
SEWAGE FACILITIES PLANNING MODULE

DEP Code No. 02001-16-022

for

**DETECTIVE BUILDING
206 North Euclid Avenue
City of Pittsburgh,
Allegheny County, Pennsylvania**

Prepared For:

**Detective Building, LLC
2181 NW Nicolai Street
Portland, OR 97210**

Prepared By:

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

LANGAN

**November 2016
250039001**

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Transmittal Letter and Correspondence



**TRANSMITTAL LETTER
 FOR SEWAGE FACILITIES PLANNING MODULE**

DEP USE ONLY				
DEP CODE # 02001-16-022	APS ID #	CLIENT ID #	SITE ID #	AUTH. ID #

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

Date _____

Dear Sir:

Attached please find a completed Sewage Facilities Planning Module prepared by _____ (Name)

Langan Engineering & Environmental Services (Title) for Detective Building (Name)

a subdivision, commercial, or industrial facility located in the City of Pittsburgh

Allegheny (City, Borough, Township) County.

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", and is adopted for submission to the Department of Environmental Protection transmitted to the delegated local agency for approval in accordance with the requirements of Chapter 71 and the Sewage Facilities Act, 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 Sewage Facilities 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, Chapter 71). Specific reference or applicable segments of such laws or plans are attached hereto.
- Other (attach additional sheet giving specifics)

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

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

 Municipal Secretary (print)

 Signature

 Date

Note: Please remove and recycle the Instructions portion of the Sewage Facilities Planning Module prior to mailing the appropriate completed components and supporting documents to the approving agency.

CORRESPONDENCE

alcosan



December 22, 2016

Ben Hunter, P.E.
Langan Engineering
2400 Ansys Drive
Suite 403
Canonsburg, PA 15317

Members of the Board

John Weinstein
Chairman
Gregory A. Jones
Corey O'Connor
Jack Shea
Brenda L. Smith
Sylvia C. Wilson
Rep. Harry Readshaw

Arletta Scott Williams
Executive Director

David W. Borneman, P.E.
*Director
Engineering & Construction*

Arthur M. Tamilia, Esq.
*Director
Environmental Compliance*

William H. Inks, CPA
*Director
Finance & Administration*

Jan M. Oliver
*Director
Regional Conveyance*

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

**Re: Detective Building Project – City of Pittsburgh
PA DEP Sewage Facilities Planning Module
ALCOSAN Regulator Structure A-22-00**

Dear Mr. Hunter:

We have reviewed the Planning Module Component 3 for the referenced project. The project will generate an estimated flow of 3,745 GPD in the ALCOSAN Allegheny Interceptor and Woods Run Treatment Plant.

The capacity at the A-22-00 Regulator Structure is approximately 31.5 MGD. The monitored peak dry weather flow is approximately 15.8 mgd. Dry weather capacity exists for this connection. However, the ALCOSAN Allegheny 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 wet weather facilities plan.

ALCOSAN requests that this letter be made part of the planning module submission. The signed Component 3 Planning Module is attached. The sewers in this project are to be designed as separated sanitary and storm sewers. If you have any questions regarding this matter, please contact me at 412-732-8004.

Sincerely,

ALLEGHENY COUNTY SANITARY AUTHORITY

Michael Lichte, P.E.
Manager of Planning

Attachment

cc: F. Fields (w/o attachment)
D. Thornton (w/o attachment)
Shawn McWilliams (w/o attachment)
Michelle Carney, PWSA (w/o attachment)
T. Flanagan/PaDEP (w/o attachment)
M. Scheer/ACHD (w/o attachment)

COUNTY OF



ALLEGHENY

RICH FITZGERALD
COUNTY EXECUTIVE

November 21, 2016

Mr. Ben Hunter, PE
Langan Engineering & Environmental Services, Inc.
2400 Ansys Drive, Suite 403
Canonsburg, PA 15317

**RE: SEWAGE FACILITIES PLANNING MODULE
DETECTIVE BUILDING
CITY OF PITTSBURGH**

Dear Mr. Hunter,

Enclosed is a signed copy of Component 4C, County or Joint County Health Department Review, for the above-referenced development located at 206 N. Euclid Avenue. This Planning Module Component was received on November 18, 2016. The project proposes the following:

Project Description:	Renovation of an existing building for retail and office space
Sewage Flow:	Net increase of 765 GPD
Conveyance:	PWSA collection system in Ansley Street to POC A-22 to the Allegheny River interceptor
Sewer's Owner:	PWSA and ALCOSAN
Name of Sewage Treatment Plant:	ALCOSAN

Please be advised that a permit must be obtained from the Allegheny County Health Department's (ACHD) Plumbing Section prior to commencing any plumbing work for the proposed project. Plumbing work for which an ACHD Plumbing Permit must be obtained includes any plumbing work done on the site and any sewers, which will not be owned and operated by a municipality or a sewer authority. In addition, it should be noted that the approval of this sewage facilities planning module does not include approval of pipe size and/or type. Approval for pipe size and/or type must be obtained by filing a specific plumbing plan with the ACHD's Plumbing Section. If you should have any questions relative to ACHD's plumbing requirements, please contact Andrew Grese, Interim Plumbing Chief, at 412-578-8054.

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

Sincerely,

Michael Scheer
Environmental Health Administrator II
Public Drinking Water & Waste Management

Enclosure

cc: Thomas Flanagan, PA Department of Environmental Protection w/attachment
Andrew Grese, Interim Plumbing Chief, ACHD w/attachment



KAREN HACKER, MD, MPH, DIRECTOR
ALLEGHENY COUNTY HEALTH DEPARTMENT

PUBLIC DRINKING WATER AND WASTE MANAGEMENT PROGRAM
3901 PENN AVENUE • BUILDING 5 • PITTSBURGH, PA 15224-1318
PHONE: 412.578.8040 • FAX: 412.578.8053 • WWW.ACHD.NET



Pittsburgh
Water & Sewer
Authority

August 10, 2016

Mr. Ben Hunter
Langan Engineering
2400 Ansys Drive, Suite 403
Canonsburg, PA 15317

**RE: Water and Sewer Availability
Detective Building, LLC
206 North Euclid Avenue - 15206**

Dear Mr. Hunter:

In response to your inquiry on 7/22/2016 concerning water and sewer availability for the area referenced above, please be advised that both water and sewers are available near the site, and water and sewer service will be provided in accordance with the policies and procedures of the Pittsburgh Water and Sewer Authority.

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


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

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

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

If you have any questions please feel free to contact me at (412) 255-0841. Thank you.

Sincerely,


Michelle E. Carney
Engineering Technician III

MEC

cc: PWSA File



PITTSBURGH WATER AND SEWER AUTHORITY

WATER AND SEWER AVAILABILITY LETTER REQUEST FORM

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

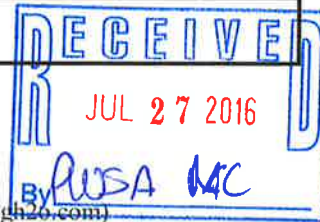
This request form is required for all of the following types of development. (Please note that the term "sewer" refers to sanitary sewers, combined sewers, and storm sewers.)

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

Information to be submitted by the Applicant:			
Property Owner Name:	Detective Building, LLC		
Address of Property:	206 North Euclid Avenue, Pittsburgh, PA 15206		
Proposed Use of Site:	Mixed Use: Retail and Residential		
Closest street intersection to the property:	North Euclid and Broad Street (Ansley Street)		
Requestor Name:	Ben Hunter	<i>Langan Eng</i>	Date of Request:
			July 22, 2016
Requestor Address:	2400 Ansys Drive Suite 403, Cannonsburg, PA 15317		
Requestor Phone Number:	724-514-5125		

Please submit the completed form to:

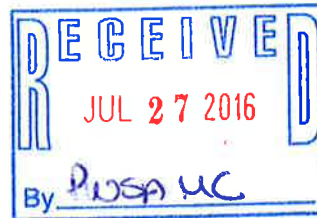
Pittsburgh Water and Sewer Authority
 Engineering and Construction Division
 1200 Penn Avenue
 Pittsburgh, PA 15222
 Attn: Ms. Michelle Carney (mcarney@pgh20.com)



PWSA Use Only:			
PWSA Water Service Available:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Water	<i>8" ansley st</i>
		Size / Location:	<i>30" + 8" N. Euclid Ave</i>
PWSA Sewer Service Available:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Sewer	<i>15" ansley st</i>
		Size / Location:	<i>20", 42", 40" N. Euclid Ave</i>
Applicant must contact separate agency for water service:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
Name of separate agency:	<i>N/A</i>		
PWSA Approval Authority:	Signature and Date	<i>Michelle E Carney 8-9-2016</i>	
	Name (printed)	<i>Michelle Carney</i>	
	Title	<i>Engineering Tech 3</i>	

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

July 22, 2016



Technical Excellence
Practical Experience
Client Responsiveness

Michelle Carney
The Pittsburgh Water and Sewer Authority
Penn Liberty Plaza – 1200 Penn Avenue
Pittsburgh, PA 15222

**Re: PWSA Will-Serve Request
Schoolhouse Electric Detective's Building
206 North Euclid Avenue
Pittsburgh, PA 15206
Langan Project No.: 250039001**

Dear Ms. Carney:

Through this letter, we are requesting a letter of serviceability from you regarding the above referenced project. The proposed project is a redevelopment of the former Detective's Building located at 206 North Euclid Avenue, Pittsburgh, Pennsylvania 15206. The development will consist of the construction of a mixed use (retail and residential) four-story structure.

Sincerely,
Langan Engineering and Environmental Services

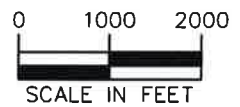
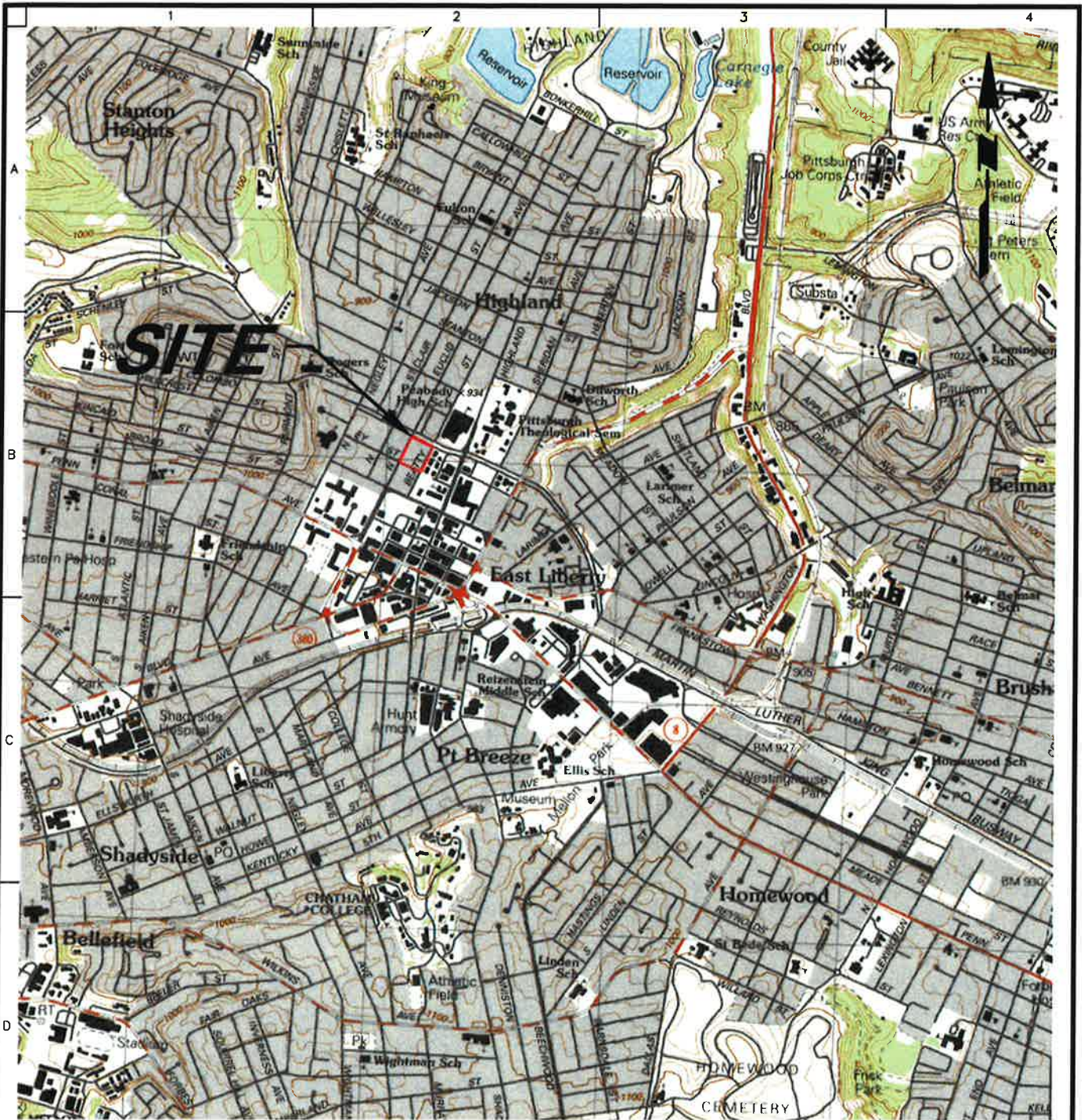
A handwritten signature in blue ink, appearing to read "Ben D. Hunter".

