Imperial'</i>	IMPERIAL HONEYLOCUST	2 1/2-3" CAL	B+B	-
TTS	4	<i>Tilia tomentosa 'Sterling'</i>	STERLING SILVER LINDEN	2 1/2-3" CAL	B+B	-

PLANTING NOTE: PLANTINGS SHOWN ON THIS PLAN PERTAIN ONLY TO THOSE PLANTINGS PROPOSED WITHIN THE PUBLIC RIGHT-OF-WAY. CONTRACTOR SHALL COORDINATE WITH LANDSCAPE ARCHITECTURE DOCUMENTS FOR ON-PARCEL PLANTINGS

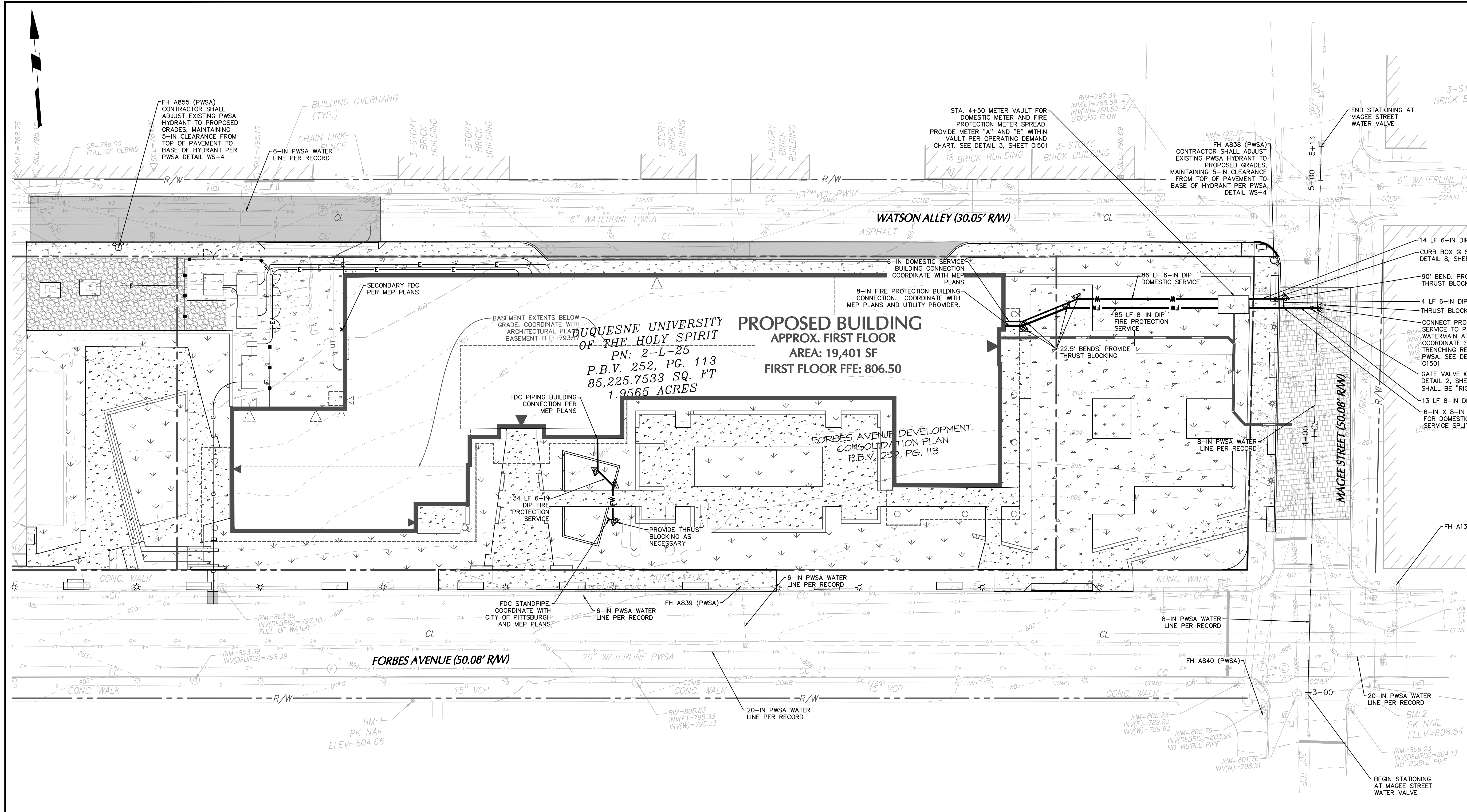
	LEGEND	
	EXISTING	PROPOSED
PROPERTY LINE	[Symbol]	[Symbol]
YARD SETBACK	[Symbol]	[Symbol]
BUILDING LINE	[Symbol]	[Symbol]
BUILDING DOOR	[Symbol]	[Symbol]
CONCRETE CURB LINE	[Symbol]	[Symbol]
DEPRESSED CURB LINE	[Symbol]	[Symbol]
FENCE	[Symbol]	[Symbol]
CONCRETE SIDEWALK	[Symbol]	[Symbol]
CONCRETE PAVEMENT	[Symbol]	[Symbol]
ASPHALT PAVEMENT	[Symbol]	[Symbol]
LANDSCAPE AREA	[Symbol]	[Symbol]
STREET TREE	[Symbol]	[Symbol]



