

PLANNING MODULE

FOR

NIED'S HOTEL

Situate in

10th Ward, City of Pittsburgh
Allegheny County, Pennsylvania

Prepared by

KAG Engineering, Inc.
2704 Brownsville Road
Pittsburgh, PA 15227

#23-960

October 2024

Revised July 10, 2025



COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF CLEAN WATER

**TRANSMITTAL LETTER
FOR SEWAGE FACILITIES PLANNING MODULE**

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

TO: Approving Agency (DEP or delegated local agency)

Date October 2024

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

Dear Sir/Madam:

Attached please find a completed sewage facilities planning module prepared by Kimberly Gales-Dunn

(Name)

Professional Engineer/Land Surveyor _____ for Nieds Hotel

(Title)

(Name)

a subdivision, commercial, or industrial facility located in 10th Ward, City of PittsburghAllegheny _____ County.

(City, Borough, Township)

Check one

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

OR

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

Check Boxes

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

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

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

Municipal Secretary (print)

Signature

Date

City of Pittsburgh
Sewer Facilities Planning Module Questionnaire

PROJECT NAME: Niede Hotel

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

The previous permitted use for this property was a hotel and a restaurant.

2) What is the proposed use for the property?

The proposed use is a hotel and a restaurant.

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

Stormwater management is not required because the 211 s.f. increase in impervious area is less than the allowable 5,000 s.f. of impervious area.

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

The development will result in a no change in stormwater flow.

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

| | |
|------------------------------------------|--------------------------------------------------------|
| Department | Civil Engineering |
| Preparer | Steve Lehrman, Jr. |
| Standing Committee Representative | Kimberly Ann Gales-Dunn (KAG Engineering) 412-885-8885 |
| Type of Legislation | Other |

Description of Legislation

Nied's Way LLC has proposed the development of a certain parcel of land identified as 5436 Butler Street, Pittsburgh, PA 15201, Allegheny County, at lots and blocks 119-S-89 & 119-S-90 in the 10th Ward of the City of Pittsburgh, Pennsylvania and described in the attached Sewage Facilities Planning Module (the "Planning Module") for land development and proposes that project be served by use of existing connections to the City of Pittsburgh sewage systems; and

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

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

JDE Account Information

N/A

Additional Operational Costs

N/A

Impact on City Revenue

N/A

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

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

Name of Vendor and Award Justification

List the name of the awarded vendor and its qualifications.

Other Respondents

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

Selection Criteria

Describe the selection or scoring criteria.

Selection Committee Representation

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

Waiver Justification

If a waiver was granted, explain the justification.

EORC Synopsis

Insert synopsis that was presented.

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

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

Attachments

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

Resolution adopting Plan Revision to the City of Pittsburgh's Official Sewage Facilities Plan for 5436 Butler Street, Pittsburgh, PA 15201, at no cost to the City.

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

WHEREAS, Niede Way LLC has proposed development of a hotel on 5436 Butler Street, Pittsburgh, PA 15201, Allegheny County, at block and lots 119-S/89 & 119-S/90, in the City of Pittsburgh and described in the attached Sewage Facilities Planning Module (the "Planning Module") for land development and proposes that the project be served by an existing sewer tap-in to the City of Pittsburgh sewage systems; and

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

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

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

SECTION 1. The City of Pittsburgh hereby adopts as a Plan Revision to the City of Pittsburgh's Official Sewage Facilities Plan the above-referenced Planning Module for land development, at no cost to the City, which is attached hereto as **Exhibit A**.

Said Planning Module includes the proposed 5436 Butler Street, Pittsburgh, PA 15201, Allegheny County, at block and lots 119-S/89 & 119-S/90, in the 10th Ward of the City of Pittsburgh.

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



Water and Sewer Use Application Form

Instructions

The complete W/S Use Application shall be uploaded via e-builder. To obtain an e-builder project folder, please make a request on our website at www.pgh2o.com/permits. In addition, please refer to the Developer's Manual for detailed information on application requirements.