Ben D. Hunter, P.E.
Project Engineer

Enclosure(s): Site Location Map
Proposed Site Plan (Moss Architects)

cc: Brian Faherty (Detective Building, LLC)

\\langan.com\data\PIT\data0\250039001\Office Data\Correspondence\2016-07-22 PWSA Will Serve Request.docx



REF: USGS PITTSBURGH EAST QUADRANGLE, PENNSYLVANIA, 1997

LANGAN
 2400 Ansys Drive, Suite 403
 Canonsburg, PA 15317
 T: 724.514.5100 F: 724.514.5101 www.langan.com
 Langan Engineering, Environmental, Surveying and
 Landscape Architecture, D.P.C. S.A.
 Langan Engineering, Environmental, Surveying and
 Landscape Architecture, D.P.C.
 Langan Engineering and Environmental Services, Inc.
 Langan CT, Inc.
 Langan International LLC
 Collectively known as Langan

Project
**SCHOOLHOUSE
 ELECTRIC DETECTIVE'S
 BUILDING**
 CITY OF PITTSBURGH
 PN: 83-P-165, WARD 11
 ALLEGHENY COUNTY PENNSYLVANIA

Drawing Title
**SITE LOCATION
 MAP**

Project No.
 250039001
 Date
 JULY 22, 2016
 Scale
 1" = 2000'
 Drawn By
 MJL
 Checked By
 BDH
 Submission Date
 --

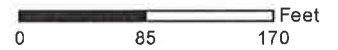
Drawing No.
1
 Sheet 1 of 1

206 N Euclid Ave



Legend

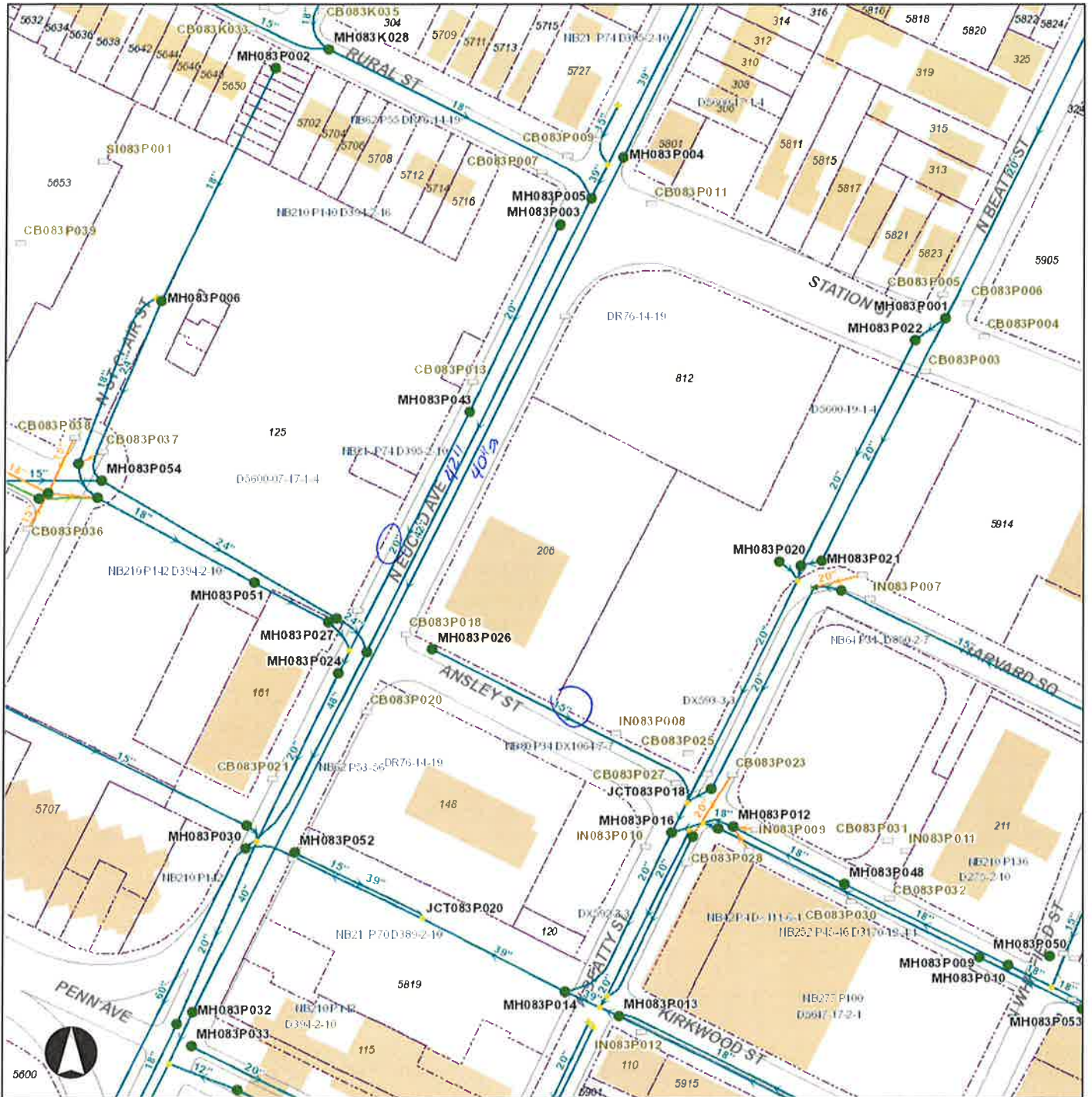
- | | | |
|-------------------------|--------------------|--------------------------|
| Meter | Water Manhole | Outfall |
| Pump | Rising Main | End Cap |
| Hydrant | Supply Main | Sewer Pump Station |
| Hydrant- Out of Service | Transmission Main | Combined Sewer |
| System Valve | Distribution Main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



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

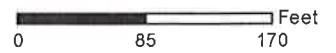
Date: 8/9/2016

206 N Euclid Ave



Legend

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



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

Date: 8/9/2016



pennsylvania
DEPARTMENT OF ENVIRONMENTAL
PROTECTION
SOUTHWEST REGIONAL OFFICE

October 31, 2016

Michelle Carney
Pittsburgh Water and Sewer Authority
Penn Liberty Plaza I
1200 Penn Avenue
Pittsburgh, PA 15222

Ref: Planning Waiver Request
Detective Building Development
206 North Euclid Avenue
City of Pittsburgh
Allegheny County

Dear Mrs. Carney:

The Department has received the enclosed documents submitted by you in reference to the above mentioned proposal. **The Department has determined that a Planning Module needs to be submitted for the above development.** This decision is based on the fact that the existing flow is greater than 800 gallons per day and the proposed development will create a subdivision by flow, that is, an increase in flow of 765 gallons per day which equates to, greater than or equal to, 1 Equivalent Dwelling unit (400 gallons per day). Therefore, the developer will be required to submit a planning module (copy enclosed) to the Department for review.

Please note that the Department has a fee schedule for Planning Module Component reviews. This fee applies to any project that requires planning; therefore, the developer will be assessed a fee on approval or disapproval of the Planning Module by the Department.

If you have any questions or concerns, please contact me at either 412.442.4047 or thflanagan@pa.gov.

Sincerely,

Thomas E. Flanagan
Sewage Planning Specialist Supervisor
Clean Water Program

Enclosures

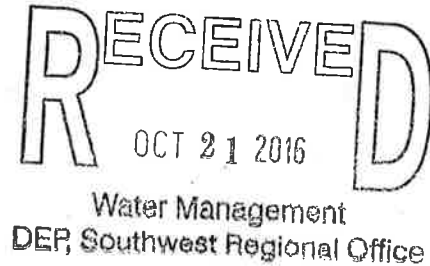
cc: ACHD
ALCOSAN
City of Pittsburgh
Bureau of Building Inspections
Langan Engineering
Detective Building, LLC



Pittsburgh
Water & Sewer
Authority

October 18, 2016

Mr. Thomas Flanagan
Sewage Planning Specialist Supervisor
PA Department of Environmental Protection
400 Waterfront Drive
Pittsburgh, PA 15222



**RE: Detective Building
206 North Euclid Avenue – 15206
Sewage Facilities Planning Module Exemption
PWSA Project No. 16103.64**

Dear Mr. Flanagan,

I have received Mr. Ben Hunter of Langan Sewage Facilities Planning Module exemption request and based on the information submitted, there will be an 765 gallons per day increase in sanitary flows from the proposed renovated building at 206 North Euclid Avenue. PWSA is recommending that this project be granted an exemption from the current DEP Sewage Facilities Planning Module regulations.

Previous sanitary flows were 2,980 gallons per day as offices and storage. The structure will be renovated into retail space on the 1st floor and the remaining floors will be offices. The proposed new use will have an anticipated total sanitary flow of 3,745 gallons per day, hence having an increase of 765 gallons per day from the existing condition/use.

PWSA will still require a water and sewer tap in plan for this development.

If you agree, please respond in writing. If you have any questions, please feel free to contact me at (412) 255-0841.

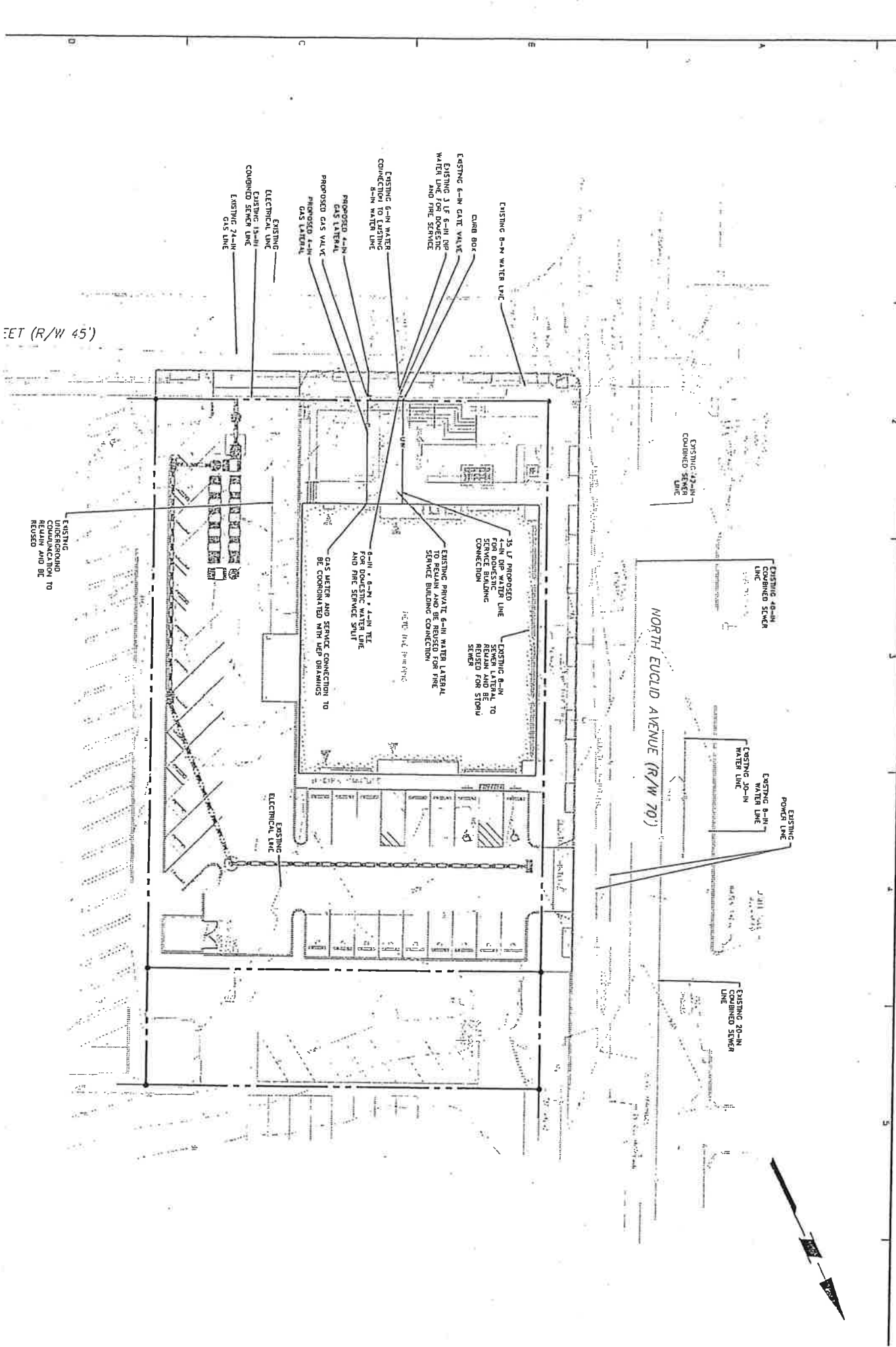
Sincerely,

Michelle E. Carney
Engineering Technician III

MEC

Attachment

cc: Ben Hunter - Langan
Detective Building, LLC
Michael Lichte - ALCOSAN
PWSA File



SET (R/W 45')

EXISTING 8-IN GATE VALVE
 EXISTING 1/2 8-IN DRIP
 WATER LINE FOR DOMESTIC
 AND FIRE SERVICE

EXISTING 8-IN WATER LINE

EXISTING
 ELECTRICAL LINE
 EXISTING 1 1/2-IN
 COMBINED SEWER LINE
 EXISTING 7/8-IN
 GAS LINE

PROPOSED 4-IN
 GAS LATERAL
 PROPOSED 1/2-IN
 GAS LATERAL

EXISTING 8-IN WATER
 CONNECTION TO EXISTING
 8-IN WATER LINE

EXISTING PRIVATE 8-IN WATER LATERAL
 BEING CONNCTED FOR FIRE
 SERVICE BUILDING CONNECTION

EXISTING PRIVATE 8-IN WATER LATERAL
 BEING CONNCTED FOR FIRE
 SERVICE BUILDING CONNECTION

EXISTING 8-IN * 6-IN * 4-IN TEE
 FOR DOMESTIC WATER LINE
 AND FIRE SERVICE SHUT
 OFF

EXISTING PRIVATE 8-IN WATER LATERAL
 BEING CONNCTED FOR FIRE
 SERVICE BUILDING CONNECTION

EXISTING 8-IN
 SEWER LATERAL TO
 REMAIN AND BE
 REUSED FOR STORM
 SEWER

EXISTING 42-IN
 COMBINED SEWER
 LINE

NORTH EUCLID AVENUE (R/W 70')

EXISTING 42-IN
 COMBINED SEWER
 LINE

EXISTING 8-IN
 WATER LINE
 EXISTING 20-IN
 WATER LINE

EXISTING
 POINT LINE

2 1/2" DIA
 20' DIA

EXISTING 20-IN
 COMBINED SEWER
 LINE



APPENDIX B

Resolution for Plan Revision for New Land Development

APPENDIX C

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



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

Code No.
02001-16-022

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** Detective Building

2. **Brief Project Description** Detective Building, LLC is proposing to renovate the existing four-story concrete building to provide ground floor retail with the upper three floors as office space. The proposed development will include a renovated building and additional site features, such as a plaza on the south side of the building, bicycle parking, off-street parking areas, sidewalks, lighting, and landscaping. The existing project site consists of lot, 83-P-165, having a total area of 0.738 acres. During the proposed redevelopment 0.125 acres will be vacated allowing 0.613 acres for the development. The site is located at 206 North Euclid Avenue, in the East Liberty neighborhood of the City of Pittsburgh, Allegheny County, Pennsylvania. The site is generally bound by North Euclid Avenue to the west, Broad Street to the south, an abandoned parking lot to the north, and city parking to the east. The sanitary system for the project will reuse the existing lateral to the existing combined sanitary sewer system that runs along North Euclid Avenue. The sewage is then conveyed to the Allegheny Interceptor, which is ultimately treated at the Allegheny County Sanitary Authority Wastewater Treatment Facility in Pittsburgh, PA.