SITE & LANDSCAPE PLAN

AS INDICATED

CS101



SPRINKLER SYSTEM DESIGN INFORMATION
 To be completed by the Applicant:
 LOCATION(S): MAGEE STREET

TYPE OF SYSTEM (Check one)
 13D
 13R
 13
 OTHER:

SYSTEM CONFIGURATION (Check one)
 STAND-ALONE SPRINKLER SYSTEM
 MULTI-PURPOSE SPRINKLER SYSTEM

HOSE DEMANDS (N/A for 13D systems)
 INSIDE HOSE DEMAND, GPM 250
 OUTSIDE HOSE DEMAND, GPM 0

HYDRANT FLOW TEST RESULTS
 To be completed by the Applicant:
 DATE OF TEST AUGUST 3, 2022
 HYDRANT PERMIT NUMBER HYD-254-0722
 PERFORMED BY LANGAN & PWSA

FLOW HYDRANT
 HYDRANT NUMBER A840
 LOCATION MAGEE ST @ FORBES AVENUE
 FLOW OBSERVED, GPM 1320

PRESSURE HYDRANT
 HYDRANT NUMBER A838
 LOCATION MAGEE ST @ WATSON ST
 STATIC PRESSURE, PSI 112
 RESIDUAL PRESSURE, PSI 101

CALCULATIONS
 PROJECTED FLOW AT 20 PSI, GPM 4155 GPM

THE PITTSBURGH WATER & SEWER AUTHORITY APPROVAL BLOCK
 To be completed by the Applicant:
 (Check all that apply)

NEW WATER CONNECTION(S)
 NEW SEWER CONNECTION(S)
 REUSE EXISTING WATER CONNECTION(S)
 REUSE EXISTING SEWER CONNECTION(S)
 TERMINATE EXISTING WATER CONNECTION(S)
 TERMINATE EXISTING SEWER CONNECTION(S)
 PRIVATE CONSTRUCTION OF PUBLIC FACILITIES

To be completed by the PWSA:
 (Required for ALL approvals)

REVIEWER, DEPT. OF ENGINEERING AND CONSTRUCTION _____

SENIOR PROJECT MANAGER, DEPT. OF ENGINEERING AND CONSTRUCTION _____

DIRECTOR OF OPERATIONS _____

(Required for "Private Construction of Public Facilities" ONLY)

DIRECTOR, DEPT. OF ENGINEERING AND CONSTRUCTION _____

PWSA PROJECT NUMBER DEV-156-0822

TAP C RECORD NUMBER _____

Signatures / Approval by PWSA are for the physical connection(s) to the water and/or sewer system only. Responsibility for the design and work depicted by the drawings, including the flow design for the facilities, is by the Professional Engineer shown by the seal and signature affixed to the drawing. The PWSA does not represent or warrant that the water supply to the facilities is sufficient to support the design.