Requirements

☒ Application Fee ☒ W/S Use Application ☒ Site Plans
☒ Floor Plans ☒ Narrative ☒ Flow Calculations

Project Info

Project Name: Nied's Hotel
Address: 5436 Butler Street, Pittsburgh, PA 15201

Is the Project located on a lot created prior to May 15, 1972? ☒ YES ☐ NO

Has the lot previously received DEP sewage planning approval? ☒ YES ☐ NO

Owner/Developer

Firm Name: Nied's Way LLC
Address: 1807 Meadville Street, Pittsburgh, PA 15214
Contact Name: James R. Nied
Email: _____
Phone Number: 412-781-9597

Consultant

Firm Name: J. R. Gales & Associates, Inc.
Address: 2704 Brownsville Road, Pittsburgh, PA 15227
Contact Name: Kimberly Gales-Dunn, P.E., P.L.S.
Email: kagales.gales.engineers@comcast.net
Phone Number: 412-885-8885

Flow Data

| Type of Flow | Sanitary, gpd | Water, gpd |
|---------------|---------------|------------|
| Project Flow | 2,400 | 2,400 |
| Existing Flow | 1,400 | 1,400 |
| Net Flow | 3,800 | 3,800 |

Signature

By signing below, I hereby certify, to the best of my knowledge, that the information provided within the Water and Sewer Use Application is true, complete and accurate.

Name, printed: _____

Signature: _____

Date: _____

NARRATIVE
AND
CALCULATIONS

NARRATIVE

Name of Project: Nied's Hotel

Address: 5436 Butler Street, Pittsburgh, PA 15201

Block & Lot Numbers: 119-S-89 & 119-S-90

Ward: 10th Ward

Current Use: Restaurant.

Proposed Use: Hotel

Needs Way LLC is planning to convert an existing restaurant to a hotel with two additional units on Butler Street. There is public water and sewage available in the streets.

The Water and Sewage Usage Breakdown is as follows:

Method of Analysis

The slope, length, diameter, materials, etc. of the 30" sewer was obtained at MH019S024 by a survey crew via a tape measure and a survey rod on October 28, 2022 at approximately 9:30 AM.

The depth of flow was 0.10 feet.

Existing Sanitary Flows:

First Floor

Restaurant A

Restaurants (toilet and kitchen wastes per patron) = 10 gpd/patron * 100 patrons = 1,000 gpd

Second Floor

Hotels and motels per unit = 2 units x 100 gpd/unit = 200 gpd

Third Floor

Hotels and motels per unit = 2 units x 100 gpd/unit = 200 gpd

Total Existing Flow = 1,400 gpd

Proposed Sanitary Flows:

First Floor Restaurant A

Restaurants (toilet and kitchen wastes per patron) = 10 gpd/patron * 100 patrons = 1,000 gpd

Second Floor

Hotels and motels per unit = 8 units x 100 gpd/unit = 800 gpd

Third Floor

Hotels and motels per unit = 6 units x 100 gpd/unit = 600 gpd

Total Existing Flow = 2,400 gpd

Increase in sanitary: 2,400 gpd – 1,400 gpd = 1,000 gpd

Conclusion:

The proposed sanitary flow increase is greater than the 799 gpd allowable increase so a planning module is required.

Storm Flows

Existing Impervious Area:

Building, concrete = 1,057 s.f. x 80% = 846 s.f.

Proposed Impervious Area:

Building, concrete = 1,057 s.f.

211 s.f. increase in impervious area.

Conclusion:

Stormwater management is not required because the 211 s.f. increase in impervious area is less than the allowable 5,000 s.f. of impervious area. In addition, the proposed earth disturbance is less than 10,000 s.f.



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 Nied's Hotel

2. Brief Project Description The plan consists of converting a restaurant and 4 guest commercial building into a restaurant and 15 guest commercial building.

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

| | | | | |
|---------------------------------------------|------------------------|-------------------------------------|--------------------------|--------------------------|
| Municipality Name | County | City | Boro | Twp |
| 10 th Ward, City of Pittsburgh | Allegheny | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Municipality Contact Individual - Last Name | First Name | MI | Suffix | Title |
| Prendergast | Kyla | | | |
| Additional Individual Last Name | First Name | MI | Suffix | Title |
| | | | | |
| Municipality Mailing Address Line 1 | Mailing Address Line 2 | | | |
| Penn-Liberty Plaza I | | | | |
| Address Last Line -- City | State | ZIP+4 | | |
| Pittsburgh | PA | 152222206 | | |
| Area Code + Phone + Ext. | FAX (optional) | Email (optional) | | |
| | 412-255-2423 | | | |

C. SITE INFORMATION (See Section C of instructions)

Site (Land Development or Project) Name

Nied's Hotel

Site Location Line 1
5436 Butler Street

Site Location Line 2

Site Location Last Line -- City
Pittsburgh

State
PA

ZIP+4
15201-2626

Latitude
40°29'0.1"

Longitude
79°56'59.7"

Detailed Written Directions to Site SW on Penn Ave, take 11th St, Fort Duquense Blvd and Rachel Carson Bridge to E General Robinson St. Take PA-28 N to Bridge St in Etna. Take exit 5A from PA-28N. Turn right onto Bridge St. Merge onto 1st St. Turn right onto Butler St. After traveling 0.8 miles the site will be on the left.