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
Robinson	George			Manager of Development Services
Additional Individual Last Name	First Name	MI	Suffix	Title
Carney	Michelle			Engineering Technician III

Municipality Mailing Address Line 1	Mailing Address Line 2
--	-------------------------------

Pittsburgh Water and Sewer Authority (PWSA)	Penn Liberty Plaza 1, 1200 Penn Avenue	
Address Last Line -- City	State	ZIP+4
Pittsburgh	PA	15222

Area Code + Phone + Ext.	FAX (optional)	Email (optional)
412-255-8800 ext. 8975		grobinson@pgh2o.com

C. SITE INFORMATION (See Section C of instructions)

Site (Land Development or Project) Name
Detective Building

Site Location Line 1	Site Location Line 2
206 North Euclid Avenue	

Site Location Last Line -- City	State	ZIP+4	Latitude	Longitude
Pittsburgh	PA	15206	40° 27' 48.78"	-79° 55' 37.89"

Detailed Written Directions to Site From I-376 East/Fort Pitt Bridge, follow I-376E to Beechwood Boulevard. Take Exit 74 toward Squirrel Hill/Homestead. Use the left lane to merge onto Beechwood Boulevard. Turn left onto Forward Avenue and take a slight right to stay on Forward Avenue. Turn left onto Shady Avenue and take a slight left to stay on Shady Avenue. Turn left onto Penn Avenue. Turn right onto Centre Avenue. Turn Left onto Station Street. Continue left onto North Euclid Avenue. 206 North Euclid Avenue will be on the left.

Description of Site The site currently contains one vacant, four-story concrete building with an impervious asphalt lot and impervious sidewalks along North Euclid Avenue and Broad Street.

Site Contact (Developer/Owner)

Last Name	First Name	MI	Suffix	Phone	Ext.
Gabbert	Owen			503-701-1407	

Site Contact Title	Site Contact Firm (if none, leave blank)
Project Manager	Detective Building, LLC

FAX	Email
503-427-9551	ogabbert@gmail.com

Mailing Address Line 1	Mailing Address Line 2
2181 NW Nicolai Street	

Mailing Address Last Line -- City	State	ZIP+4
Portland	OR	97210

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

Last Name	First Name	MI	Suffix
Rowland	Scott		

Title	Consulting Firm Name
Senior Associate/Vice President	Langan Engineering & Environmental Services, Inc.

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

Address Last Line -- City	State	ZIP+4	County
Canonsburg	PA	15317-9540	Washington

Email	Area Code + Phone	Ext.	Area Code + FAX
srowland@langan.com	724-514-5100		724-514-5101

E. AVAILABILITY OF DRINKING WATER SUPPLY

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

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

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

Name of water company: Pittsburgh Water and Sewer Authority

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 10

Connections 1

Name of:

existing collection or conveyance system 42-in gravity combined sewer in North Euclid Avenue

owner City of Pittsburgh

existing interceptor Allegheny River Interceptor

owner Allegheny County Sanitary Authority (ALCOSAN)

2. WASTEWATER TREATMENT FACILITY

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

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

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

Name of existing facility Allegheny County Sanitary Authority (ALCOSAN) Wastewater Treatment Facility

NPDES Permit Number for existing facility PA 0025984

Clean Streams Law Permit Number PA 0025984

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

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

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

Name of Permittee Agency, Authority, Municipality ALCOSAN

Name of Responsible Agent Mike Lichte

Agent Signature 

Date 12/22/16

(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 3,745 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	1,1413,982	39,948,936	191,311	669,589	195,056	682,696
Conveyance		31.5 mgd	13.3 mgd	15.8 mgd	13.4 mgd	15.9 mgd
Treatment		250 mgd		250 mgd		250 mgd

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 George Robinson

Agent Signature *George Robinson*

Date 1/22/16

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

c. Conveyance System

Name of Agency, Authority, Municipality ALCOSAN

Name of Responsible Agent Mike Lichte

Agent Signature 

Date 12/21/16

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 Mike Lichte

Agent Signature 

Date 12/21/16

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 3,745 gpd

Yes No

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

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

(For completion by non-municipal facility agent)

4. Collection and Conveyance Facilities

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

Yes No

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

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

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

- b. Collection System

Name of Responsible Organization _____

Name of Responsible Agent _____

Agent Signature _____

Date _____

- c. Conveyance System

Name of Responsible Organization _____

Name of Responsible Agent _____

Agent Signature _____

Date _____

5. Treatment Facility

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

Yes No

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

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

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

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

(For completion by the municipality)

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

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

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

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

Yes No

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

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

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

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

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

Ben Hunter, P.E., LEED AP



Name (Print)

Signature

Senior Project Manager

11-16-2016

Title

Date

2400 Ansys Drive, Suite 403

Canonsburg, PA 15317

724-514-5125

Address

Telephone Number

R. REVIEW FEE (See Section R of instructions)

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

- I request DEP calculate the review fee for my project and send me an invoice for the correct amount. I understand DEP's review of my project will not begin until DEP receives the correct review fee from me for the project.
- I have calculated the review fee for my project using the formula found below and the review fee guidance in the instructions. I have attached a check or money order in the amount of \$500.00 payable to "Commonwealth of PA, DEP". Include DEP code number on check. I understand DEP will not begin review of my project unless it receives the fee and determines the fee is correct. If the fee is incorrect, DEP will return my check or money order, send me an invoice for the correct amount. I understand DEP review will NOT begin until I have submitted the correct fee.
- I request to be exempt from the DEP planning module review fee because this planning module creates **only** one new lot and is the **only** lot subdivided from a parcel of land as that land existed on December 14, 1995. I realize that subdivision of a second lot from this parcel of land shall disqualify me from this review fee exemption. I am furnishing the following deed reference information in support of my fee exemption.

County Recorder of Deeds for _____ County, Pennsylvania

Deed Volume _____ Book Number _____

Page Number _____ Date Recorded _____

R. REVIEW FEE (continued)

Formula:

1. For a new collection system (with or without a Clean Streams Law Permit), a collection system extension, or individual tap-ins to an existing collection system use this formula.

$$\underline{10} \text{ Lots (or EDUs)} \times \$50.00 = \$ \underline{500.00}$$

The fee is based upon:

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

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

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

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

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

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

The fee is based upon:

- The number of lots created or number of EDUs whichever is higher.
 - For community sewage system projects one EDU is equal to a sewage flow of 400 gallons per day.
 - For non-single family residential projects, EDUs are calculated using projected population figures
- C. A sub-surface discharge system that requires a permit under The Clean Streams Law will use a flat fee:
- \$ 1,500 per submittal (non-municipal)
\$ 500 per submittal (municipal)

NARRATIVE DESCRIPTION OF PROJECT

SECTION F SEWAGE FACILITIES PLANNING MODULE COMPONENT 3

**Re: Project Narrative
Detective Building
City of Pittsburgh, Allegheny County, Pennsylvania
Langan Project No.: 250039001**

The project site is located at 206 North Euclid Avenue in the East Liberty neighborhood of the City of Pittsburgh, Allegheny County, Pennsylvania. The existing project site consists of lot, 83-P-165, having a total area of 0.738 acres. During the proposed redevelopment 0.125 acres will be vacated allowing 0.613 acres for the development. The project proposes to disturb approximately 0.70 acres. The proposed development within the limit of disturbance includes the renovation the existing four-story building located at 206 North Euclid Avenue to provide ground floor retail with the upper three floors as office space. Additional site features will include a plaza on the south side of the building, bicycle parking, off-street parking areas, sidewalks, lighting, and landscaping. The project site, to be owned by Detective Building, LLC, is currently an abandoned four-story concrete building with a basement. The building was previously used as a AAA building and a former office location for the City of Pittsburgh Bureau of Police Investigations Branch.

The project site is generally bound by North Euclid Avenue (Penn Center West) to the west, Broad Street (Ansley Street) to the south, an abandoned parking lot to the north, and city parking to the east. It is located in the Commercial Planned Unit Development (CP) District. The site currently contains one, four-story concrete building with an impervious asphalt lot and impervious sidewalks along North Euclid Avenue and Broad Street.

The proposed sanitary facilities for the renovated building will consist of one on-site gravity sewer lateral. It is assumed that the existing 8-inch lateral, which discharges into the existing 42-inch PWSA combined sewer in North Euclid Avenue, can remain and will be reused. This lateral will remain a private lateral and will not create any undue financial burdens to the City of Pittsburgh, PWSA, or ALCOSAN. Sewage will then be conveyed to the Allegheny County Sanitary Authority (ALCOSAN) Wastewater Treatment Facility in Pittsburgh, PA. The ultimate method (to serve the development in the long term, five years or more) will provide for disposal of the total combined daily flow of 3,745 gallons per day, or 10 EDUs. The proposed net increase in combined daily sanitary sewage flow from existing to proposed conditions is 765 gallons per day, or 2 EDUs. A reference for the approximate sewage flow for the proposed development can be found in Appendix C.

Water service for the proposed Detective Building will be provided by the existing 6-inch water lateral to an 8-inch PWSA water line in Broad Street. A proposed 4-inch DIP domestic service and an existing 6-inch DIP fire service will "tee" off the existing 6-inch DIP lateral. The proposed water consumption is estimated to be the same as the proposed sanitary flow, 3,745

gallons per day, or 10 EDUs. The proposed net increase in combined daily water consumption from existing to proposed conditions is 765 gallons per day, or 2 EDUs. The existing municipal system is expected to adequately meet proposed demands. A copy of the water availability letter and water and sewer use application approval from Pittsburgh Water and Sewer Authority can be found in Appendix C.

**ANTICIPATED SEWAGE
FLOW REFERENCE**

EXISTING AVERAGE SANITARY SEWAGE FLOW ESTIMATIONS

Floor	Type	Unit	Anticipated Average Rate (GPD/Unit) ¹	Anticipated Average Sewage Flow (GPD)
Basement	Storage/ Warehouses	8	35	280
Basement	Office	29	10	290
1 st Floor	Office	58	10	580
2 nd Floor	Office	61	10	610
3 rd Floor	Office	61	10	610
			Existing GPD =	2,980
			Existing EDUs² =	8

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

2 – EDUs are based on 400 GPD/EDU.

PROPOSED AVERAGE SANITARY SEWAGE FLOW ESTIMATIONS

Floor	Type	Unit	Anticipated Average Rate (GPD/Unit) ¹	Anticipated Average Sewage Flow (GPD)
Basement	Storage/ Warehouses	9	35	315
Basement	Office	5	10	50
1 st Floor	Store: Public Toilet	2	400	800
1 st Floor	Store: Public Urinal	1	200	200
1 st Floor	Store: Public Sink	2	200	400
1 st Floor	Restaurant	50	3	150
1 st Floor	Office	3	10	30
2 nd Floor	Office	60	10	600
3 rd Floor	Office	60	10	600
4 th Floor	Office	60	10	600
			Proposed GPD =	3,745
			Proposed EDUs² =	10

1 – Rate is based on the flow estimate defined in Table 2-1 of the PWSA

2 – EDUs are based on 400 GPD/EDU.