PEAK OPERATING WATER DEMANDS
 To be completed by the Applicant:

METER INFORMATION					DOMESTIC SYSTEM		FIRE SYSTEM	
I.D.	QUANTITY	SIZE	TYPE	USE	FLOW, GPM	PRESSURE, PSI	FLOW, GPM	PRESSURE, PSI
A	1	3-IN	COMPOUND	DOMESTIC	350	94	N/A	N/A
B	1	3/4"x3/4"	POSITIVE DISPLACEMENT	FIRE	N/A	N/A	1125	108
C								
D								
E								

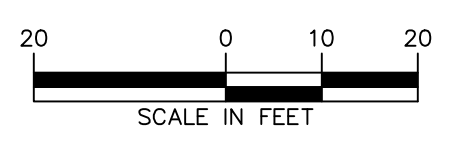
METER SIZE: 5/8", 3/4", 1", 2", 3", 4", 6", 8", 10", 12", 16"
 METER TYPE: POSITIVE DISPLACEMENT, COMPOUND, ELECTROMAGNETIC, ULTRASONIC, TURBINE
 METER USE: DOMESTIC, FIRE, COMBINATION

PEAK DAILY SANITARY FLOW DEMANDS
 To be completed by the Applicant:

PROJECT FLOW, GPD	75,350
EXISTING FLOW	0
NET FLOW	75,350
DEP SFPM APPROVAL DATE (If required)	

LEGEND

	EXISTING	PROPOSED
PROPERTY LINE	---	---
SANITARY LINE	---	---
COMBINED LINE	---	---
SANITARY STRUCTURE	○	●
STORM LINE	---	---
STORM STRUCTURE	○	●
WATER LINE	---	---
FIRE LINE	---	---
WATER STRUCTURE	○	●
FIRE HYDRANT	○	●
GAS LINE	---	---
GAS STRUCTURE	○	●
ELECTRIC LINE	---	---
ELECTRIC STRUCTURE	○	●
TELECOMM LINE	---	---
TELECOMM STRUCTURE	○	●



Date	Description	No.
03/13/2023	PWSA SEWER REVISION	3
02/27/2023	SEWER TAP-IN ADJUSTMENT	2
11/10/2022	TAP-IN COMMENTS	1
Date	Description	No.