Description of Site Existing resturant and 4 guest commerical building.

Site Contact (Developer/Owner)

| Last Name | First Name | MI | Suffix | Phone | Ext. |
|-----------|------------|----|--------|--------------|------|
| Nied | James | | R | 412-821-6343 | |

Site Contact Title
Owner/Developer

Site Contact Firm (if none, leave blank)

FAX

Email

Mailing Address Line 1
1807 Meadville Street

Mailing Address Line 2

Mailing Address Last Line -- City
Pittsburgh

State
PA

ZIP+4
15214-4005

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

| Last Name | First Name | MI | Suffix |
|------------|------------|----|--------|
| Gales-Dunn | Kimberly | | A |

Title

Consulting Firm Name

Professional Engineer/Surveyor

KAG Engineering, Inc.

Mailing Address Line 1

Mailing Address Line 2

2704 Brownsville Road

Address Last Line -- City
Pittsburgh

State
PA

ZIP+4
152272018

Country
USA

Email

Area Code + Phone

Ext.

Area Code + FAX

jrgales.engineers@comcast.net

412-885-8885

412-885-1320

E. AVAILABILITY OF DRINKING WATER SUPPLY

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

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

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

Name of water company: PWSA

F. PROJECT NARRATIVE (See Section F of instructions)

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

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

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

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

1. COLLECTION SYSTEM

a. Check appropriate box concerning collection system

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

Clean Streams Law Permit Number _____

b. Answer questions below on collection system

Number of EDU's and proposed connections to be served by collection system. EDU's 6

Connections 1

Name of:

existing collection or conveyance system Fifty Fifth Street 30" VCP
owner PWSA

existing interceptor Allegheny River Interceptor
owner The Allegheny County Sanitary Authority

2. WASTEWATER TREATMENT FACILITY

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

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

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

Name of existing facility ALCOSAN Woods Run WWTP

NPDES Permit Number for existing facility 25984

Clean Streams Law Permit Number _____

Location of discharge point for a new facility. Latitude 40d28'34" Longitude 80d02'44"

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

Name of Permittee Agency, Authority, Municipality ALCOSAN

Name of Responsible Agent Joe Fedor

Agent Signature Joe Fedor Date 11/18/25

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

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 2400 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 | 2806688 | 9823410 | 247105 | 864869 | 230181 | 910632 |
| Conveyance | 3,170,000 | 3,170,000 | 84,200 | 92,100 | 89,900 | 97,900 |
| Treatment | 250,000,000 | 250,000,000 | 194,200,000 | 295,000 | 217,000,000 | 295,000,000 |

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 Pittsburgh Water

Name of Responsible Agent _____

Agent Signature _____

Zach Rinker
Digitally signed by Zach Rinker
DN: cn=Zach Rinker,
ou=Engineering
Date: 2025.11.13 10:59:53 -0500



DEP SFPM Review

SUBMISSION #142

| | |
|-------------------|--------------------------------------|
| Started | Apr 11, 2025 at 12:17pm EDT |
| Status | Completed Oct 27, 2025 at 1:07pm EDT |
| By | Kim Gales-Dunn |
| Downloaded | Nov 06, 2025 at 2:12pm EST |
| Output Issue Date | Oct 27, 2025 at 1:07pm EDT |

Payments

No payments made



Submitted Information

Assign Reviewer

Select Reviewer

Reviewers

Midori Bridges

Most Limited Capacity Sewer (MLCS)

Most Limited Capacity Sewer (MLCS)

Most Limited Capacity Sewer (MLCS)

[5436ButlerSt_MLCS.pdf](#)

Methodology Required to Determine Present Flow in MLCS

Peak Flow Depth Measurements (Net Flows Up to and including 4,000 gpd)

SFPM Submission

SFPM Documents

SFPM Documents

[Neid's Section J.pdf](#),
[SFPM_HydraulicCapacitySpreadsheet_5436ButlerSt.xlsx](#), [Neid's sealed calculations.pdf](#), [neid's pm 9-9-25.pdf](#), [Planning Module.pdf](#),
[Planning Module.pdf](#), [neid's planning module.pdf](#),
[5436ButlerSt_SFPMComments.pdf](#), [Planning Module.pdf](#)

Pittsburgh Water Approval for Collection System Flows

PWSA Approval for Collection System Flows

**SIGNED Sewage Facilities Planning Module - Component 3
Sewage Collection and Treatment Facilities**

[Neid's Section J.pdf](#)

Has the Tracking Spreadsheet Column AC been updated?