**PROPOSED SANITARY PIPE CALCULATIONS
 DETECTIVE BUILDING**

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 THAT RUNS THROUGH NORTH EUCLID AVENUE

MINIMUM SLOPE WITHIN THIS ENTIRE RUN = 1.0%

MATERIAL	PVC	Q_{full} , cfs	Q_{full} , gpd	Q_{half} , cfs	Q_{half} , gpd	V_{max} , fps	V_{half} , fps
LENGTH, ft	30	1.21	782,043	0.60	375,381	3.99	3.47
DIAMETER, in	8						
SLOPE	1.00%	PIPE SIZED ACCORDINGLY:		TRUE			
n	0.013	2 fps < VELOCITY < 10 fps:		TRUE			
Q_{max} , gpd	3,745						
Q_{design} , gpd	13,108						

Worksheet for Existing 8-in Half

Project Description

Friction Method	Manning Formula
Solve For	Discharge

Input Data

Roughness Coefficient	0.013	
Channel Slope	0.01000	ft/ft
Normal Depth	0.33	ft
Diameter	0.67	ft

Results

Discharge	0.60	ft ³ /s
Flow Area	0.17	ft ²
Wetted Perimeter	1.05	ft
Hydraulic Radius	0.17	ft
Top Width	0.67	ft
Critical Depth	0.37	ft
Percent Full	50.0	%
Critical Slope	0.00736	ft/ft
Velocity	3.46	ft/s
Velocity Head	0.19	ft
Specific Energy	0.52	ft
Froude Number	1.19	
Maximum Discharge	1.30	ft ³ /s
Discharge Full	1.21	ft ³ /s
Slope Full	0.00250	ft/ft
Flow Type	SuperCritical	

GVF Input Data

Downstream Depth	0.00	ft
Length	0.00	ft
Number Of Steps	0	

GVF Output Data

Upstream Depth	0.00	ft
Profile Description		
Profile Headloss	0.00	ft
Average End Depth Over Rise	0.00	%
Normal Depth Over Rise	50.00	%
Downstream Velocity	Infinity	ft/s

Worksheet for Existing 8-in Half

GVF Output Data

Upstream Velocity	Infinity	ft/s
Normal Depth	0.33	ft
Critical Depth	0.37	ft
Channel Slope	0.01000	ft/ft
Critical Slope	0.00736	ft/ft

Worksheet for Existing 8-in 80%

Project Description

Friction Method	Manning Formula
Solve For	Discharge

Input Data

Roughness Coefficient	0.013	
Channel Slope	0.01000	ft/ft
Normal Depth	0.53	ft
Diameter	0.67	ft

Results

Discharge	1.18	ft ³ /s
Flow Area	0.30	ft ²
Wetted Perimeter	1.48	ft
Hydraulic Radius	0.20	ft
Top Width	0.53	ft
Critical Depth	0.52	ft
Percent Full	80.0	%
Critical Slope	0.01075	ft/ft
Velocity	3.95	ft/s
Velocity Head	0.24	ft
Specific Energy	0.78	ft
Froude Number	0.93	
Maximum Discharge	1.30	ft ³ /s
Discharge Full	1.21	ft ³ /s
Slope Full	0.00955	ft/ft
Flow Type	SubCritical	

GVF Input Data

Downstream Depth	0.00	ft
Length	0.00	ft
Number Of Steps	0	

GVF Output Data

Upstream Depth	0.00	ft
Profile Description		
Profile Headloss	0.00	ft
Average End Depth Over Rise	0.00	%
Normal Depth Over Rise	80.00	%
Downstream Velocity	Infinity	ft/s

Worksheet for Existing 8-in 80%

GVF Output Data

Upstream Velocity	Infinity	ft/s
Normal Depth	0.53	ft
Critical Depth	0.52	ft
Channel Slope	0.01000	ft/ft
Critical Slope	0.01075	ft/ft

Worksheet for Existing 8-in Full

Project Description

Friction Method	Manning Formula
Solve For	Full Flow Capacity

Input Data

Roughness Coefficient	0.013	
Channel Slope	0.01000	ft/ft
Normal Depth	0.67	ft
Diameter	0.67	ft
Discharge	1.21	ft ³ /s

Results

Discharge	1.21	ft ³ /s
Normal Depth	0.67	ft
Flow Area	0.35	ft ²
Wetted Perimeter	2.09	ft
Hydraulic Radius	0.17	ft
Top Width	0.00	ft
Critical Depth	0.52	ft
Percent Full	100.0	%
Critical Slope	0.01099	ft/ft
Velocity	3.46	ft/s
Velocity Head	0.19	ft
Specific Energy	0.85	ft
Froude Number	0.00	
Maximum Discharge	1.30	ft ³ /s
Discharge Full	1.21	ft ³ /s
Slope Full	0.01000	ft/ft
Flow Type	SubCritical	

GVF Input Data

Downstream Depth	0.00	ft
Length	0.00	ft
Number Of Steps	0	

GVF Output Data

Upstream Depth	0.00	ft
Profile Description		
Profile Headloss	0.00	ft
Average End Depth Over Rise	0.00	%

Worksheet for Existing 8-in Full

GVF Output Data

Normal Depth Over Rise	100.00	%
Downstream Velocity	Infinity	ft/s
Upstream Velocity	Infinity	ft/s
Normal Depth	0.67	ft
Critical Depth	0.52	ft
Channel Slope	0.01000	ft/ft
Critical Slope	0.01099	ft/ft

**Detective Building Development
North Euclid Ave - 42 Inch Combined Sewer
Dry Flow Comparison Calculations**

Given Information	
Pipe Location:	North Euclid Ave
Pipe Type:	VCP
Pipe Diameter (IN):	42
Slope:	0.5%
*Depth of Flow (IN):	2.1
Manning's n Value	0.015

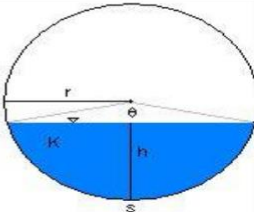
Solve for Dry Flow	
Radius of Pipe, r (IN)	21
Circular Segment Height, h (IN)	2.1
Central Angle, Θ	51.684
Flow Area, K (IN ²)	25.898
Wetted Perimeter (IN)	18.943
Hydraulic Radius (IN)	1.367
Hydraulic Radius (FT)	0.114
Velocity (FT/S)	1.646
Flow (CFS)	0.296
Flow (GPD)	191,311

Solve for Full Flow	
Flow (CFS)	61.822
Flow (GPD)	39,948,936

Summary	
Anticipated Flow Contribution (GPD)	3,745
Present Dry Flow (GPD)	191,311
Present Dry Flow Plus Anticipated Flow Contribution (GPD)	195,056
Full Flow Capacity (GPD)	39,948,936

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

*Depth of flow measured on 09/09/2016 by Jet Jack, Inc.

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

Worksheet for Existing 42-IN Avg

Project Description

Friction Method	Manning Formula
Solve For	Discharge

Input Data

Roughness Coefficient	0.015	
Channel Slope	0.00500	ft/ft
Normal Depth	0.18	ft
Diameter	3.50	ft

Results

Discharge	0.30	ft ³ /s
Flow Area	0.18	ft ²
Wetted Perimeter	1.58	ft
Hydraulic Radius	0.11	ft
Top Width	1.53	ft
Critical Depth	0.16	ft
Percent Full	5.0	%
Critical Slope	0.00717	ft/ft
Velocity	1.65	ft/s
Velocity Head	0.04	ft
Specific Energy	0.22	ft
Froude Number	0.85	
Maximum Discharge	66.32	ft ³ /s
Discharge Full	61.65	ft ³ /s
Slope Full	0.00000	ft/ft
Flow Type	SubCritical	

GVF Input Data

Downstream Depth	0.00	ft
Length	0.00	ft
Number Of Steps	0	

GVF Output Data

Upstream Depth	0.00	ft
Profile Description		
Profile Headloss	0.00	ft
Average End Depth Over Rise	0.00	%
Normal Depth Over Rise	5.00	%
Downstream Velocity	Infinity	ft/s

Worksheet for Existing 42-IN Avg

GVF Output Data

Upstream Velocity	Infinity	ft/s
Normal Depth	0.18	ft
Critical Depth	0.16	ft
Channel Slope	0.00500	ft/ft
Critical Slope	0.00717	ft/ft

**DOCUMENTATION
FROM UTILITY COMPANIES**



Pittsburgh
Water & Sewer
Authority

August 10, 2016

Mr. Ben Hunter
Langan Engineering
2400 Ansys Drive, Suite 403
Canonsburg, PA 15317

**RE: Water and Sewer Availability
Detective Building, LLC
206 North Euclid Avenue - 15206**

Dear Mr. Hunter:

In response to your inquiry on 7/22/2016 concerning water and sewer availability for the area referenced above, please be advised that both water and sewers are available near the site, and water and sewer service will be provided in accordance with the policies and procedures of the Pittsburgh Water and Sewer Authority.

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


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

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

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

If you have any questions please feel free to contact me at (412) 255-0841. Thank you.

Sincerely,


Michelle E. Carney
Engineering Technician III

MEC

cc: PWSA File



PITTSBURGH WATER AND SEWER AUTHORITY

WATER AND SEWER AVAILABILITY LETTER REQUEST FORM

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

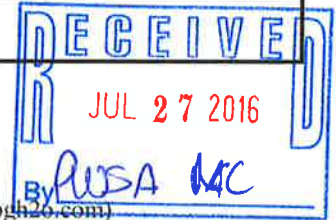
This request form is required for all of the following types of development. (Please note that the term "sewer" refers to sanitary sewers, combined sewers, and storm sewers.)

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

Information to be submitted by the Applicant:			
Property Owner Name:	Detective Building, LLC		
Address of Property:	206 North Euclid Avenue, Pittsburgh, PA 15206		
Proposed Use of Site:	Mixed Use: Retail and Residential		
Closest street intersection to the property:	North Euclid and Broad Street (Ansley Street)		
Requestor Name:	Ben Hunter	<i>Langan Eng</i>	Date of Request:
			July 22, 2016
Requestor Address:	2400 Ansys Drive Suite 403, Cannonsburg, PA 15317		
Requestor Phone Number:	724-514-5125		

Please submit the completed form to:

Pittsburgh Water and Sewer Authority
 Engineering and Construction Division
 1200 Penn Avenue
 Pittsburgh, PA 15222
 Attn: Ms. Michelle Carney (mcarney@pgh20.com)

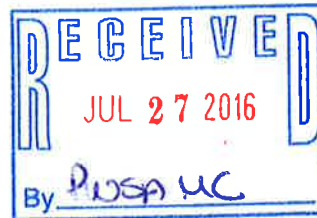


PWSA Use Only:			
PWSA Water Service Available:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Water	<i>8" ansley st</i>
		Size / Location:	<i>30" + 8" N. Euclid Ave</i>
PWSA Sewer Service Available:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Sewer	<i>15" ansley st</i>
		Size / Location:	<i>20", 42", 40" N. Euclid Ave</i>
Applicant must contact separate agency for water service:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
Name of separate agency:	<i>N/A</i>		
PWSA Approval Authority:	Signature and Date	<i>[Signature]</i>	<i>8-9-2016</i>
	Name (printed)	<i>Michelle Carney</i>	
	Title	<i>Engineering Tech 3</i>	

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



July 22, 2016



Technical Excellence
Practical Experience
Client Responsiveness

Michelle Carney
The Pittsburgh Water and Sewer Authority
Penn Liberty Plaza – 1200 Penn Avenue
Pittsburgh, PA 15222

**Re: PWSA Will-Serve Request
Schoolhouse Electric Detective's Building
206 North Euclid Avenue
Pittsburgh, PA 15206
Langan Project No.: 250039001**

Dear Ms. Carney:

Through this letter, we are requesting a letter of serviceability from you regarding the above referenced project. The proposed project is a redevelopment of the former Detective's Building located at 206 North Euclid Avenue, Pittsburgh, Pennsylvania 15206. The development will consist of the construction of a mixed use (retail and residential) four-story structure.

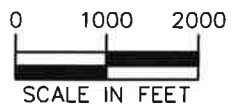
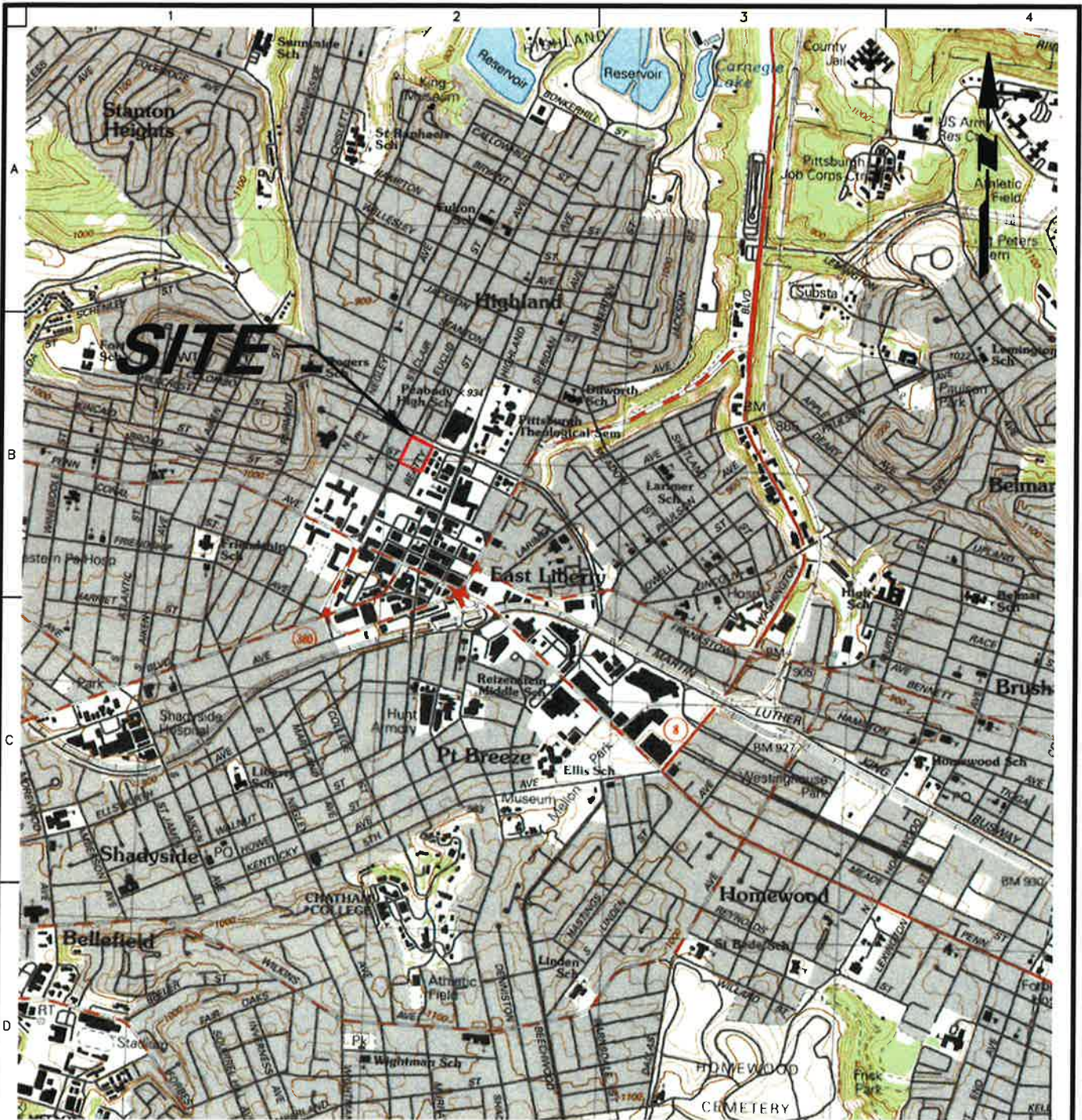
Sincerely,
Langan Engineering and Environmental Services