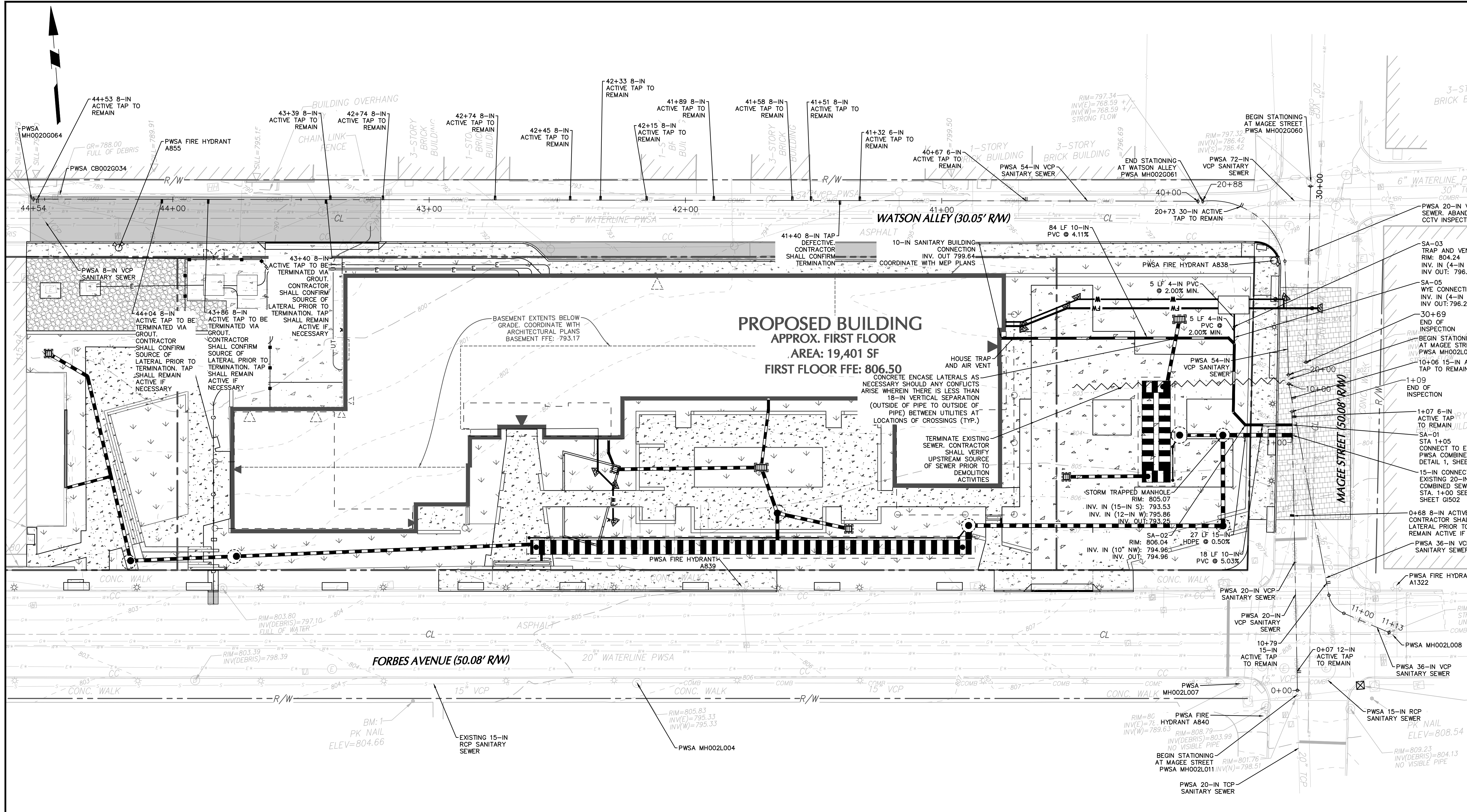
LANGAN
 Langan Engineering and Environmental Services, Inc.
 2400 Ansys Drive, Suite 403
 Canonsburg, PA 15317
 T: 724.514.5100 F: 724.514.5101 www.langan.com

Project
**1045 FORBES AVENUE
 MULTIFAMILY RESIDENTIAL
 DEVELOPMENT**
 PITTSBURGH
 ALLEGHENY COUNTY PENNSYLVANIA

Drawing Title
**PWSA WATER
 TAP-IN PLAN**

Project No.	250169001
Date	SEPTEMBER 28, 2022
Drawn By	TYJ
Checked By	RSG

GI101



- THE PITTSBURGH WATER & SEWER AUTHORITY APPROVAL BLOCK**
- To be completed by the Applicant:
 (Check all that apply)
- NEW WATER CONNECTION(S)
 - NEW SEWER CONNECTION(S)
 - REUSE EXISTING WATER CONNECTION(S)
 - REUSE EXISTING SEWER CONNECTION(S)
 - TERMINATE EXISTING WATER CONNECTION(S)
 - TERMINATE EXISTING SEWER CONNECTION(S)
 - PRIVATE CONSTRUCTION OF PUBLIC FACILITIES
- To be completed by the PWSA:
 (Required for ALL approvals)