Ben D. Hunter, P.E.
Project Engineer

Enclosure(s): Site Location Map
Proposed Site Plan (Moss Architects)

cc: Brian Faherty (Detective Building, LLC)

\\langan.com\data\PIT\data0\250039001\Office Data\Correspondence\2016-07-22 PWSA Will Serve Request.docx



REF: USGS PITTSBURGH EAST QUADRANGLE, PENNSYLVANIA, 1997

LANGAN
 2400 Ansys Drive, Suite 403
 Canonsburg, PA 15317
 T: 724.514.5100 F: 724.514.5101 www.langan.com
 Langan Engineering, Environmental, Surveying and
 Landscape Architecture, D.P.C. S.A.
 Langan Engineering, Environmental, Surveying and
 Landscape Architecture, D.P.C.
 Langan Engineering and Environmental Services, Inc.
 Langan CT, Inc.
 Langan International LLC
 Collectively known as Langan

Project
**SCHOOLHOUSE
 ELECTRIC DETECTIVE'S
 BUILDING**
 CITY OF PITTSBURGH
 PN: 83-P-165, WARD 11
 ALLEGHENY COUNTY PENNSYLVANIA

Drawing Title
**SITE LOCATION
 MAP**

Project No.
 250039001
 Date
 JULY 22, 2016
 Scale
 1" = 2000'
 Drawn By
 MJL
 Checked By
 BDH
 Submission Date
 --

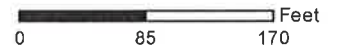
Drawing No.
1
 Sheet 1 of 1

206 N Euclid Ave



Legend

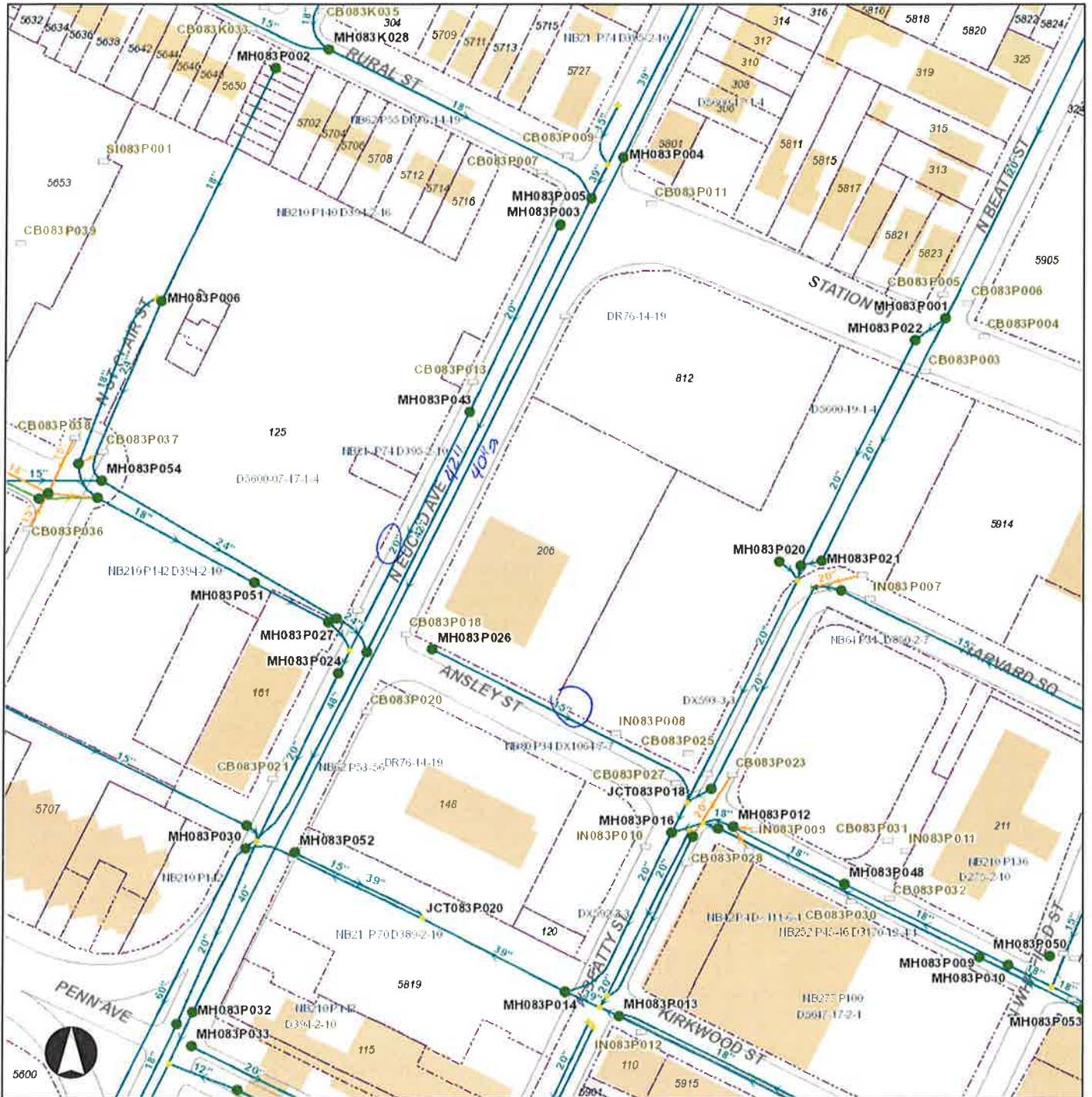
- | | | |
|-------------------------|--------------------|--------------------------|
| Meter | Water Manhole | Outfall |
| Pump | Rising Main | End Cap |
| Hydrant | Supply Main | Sewer Pump Station |
| Hydrant- Out of Service | Transmission Main | Combined Sewer |
| System Valve | Distribution Main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



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

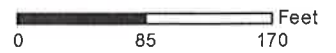
Date: 8/9/2016

206 N Euclid Ave



Legend

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



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Date: 8/9/2016



pennsylvania
DEPARTMENT OF ENVIRONMENTAL
PROTECTION
SOUTHWEST REGIONAL OFFICE

October 31, 2016

Michelle Carney
Pittsburgh Water and Sewer Authority
Penn Liberty Plaza I
1200 Penn Avenue
Pittsburgh, PA 15222

Ref: Planning Waiver Request
Detective Building Development
206 North Euclid Avenue
City of Pittsburgh
Allegheny County

Dear Mrs. Carney:

The Department has received the enclosed documents submitted by you in reference to the above mentioned proposal. **The Department has determined that a Planning Module needs to be submitted for the above development.** This decision is based on the fact that the existing flow is greater than 800 gallons per day and the proposed development will create a subdivision by flow, that is, an increase in flow of 765 gallons per day which equates to, greater than or equal to, 1 Equivalent Dwelling unit (400 gallons per day). Therefore, the developer will be required to submit a planning module (copy enclosed) to the Department for review.

Please note that the Department has a fee schedule for Planning Module Component reviews. This fee applies to any project that requires planning; therefore, the developer will be assessed a fee on approval or disapproval of the Planning Module by the Department.

If you have any questions or concerns, please contact me at either 412.442.4047 or thflanagan@pa.gov.

Sincerely,

Thomas E. Flanagan
Sewage Planning Specialist Supervisor
Clean Water Program

Enclosures

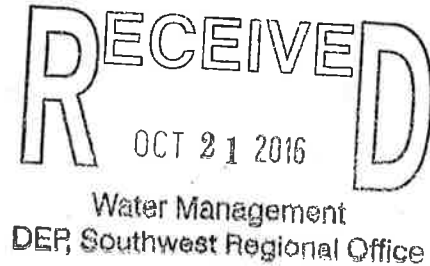
cc: ACHD
ALCOSAN
City of Pittsburgh
Bureau of Building Inspections
Langan Engineering
Detective Building, LLC



Pittsburgh
Water & Sewer
Authority

October 18, 2016

Mr. Thomas Flanagan
Sewage Planning Specialist Supervisor
PA Department of Environmental Protection
400 Waterfront Drive
Pittsburgh, PA 15222



**RE: Detective Building
206 North Euclid Avenue – 15206
Sewage Facilities Planning Module Exemption
PWSA Project No. 16103.64**

Dear Mr. Flanagan,


I have received Mr. Ben Hunter of Langan Sewage Facilities Planning Module exemption request and based on the information submitted, there will be an 765 gallons per day increase in sanitary flows from the proposed renovated building at 206 North Euclid Avenue. PWSA is recommending that this project be granted an exemption from the current DEP Sewage Facilities Planning Module regulations.

Previous sanitary flows were 2,980 gallons per day as offices and storage. The structure will be renovated into retail space on the 1st floor and the remaining floors will be offices. The proposed new use will have an anticipated total sanitary flow of 3,745 gallons per day, hence having an increase of 765 gallons per day from the existing condition/use.

PWSA will still require a water and sewer tap in plan for this development.

If you agree, please respond in writing. If you have any questions, please feel free to contact me at (412) 255-0841.

Sincerely,

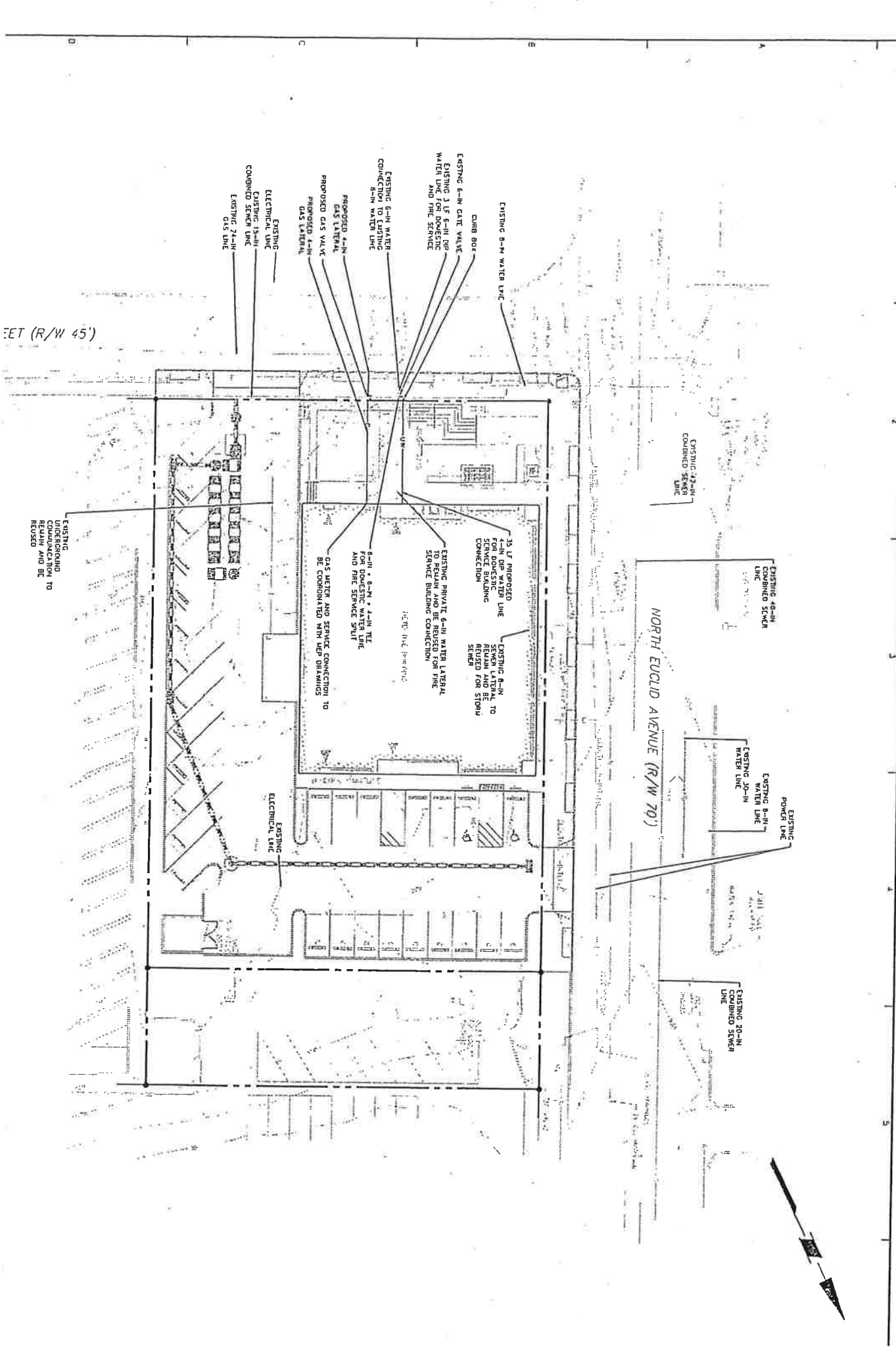


Michelle E. Carney
Engineering Technician III

MEC

Attachment

cc: Ben Hunter - Langan
Detective Building, LLC
Michael Lichte - ALCOSAN
PWSA File



SET (R/W 45')

EXISTING 8-IN GATE VALVE
 EXISTING 1 1/2 6-IN DRIP
 WATER LINE FOR DOMESTIC
 AND FIRE SERVICE

EXISTING 8-IN WATER LINE

EXISTING
 ELECTRICAL LINE
 EXISTING 1 1/2-IN
 COMBINED SEWER LINE
 EXISTING 7/8-IN
 GAS LINE

PROPOSED 4-IN
 GAS LATERAL
 PROPOSED 1/2-IN
 GAS LATERAL

EXISTING 6-IN WATER
 CONNECTION TO EXISTING
 8-IN WATER LINE

EXISTING PRIVATE 6-IN WATER LATERAL
 BE CONNECTED FOR FIRE
 SERVICE BUILDING CONNECTION

EXISTING PRIVATE 6-IN WATER LATERAL
 BE CONNECTED FOR FIRE
 SERVICE BUILDING CONNECTION

6-IN x 6-IN x 4-IN TEE
 FOR EXISTING WATER LINE
 AND FIRE SERVICE SHUT

GAS METER AND SERVICE CONNECTION TO
 BE COORDINATED WITH MEP DRAWINGS

3/4 1/2 PROPOSED
 3/4 1/2 IN DRIP WATER
 LINE FOR DOMESTIC
 SERVICE BUILDING
 CONNECTION

EXISTING 8-IN
 SEWER LATERAL TO
 REMAIN AND BE
 REUSED FOR STORM
 SEWER

EXISTING 42-IN
 COMBINED SEWER
 LINE

NORTH EUCLID AVENUE (R/W 70')

EXISTING 42-IN
 COMBINED SEWER
 LINE

EXISTING 8-IN
 WATER LINE
 EXISTING 20-IN
 WATER LINE

EXISTING
 POINT LINE

7 1/2 IN
 2 1/2 IN
 2 1/2 IN

EXISTING 20-IN
 COMBINED SEWER
 LINE



APPENDIX D

Alternative Sewage Facilities Analysis

SECTION H SEWAGE FACILITIES PLANNING MODULE COMPONENT 3

**Re: Alternative Sewage Facilities Analysis
Detective Building
City of Pittsburgh, Allegheny County, Pennsylvania
Langan Project No.: 250039001**

The project site is located at 206 North Euclid Avenue in the East Liberty neighborhood of the City of Pittsburgh, Allegheny County, Pennsylvania. The existing project site consists of lot, 83-P-165, having a total area of 0.738 acres. During the proposed redevelopment 0.125 acres will be vacated allowing 0.613 acres for the development. The project proposes to disturb approximately 0.70 acres. Detective Building, LLC is proposing to renovate the existing four-story building located at 206 North Euclid Avenue to provide ground floor retail with the upper three floors as office space. Additional site features include a plaza on the south side of the building, bicycle parking, off-street parking areas, sidewalks, lighting, and landscaping.

The project site is generally bound by North Euclid Avenue (Penn Center West) to the west, Broad Street (Ansley Street) to the south, an abandoned parking lot to the north, and city parking to the east. It is located in the Commercial Planned Unit Development (CP) District. The site currently contains one, four-story building with an impervious asphalt lot and impervious sidewalks along North Euclid Avenue and Broad Street. A 15-inch combined sewer in Broad Street runs along the southern portion of the site and three combined sewers in North Euclid Avenue, a 20-inch combined sewer, a 40-inch combined sewer, and a 42-inch combined sewer, run along the western portion of the site.

The proposed sanitary facilities for the renovated building will consist of one on-site gravity sewer lateral. It is assumed that the existing 8-inch lateral, which discharges into the existing 42-inch PWSA combined sewer in North Euclid Avenue, can remain and will be reused. This lateral will remain a private lateral and will not create any undue financial burdens to the City of Pittsburgh or ALCOSAN. Sewage will then be conveyed to the Allegheny County Sanitary Authority (ALCOSAN) Wastewater Treatment Facility in Pittsburgh, PA. The ultimate disposal method will have an associated combined daily sanitary sewage flow of approximately 3,745 gallons per day, or 10 EDUs. The proposed net increase in combined daily sanitary sewage flow from existing to proposed conditions is 765 gallons per day, or 2 EDUs. A reference for the approximate sewage flow for the proposed development can be found in Appendix C.

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 development and the existing neighboring 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 1.7 miles north 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

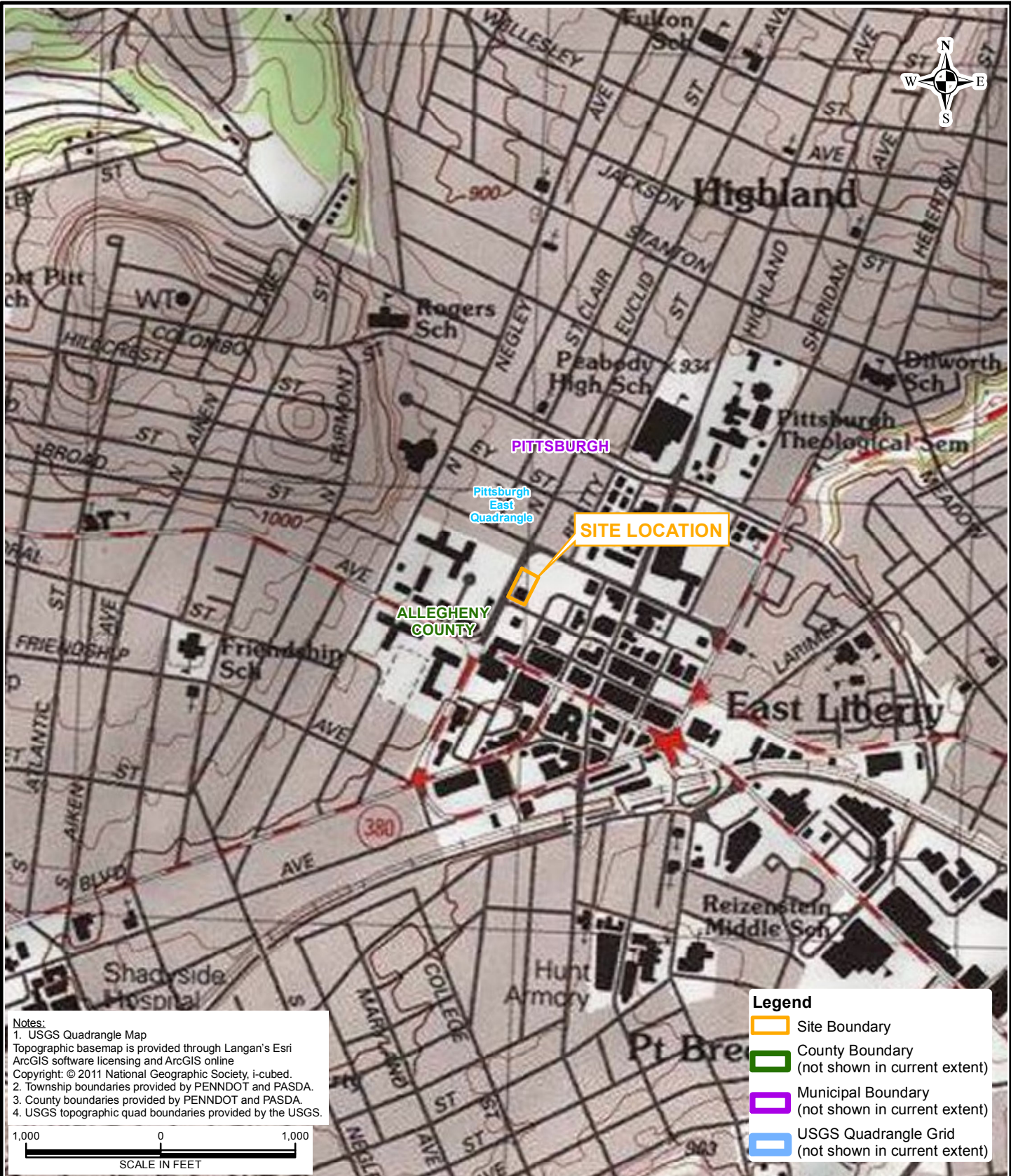
**SECTION P
SEWAGE FACILITIES PLANNING
MODULE COMPONENT 3**

**Re: Public Notice
Detective Building
City of Pittsburgh, Allegheny County, Pennsylvania
Langan Project No.: 250039001**

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

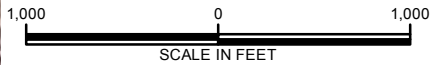
APPENDIX F

USGS Map and Plot Plans



Notes:
 1. USGS Quadrangle Map
 Topographic basemap is provided through Langan's Esri ArcGIS software licensing and ArcGIS online
 Copyright: © 2011 National Geographic Society, i-cubed.
 2. Township boundaries provided by PENNDOT and PASDA.
 3. County boundaries provided by PENNDOT and PASDA.
 4. USGS topographic quad boundaries provided by the USGS.

Legend	
	Site Boundary
	County Boundary (not shown in current extent)
	Municipal Boundary (not shown in current extent)
	USGS Quadrangle Grid (not shown in current extent)



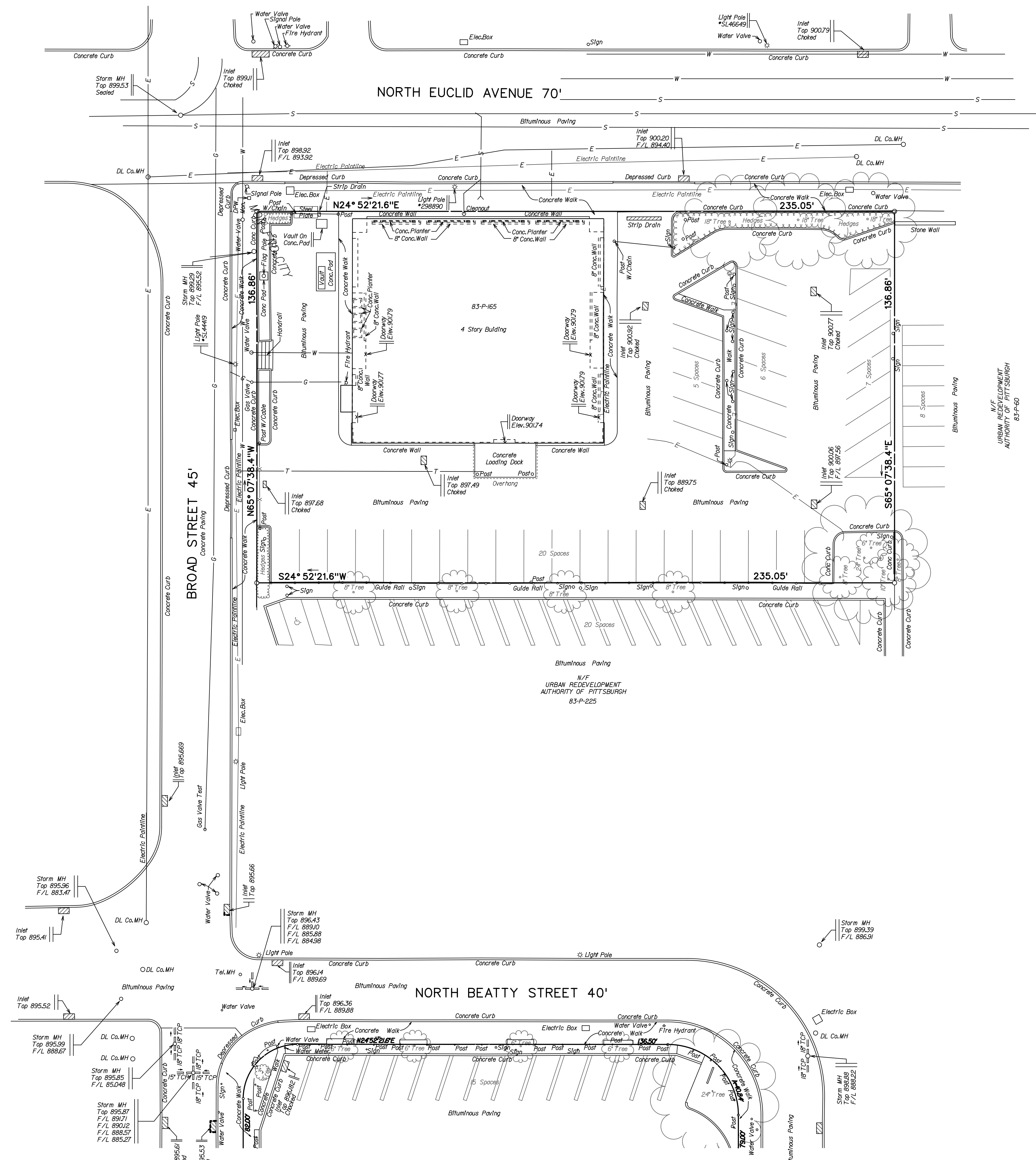
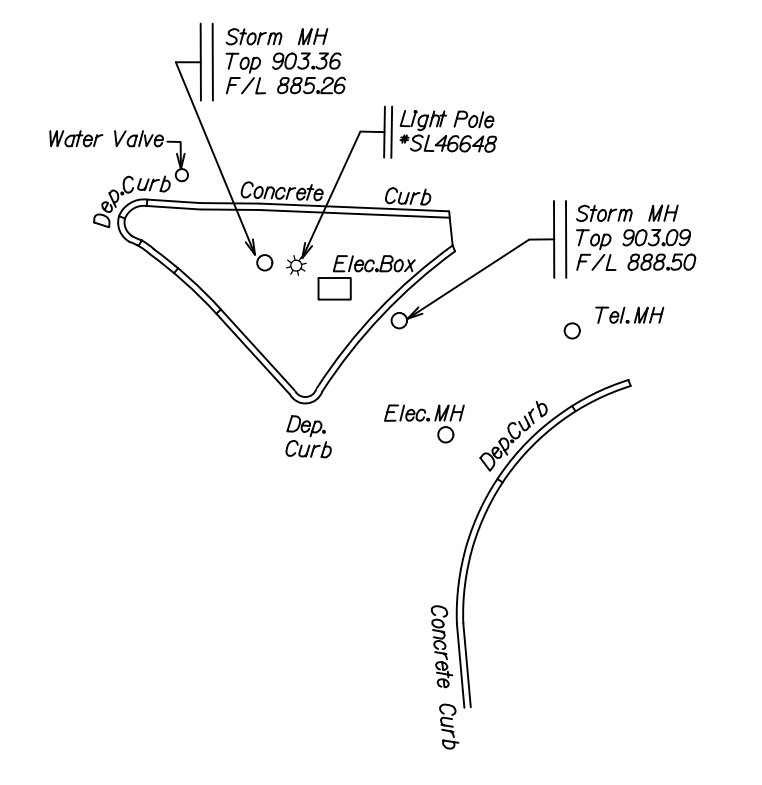
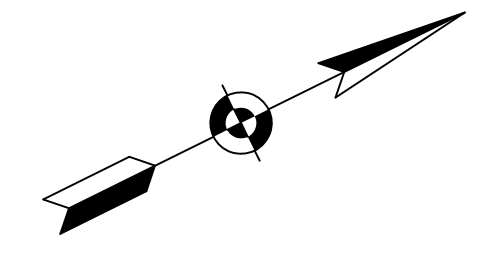
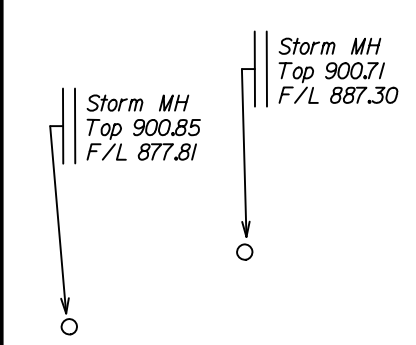
LANGAN
 601 Technology Drive, Suite 200
 Canonsburg, PA 15317-9540
 T: 724.514.5100 F: 724.514.5101 www.langan.com