REVIEWER, DEPT. OF ENGINEERING AND CONSTRUCTION

SENIOR PROJECT MANAGER, DEPT. OF ENGINEERING AND CONSTRUCTION

DIRECTOR OF OPERATIONS

(Required for "Private Construction of Public Facilities" ONLY)

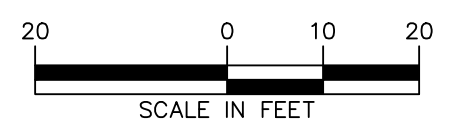
DIRECTOR, DEPT. OF ENGINEERING AND CONSTRUCTION

PWSA PROJECT NUMBER DEV-156-0822

TAP C RECORD NUMBER

Signatures / Approval by PWSA are for the physical connection(s) to the water and/or sewer system only. Responsibility for the design and work depicted by the drawings, including the flow design for the facilities, is by the Professional Engineer shown by the seal and signature affixed to the drawing. The PWSA does not represent or warrant that the water supply to the facilities is sufficient to support the design.

LEGEND		
	EXISTING	PROPOSED
PROPERTY LINE	---	---
SANITARY LINE	---	---
COMBINED LINE	---	---
SANITARY STRUCTURE	⊙	•
STORM LINE	---	---
STORM STRUCTURE	⊙	⊙
WATER LINE	---	---
FIRE LINE	---	---
WATER STRUCTURE	⊙	⊙
FIRE HYDRANT	⊙	⊙
GAS LINE	---	---
GAS STRUCTURE	⊙	⊙
ELECTRIC LINE	---	---
ELECTRIC STRUCTURE	⊙	⊙
TELECOMM LINE	---	---
TELECOMM STRUCTURE	⊙	⊙



Date	Description	No.
03/13/2023	PWSA SEWER REVISION	3
02/27/2023	SEWER TAP-IN ADJUSTMENT	2
11/10/2022	TAP-IN COMMENTS	1
Date	Description	No.
Revisions		

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

Project
1045 FORBES AVENUE
MULTIFAMILY RESIDENTIAL DEVELOPMENT
 PITTSBURGH ALLEGHENY COUNTY PENNSYLVANIA

Drawing Title
PWSA SEWER TAP-IN PLAN

Project No.
250169001

Date
SEPTEMBER 28, 2022

Drawn By
TY

Checked By
RSC

G1102

APPENDIX G

Cultural Resource Notice

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

**Re: Cultural Resources Notice (CRN)
1045 Forbes Avenue
City of Pittsburgh, Allegheny County, Pennsylvania
Langan Project No.: 250169001**

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

APPENDIX H

PNDI

1. PROJECT INFORMATION

Project Name: **Duquesne University Student Housing**

Date of Review: **8/4/2022 01:23:45 PM**

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

Project Area: **3.93 acres**

County(s): **Allegheny**

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

ZIP Code:

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

Watersheds HUC 8: **Lower Monongahela**

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

Decimal Degrees: **40.438110, -79.989668**

Degrees Minutes Seconds: **40° 26' 17.1970" N, 79° 59' 22.8052" 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.

Duquesne University Student Housing



-  Buffered Project Boundary
-  Project Boundary

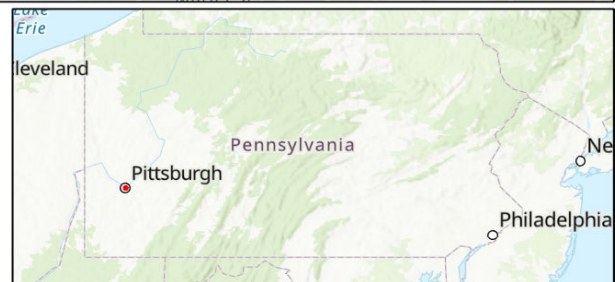


Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community

Duquesne University Student Housing



- Buffered Project Boundary
- Project Boundary



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

RESPONSE TO QUESTION(S) ASKED

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

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

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

Your answer is: No

3. AGENCY COMMENTS

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

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

PA Game Commission

RESPONSE:

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

PA Department of Conservation and Natural Resources

RESPONSE:

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

PA Fish and Boat Commission

RESPONSE:

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

U.S. Fish and Wildlife Service

RESPONSE:

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

4. DEP INFORMATION

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



5. ADDITIONAL INFORMATION

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

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

6. AGENCY CONTACT INFORMATION

PA Department of Conservation and Natural Resources

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

PA Fish and Boat Commission

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

U.S. Fish and Wildlife Service

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

PA Game Commission

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

7. PROJECT CONTACT INFORMATION

Name: Robert Gehris
Company/Business Name: Langan Engineering and Environmental Services
Address: 2400 Ansys Drive, Suite 403
City, State, Zip: Canonsburg, PA 15317
Phone: (724) - 514 - 5165 Fax: ()
Email: rgehris@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

08/04/2022

date

APPENDIX I

Component 4A



INSTRUCTIONS FOR COMPLETING COMPONENT 4A MUNICIPAL PLANNING AGENCY REVIEW

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

Background

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

Who Should Complete the Component?

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

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

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

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

Section A. Project Name

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

Section B. Review Schedule

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

Section C. Agency Review

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

Section D. Additional Comments

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



DEP Code #: _____

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

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

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

Project Name
1045 Forbes Avenue Multi-family Residential Housing

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

1. Date plan received by municipal planning agency 4/27/2023
2. Date review completed by agency 5/12/2023

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

- | Yes | No | |
|-------------------------------------|-------------------------------------|---|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 1. Is there a municipal comprehensive plan adopted under the Municipalities Planning Code (53 P.S. 10101, <i>et seq.</i>)? |
| <input type="checkbox"/> | N/A <input type="checkbox"/> | 2. Is this proposal consistent with the comprehensive plan for land use?
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?
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?
If yes, describe impacts _____ |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 6. Will any known historical or archaeological resources be impacted by this project?
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?
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?
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?
If no, describe the inconsistencies _____ |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 14. Is this plan consistent with the municipal Official Sewage Facilities Plan?
If no, describe the inconsistencies _____ |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 15. Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality?
If yes, describe _____ |
| <input type="checkbox"/> | <input 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?
If no, describe the inconsistencies
_____ |

17. Name, title and signature of planning agency staff member completing this section:
 Name: Kyla Prendergast
 Title: Senior Environmental Planner
 Signature: *Kyla Prendergast*
 Date: 5/12/2023
 Name of Municipal Planning Agency: Department of City Planning
 Address 100 Ross Street, Suite 202, Pittsburgh, PA 15219
 Telephone Number: 412-255-2676

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

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

The planning agency must complete this component within 60 days.

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

APPENDIX J

Component 4C



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

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

Background

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

Who Should Complete the Component?

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

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

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

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

Section A. Project Name

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

Section B. Review Schedule

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

Section C. Agency Review

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

Section D. Additional Comments

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

**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

1045 Forbes Avenue Multi-Residential Development

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

1. Date plan received by county or joint county health department 5/10/2023

Agency name Allegheny County Health Department (ACHD)

2. Date review completed by agency 5/11/2023

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

Yes No

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

If no, what are the inconsistencies? _____

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

If yes, describe _____

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

If yes, describe _____

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

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

Name: Gina Caliguri

Title: Environmental Health Administrator II/Compliance Officer

Signature: 

Date: 5/11/2023

Name of County Health Department: Allegheny County Health Department

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

Telephone Number: 412-578-8388

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

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

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

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

APPENDIX K

Completeness Checklist

Checklist



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

Completeness Checklist

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

Sewage Collection and Treatment Facilities

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

Municipal Action

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

Signature of Municipal Official

Date submittal determined complete