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

Project
DETECTIVE BUILDING
 206 NORTH EUCLID AVENUE
 PITTSBURGH
 ALLEGHENY COUNTY PENNSYLVANIA

Drawing Title
USGS SITE LOCATION MAP

Project No. 250039001	1
Date 8/24/2016	
Scale 1 in = 1,000 ft	
Drawn By BLA	

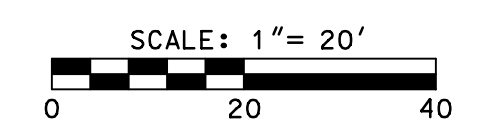


N/F
URBAN REDEVELOPMENT
AUTHORITY OF PITTSBURGH
83-P-60

N/F
URBAN REDEVELOPMENT
AUTHORITY OF PITTSBURGH
83-P-225

AREA=32,168.94 SQ. FT.
OR 0.738 ACRES

PRELIMINARY
TOPOGRAPHICAL SURVEY
SURVEYED FOR
URBAN REDEVELOPMENT
AUTHORITY OF PITTSBURGH
SITUATE IN
11TH WARD, CITY OF PITTSBURGH,
ALLEGHENY COUNTY, PA.

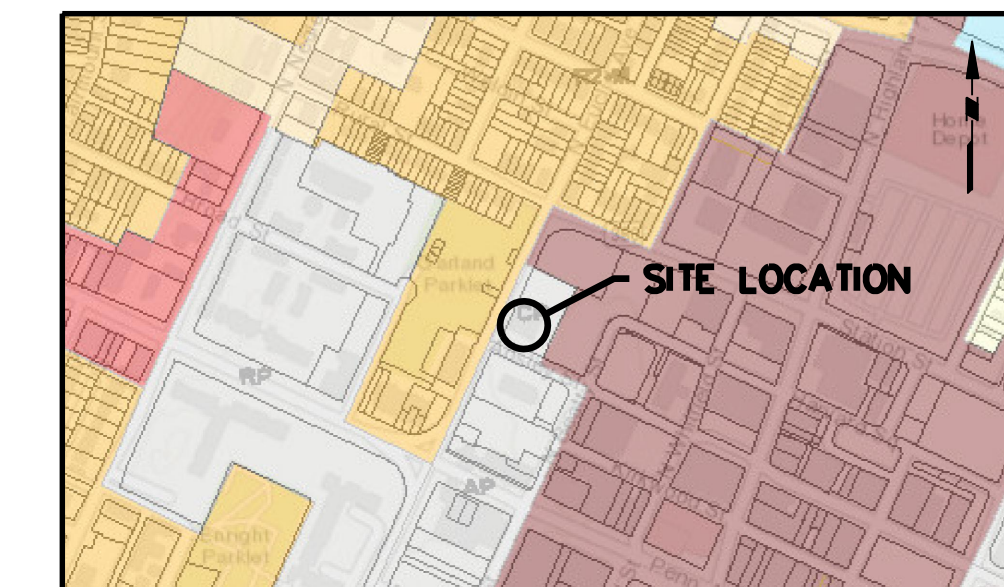


JULY 6, 2016
REVISED OCTOBER 17, 2016

Prepared By
Mackin Engineering Company
RDC Park West
117 Industry Drive
Pittsburgh, Pennsylvania 15275-1015
(412) 788-0472

NOTE:
The Location Of The Underground Facilities
Are Indicated In Accordance With Information
Obtained From The Various Utilities.

CALL BEFORE YOU DIG!
IN PENNSYLVANIA
A Three Business Day Notice Is The Law
8-1-1 OR 1-800-242-1776
Dig Safely
www.pennecall.org



PROJECT ZONING MAP



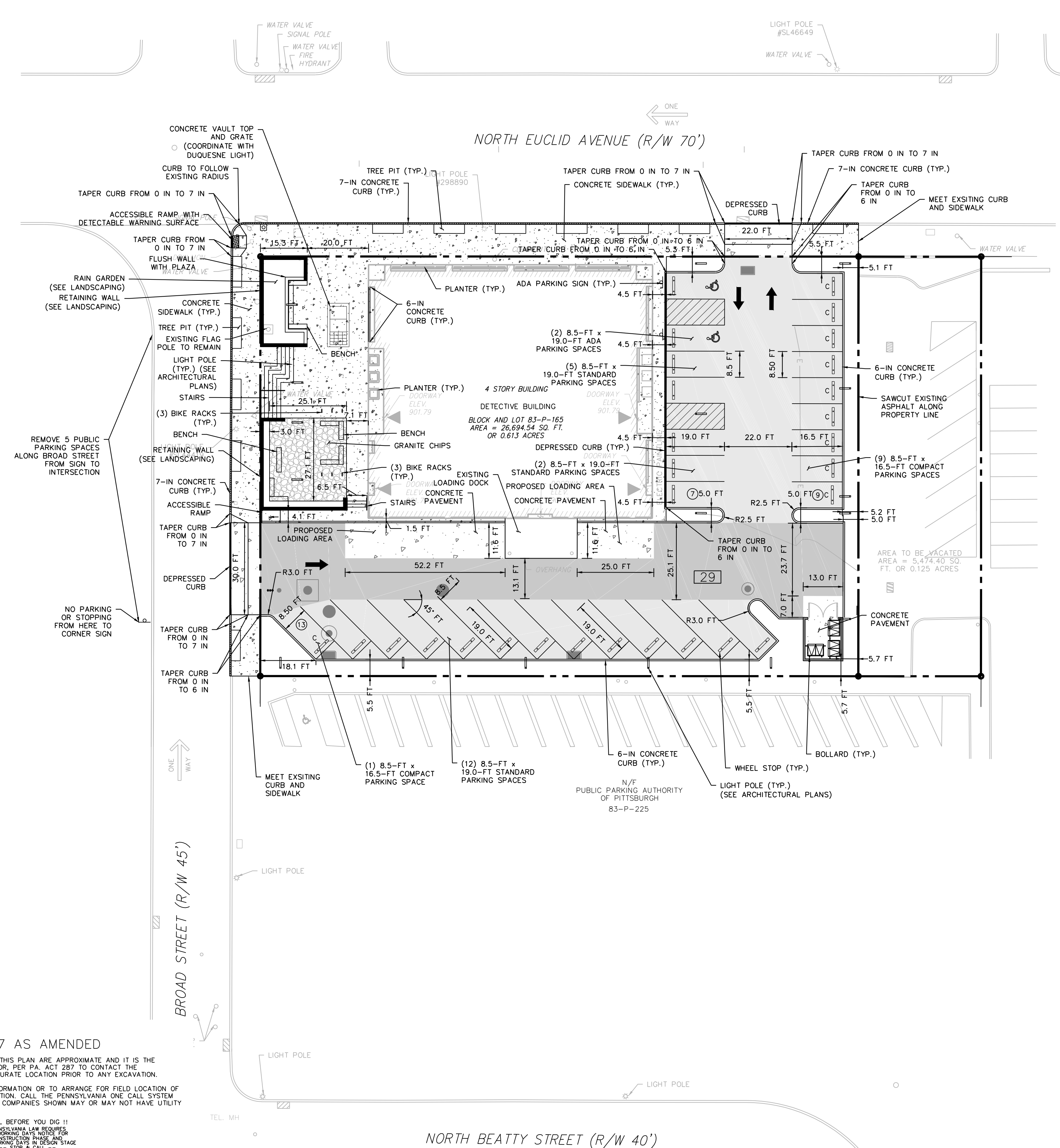
PROJECT LOCATION MAP

GENERAL NOTES

- 1. EXISTING BOUNDARY AND TOPOGRAPHY INFORMATION IS BASED ON AN AUTOCAD DRAWING TITLED "L4884-017_3D SHOTS OUT 11-01-16" SITUATED IN ALLEGHENY COUNTY, PENNSYLVANIA, PREPARED BY MACKIN ENGINEERING COMPANY, DATED NOVEMBER 1, 2016. THE SURVEYOR OF RECORD IS RESPONSIBLE FOR THE ACCURACY OF EXISTING CONDITIONS WHICH THE DESIGN AND PERMITTING ACTIVITIES WILL BE BASED UPON.
2. THE CONTRACTOR SHALL FURNISH, INSTALL, TEST AND COMPLETE ALL WORK TO THE SATISFACTION OF THE ENGINEER AND OWNER IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR MEANS AND METHODS OF CONSTRUCTION. AS SUCH, THESE PLANS DO NOT COMPLETELY REPRESENT, NOR ARE THEY INTENDED TO REPRESENT, ALL SPECIFIC INSTRUCTIONS REQUIRED FOR SITEMARK CONSTRUCTION. THE CONTRACTOR IS 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.
3. THE CONTRACTOR SHALL ACCEPT THE SITE AS IS. THE CONTRACTOR SHALL ASSESS CONDITIONS, AND THE KIND, QUALITY AND QUANTITY OF WORK REQUIRED. THE OWNER AND ENGINEER MAKE NO GUARANTEE IN REGARD TO THE ACCURACY OF ANY INFORMATION THAT WAS OBTAINED DURING INVESTIGATIONS. THE CONTRACTOR SHALL MAKE A THOROUGH SITE INSPECTION IN ORDER TO FIELD CHECK EXISTING SITE CONDITIONS; CORRELATE CONDITIONS WITH THE DRAWINGS; AND, RESOLVE ANY POSSIBLE CONSTRUCTION CONFLICTS WITH THE OWNER AND ENGINEER PRIOR TO COMMENCEMENT OF WORK. THE CONTRACTOR SHALL PERFORM ADDITIONAL TOPOGRAPHIC SURVEYS HE/SHE 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.
4. THE CONTRACTOR SHALL, WHEN HE/SHE DEEMS NECESSARY, PROVIDE A WRITTEN REQUEST FOR INFORMATION (RFI) TO THE OWNER AND/OR OWNER'S DESIGNATED REPRESENTATIVE, AND ENGINEER PRIOR TO THE CONSTRUCTION OF ANY SPECIFIC SITEMARK ITEM. THE (RFI) SHALL BE IN A FORM ACCEPTABLE TO OWNER AND/OR OWNER'S DESIGNATED REPRESENTATIVE, AND ENGINEER AND SHALL ALLOW FOR A MINIMUM OF THREE WORK DAYS FOR A WRITTEN REPLY. RFIS SHALL BE NUMBERED CONSECUTIVELY BY DATE SUBMITTED. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SITEMARK ITEMS CONSTRUCTED DIFFERENTLY THAN INTENDED OR AS DEPICTED ON THE PLANS.
5. 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 BID. 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 BID.
6. THERE ARE ADDITIONAL NOTES, SPECIFICATIONS AND REQUIREMENTS CONTAINED THROUGHOUT THE PLAN SET AS WELL AS REFERENCES TO SPECIFICATIONS FROM APPLICABLE GOVERNING AUTHORITIES AND INDUSTRY STANDARDS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN, REVIEW AND ADHERE TO ALL THESE DOCUMENTS.
7. CONTRACTOR IS SPECIFICALLY CAUTIONED THAT ALL CONSTRUCTION STAKEOUT FOR THIS PROJECT MUST BE COMPLETED FROM THE SITE SPECIFIC SURVEY CONTROL (HORIZONTAL AND VERTICAL) UPON WHICH THE DESIGN IS BASED. THE CONTRACTOR SHOULD NOT RELY ON RE-ESTABLISH SURVEY CONTROL BY GPS OR OTHER METHODS FOR USE IN CONSTRUCTION STAKEOUT OR ANY OTHER PURPOSE FOR THIS PROJECT. ANY DISCREPANCIES BETWEEN THE EXISTING HORIZONTAL OR VERTICAL DATA SHOWN ON THESE DRAWINGS AND THAT ENCOUNTERED IN THE FIELD MUST BE REPORTED TO THE DESIGN TEAM PRIOR TO CONSTRUCTION FOR RESOLUTION.

LEGEND

Table with 3 columns: PROPERTY LINE, EXISTING, and PROPOSED. Lists various site features like Building Line, Sign, Building Entry, Bollard, Bike Rack, Wheel Stop, Retaining Wall, Depressed Curb, 6-IN CURB LINE, 7-IN CURB LINE, Parking Count, ADA Accessible Parking Space, Standard Duty Pavement, Heavy Duty Pavement, Concrete Pavement, Concrete Sidewalk, Gravel, Light, Gas Valve, Water Valve, Manhole, Cleanout, Inlet, Riser, Outlet Control Structure, Stormceptor.



ACT 287 AS AMENDED

UTILITY LOCATIONS AS SHOWN ON THIS PLAN ARE APPROXIMATE AND IT IS THE RESPONSIBILITY OF THE CONTRACTOR, PER PA. ACT 287 TO CONTACT THE UTILITY COMPANIES FOR MORE ACCURATE LOCATION PRIOR TO ANY EXCAVATION. TO OBTAIN ADDITIONAL UTILITY INFORMATION OR TO ARRANGE FOR FIELD LOCATION OF EXISTING UTILITIES BEFORE EXCAVATION, CALL THE PENNSYLVANIA ONE CALL SYSTEM AT 1-800-242-1776. THE UTILITY COMPANIES SHOWN MAY OR MAY NOT HAVE UTILITY LINES IN THE AREA.

CALL BEFORE YOU DIG!! PENNSYLVANIA LAW REQUIRES: (3) WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND (10) WORKING DAYS NOTICE FOR SHIP & CALL. Pennsylvania One Call System, Inc. 1-800-242-1776

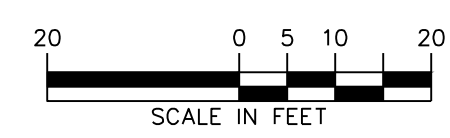
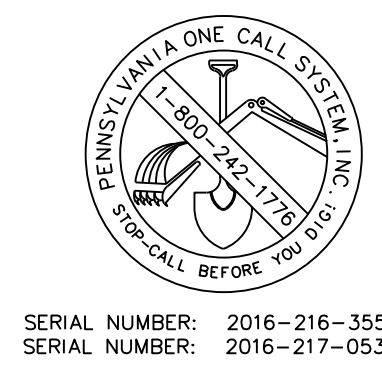


Table with columns: Date, Description, No., SIGNATURE, DATE SIGNED. Includes signature of Scott Rowland, Professional Engineer, State Lic. No. PE080563.

LANGAN logo and contact information: 2400 Ansys Drive, Suite 403, Canonsburg, PA 15317. T: 724.514.5100 F: 724.514.5101 www.langan.com

Project: DETECTIVE BUILDING, 206 NORTH EUCLID AVENUE, 15206 WARD 11, CITY OF PITTSBURGH, ALLEGHENY COUNTY, PENNSYLVANIA

Drawing Title: SITE PLAN, Project No. 250039001, Date: NOVEMBER 18, 2016, Scale: 1"=20'

Drawing No. CS-101, Drawn By: NAF, Checked By: BDH, Submission Date: -

APPENDIX G

Cultural Resource Notice

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

**Re: Cultural Resources Notice (CRN)
Detective Building
City of Pittsburgh, Allegheny County, Pennsylvania
Langan Project No.: 250039001**

Per DEP Document #0120-PM-PY0003a – Section F, a Cultural Resource Notice is not required for this project because the project area is less than 10 acres, and does not affect any historic resources on the National Register of Historic Places.

APPENDIX H

PNDI

1. PROJECT INFORMATION

Project Name: **Schoolhouse Electric Detective's Building**

Date of Review: **8/1/2016 03:41:54 PM**

Project Category: **Development, Additions/maintenance to existing development facilities**

Project Area: **3.48 acres**

County(s): **Allegheny**

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

ZIP Code: **15206**

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

Watersheds HUC 8: **Lower Allegheny**

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

Decimal Degrees: **40.463795, -79.926384**

Degrees Minutes Seconds: **40° 27' 49.6626" N, 79° 55' 34.9809" 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.

Schoolhouse Electric Detective's Building

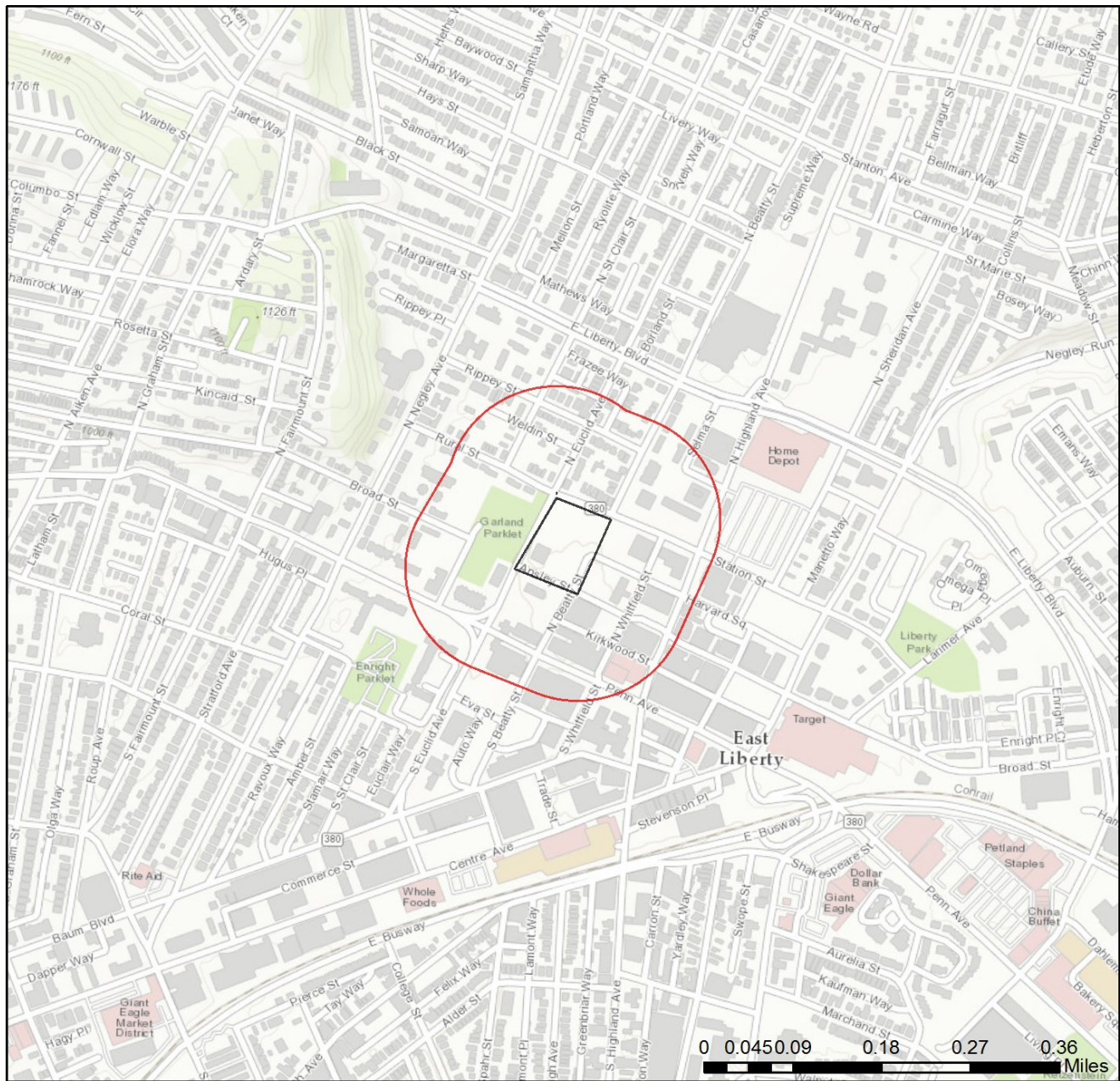


-  Project Boundary
-  Buffered Project Boundary



Service Layer Credits: Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA,

Schoolhouse Electric Detective's Building



- Project Boundary
- Buffered Project Boundary

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



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
Fax:(717) 772-0271

U.S. Fish and Wildlife Service
Pennsylvania Field Office
Endangered Species Section
110 Radnor Rd; Suite 101
State College, PA 16801
NO Faxes Please

PA Fish and Boat Commission
Division of Environmental Services
450 Robinson Lane, Bellefonte, PA 16823
Email: RA-FBPACENOTIFY@pa.gov

PA Game Commission
Bureau of Wildlife Habitat Management
Division of Environmental Planning and Habitat Protection
2001 Elmerton Avenue, Harrisburg, PA 17110-9797
Email: RA-PGC_PNDI@pa.gov
NO Faxes Please

7. PROJECT CONTACT INFORMATION

Name: Alexandra Ventresca
Company/Business Name: Langan Engineering and Environmental Services
Address: 2400 Ansys Drive, Suite 403
City, State, Zip: Canonsburg, PA 15317
Phone:(724) 514-5100 Fax:(724) 514-5101
Email: aventresca@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

08/01/16
date

APPENDIX I

Component 4a



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

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

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

Project Name
 Detective Building


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

1. Date plan received by municipal planning agency. 11-17-16
2. Date review completed by agency. 11-18-16

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

Yes	No	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	1. Is there a municipal comprehensive plan adopted under the Municipalities Planning Code (53 P.S. 10101, <i>et seq.</i>)?
<input type="checkbox"/>	<input type="checkbox"/>	2. Is this proposal consistent with the comprehensive plan for land use? 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 type="checkbox"/>	<input checked="" type="checkbox"/>	9. Is this proposal consistent with the ordinance? If no, describe the inconsistencies <u>in review</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	10. Does the proposal require a change or variance to an existing comprehensive plan or zoning ordinance?
<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>	13. Is this proposal consistent with the ordinance? If no, describe the inconsistencies <u>in review</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	14. Is this plan consistent with the municipal Act 537 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?
17. Name, title and signature of planning agency staff member completing this section:		
Name: <u>Joshua Lippert</u>		
Title: <u>Senior Environmental Planner</u>		
Signature: _____  _____ <small>Digitally signed by Joshua Lippert DN: cn=Joshua Lippert, o=City of Pittsburgh, ou=Department of City Planning and Public Works, email=jlippert@pittsburghpa.gov, c=US Date: 2016.11.18.07:40:59 -0500</small>		
Date: <u>11-18-16</u>		
Name of Municipal Planning Agency: <u>City of Pittsburgh</u>		
Address <u>200 Ross Street Pittsburgh, PA 15219</u>		
Telephone Number: <u>412-255-2200</u>		

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

This Component does not limit municipal planning agencies from making additional comments concerning the relevancy of the proposed plan to other plans or ordinances. If additional comments are desired, 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 project sponsor.

APPENDIX J

Component 4c

COUNTY OF



ALLEGHENY

RICH FITZGERALD
COUNTY EXECUTIVE

November 21, 2016

Mr. Ben Hunter, PE
Langan Engineering & Environmental Services, Inc.
2400 Ansys Drive, Suite 403
Canonsburg, PA 15317

**RE: SEWAGE FACILITIES PLANNING MODULE
DETECTIVE BUILDING
CITY OF PITTSBURGH**

Dear Mr. Hunter,

Enclosed is a signed copy of Component 4C, County or Joint County Health Department Review, for the above-referenced development located at 206 N. Euclid Avenue. This Planning Module Component was received on November 18, 2016. The project proposes the following:

Project Description:	Renovation of an existing building for retail and office space
Sewage Flow:	Net increase of 765 GPD
Conveyance:	PWSA collection system in Ansley Street to POC A-22 to the Allegheny River interceptor
Sewer's Owner:	PWSA and ALCOSAN
Name of Sewage Treatment Plant:	ALCOSAN

Please be advised that a permit must be obtained from the Allegheny County Health Department's (ACHD) Plumbing Section prior to commencing any plumbing work for the proposed project. Plumbing work for which an ACHD Plumbing Permit must be obtained includes any plumbing work done on the site and any sewers, which will not be owned and operated by a municipality or a sewer authority. In addition, it should be noted that the approval of this sewage facilities planning module does not include approval of pipe size and/or type. Approval for pipe size and/or type must be obtained by filing a specific plumbing plan with the ACHD's Plumbing Section. If you should have any questions relative to ACHD's plumbing requirements, please contact Andrew Grese, Interim Plumbing Chief, at 412-578-8054.

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

Sincerely,

Michael Scheer
Environmental Health Administrator II
Public Drinking Water & Waste Management

Enclosure

cc: Thomas Flanagan, PA Department of Environmental Protection w/attachment
Andrew Grese, Interim Plumbing Chief, ACHD w/attachment



KAREN HACKER, MD, MPH, DIRECTOR
ALLEGHENY COUNTY HEALTH DEPARTMENT

PUBLIC DRINKING WATER AND WASTE MANAGEMENT PROGRAM
3901 PENN AVENUE • BUILDING 5 • PITTSBURGH, PA 15224-1318
PHONE: 412.578.8040 • FAX: 412.578.8053 • WWW.ACHD.NET



DEP Code #

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

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

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

Project Name

Detective Building - City of Pittsburgh

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

1. Date plan received by county or joint-county health department. November 18, 2016

Agency name Allegheny County Health Department (ACHD)

2. Date review completed by agency November 21, 2016

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 waste water disposal needs in the area adjacent to the new land development that should be considered by the municipality?
If yes, describe _____

3. Is there any known groundwater degradation in the area of the proposed subdivision?
If yes, describe _____

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

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

Name: Michael Scheer

Title: Environmental Health Administrator II

Signature:

Date: November 21, 2016

Name of County Health Department: ACHD

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

Telephone Number: 412-578-8388

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

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

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

APPENDIX K

Completeness 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