Yes

Reviewers

[SFPM Review](#)

SFPM Review (Incomplete)

SFPM Review (Complete)

Reviewer name

Midori Bridges

Review outcome

Requested Changes

Date

Jul 17, 2025 at 11:49am EDT

Reviewer name

Midori Bridges



| | |
|----------------|-----------------------------|
| Review outcome | Requested Changes |
| Date | Aug 07, 2025 at 2:09pm EDT |
| Reviewer name | Midori Bridges |
| Review outcome | Requested Changes |
| Date | Aug 22, 2025 at 10:11am EDT |
| Reviewer name | Midori Bridges |
| Review outcome | Requested Changes |
| Date | Sep 09, 2025 at 1:38pm EDT |
| Reviewer name | Midori Bridges |
| Review outcome | Approved |
| Date | Oct 02, 2025 at 11:04am EDT |

SFPM Review (Incomplete)

SFPM Review (Incomplete)

SFPM Review (Incomplete)

SFPM Review (Incomplete)

SFPM Review (Incomplete)

SFPM Review (Incomplete)

SFPM Review (Incomplete)

SFPM Review (Complete)

| | |
|----------------|-----------------------------|
| Reviewer name | Midori Bridges |
| Review outcome | Requested Changes |
| Date | Jun 12, 2025 at 1:41pm EDT |
| Reviewer name | Midori Bridges |
| Review outcome | Approved |
| Date | Oct 02, 2025 at 11:04am EDT |

DEP SFPM Reviewer (Incomplete)



Pittsburgh Water

SFPM Reviewer (Incomplete)

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

c. Conveyance System

Name of Agency, Authority, Municipality ALCOSAN

Name of Responsible Agent Joe Feder

Agent Signature Joe Feder

Date 11/18/25

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 Joe Feder

Agent Signature Joe Feder

Date 11/18/25

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

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

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

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

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

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

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

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

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

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

O. SEWAGE MANAGEMENT (See Section O of instructions)

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

Yes No

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

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

2. Project Flows _____ gpd

Yes No

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

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

(For completion by non-municipal facility agent)

4. Collection and Conveyance Facilities

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

Yes No

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

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

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

- b. Collection System

Name of Responsible Organization _____

Name of Responsible Agent _____

Agent Signature _____

Date _____

- c. Conveyance System

Name of Responsible Organization _____

Name of Responsible Agent _____

Agent Signature _____

Date _____

5. Treatment Facility

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

Yes No

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

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

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

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

(For completion by the municipality)

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

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

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

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

Yes No

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

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

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

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

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

Kimberly Gales-Dunn

Name (Print)

Professional Engineer/Surveyor

Title

2704 Brownsville Road, Pittsburgh, PA 15227

Address

Kimberly Gales-Dunn

Signature

July 10, 2025

Date

4128858885

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 \$300 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.

$$\#6 \text{ _____ Lots (or EDUs) X } \$50.00 = \$ \underline{300}$$

The fee is based upon:

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

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

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

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

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

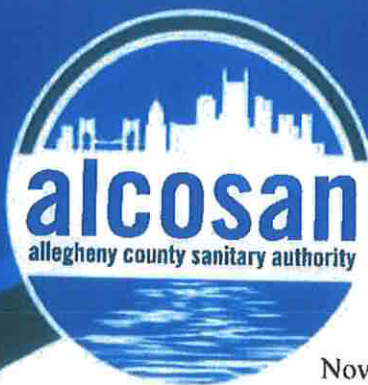
to a maximum of \$ 1,500 per submittal (non-municipal) or \$ 500 per submittal (municipal)

The fee is based upon:

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

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

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



November 19, 2025

Members of the Board

Shannah Tharp-Gilliam, Ph.D.
Chair Person

Emily Kinkead

Sylvia Wilson

Harry Readshaw

Darrin Kelly

Theresa Kail-Smith

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Suzanne Thomas
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Procurement*

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

Julie Motley-Williams
*Director
Administration*

Erica LaMar Motley
*Director
Scholastic Programs*

Kimberly Gales-Dunn
KAG Engineering Inc.
2704 Brownsville Rd.
Pittsburgh, PA 15227-2018

**Re: Neid's Hotel
City of Pittsburgh -- Allegheny County
PA DEP Sewage Facilities Planning Module
ALCOSAN Regulator Structure A-34-00**

Dear Ms. Gales- Dunn

We have reviewed the Component 3 Planning Module for the referenced project to be located 5436 Butler Street, City of Pittsburgh. The project will generate a peak flow of 2,400 gpd in the ALCOSAN Allegheny River Interceptor and Woods Run Treatment Plant.

The capacity of the ALCOSAN A-34-00 regulator structure is 3.71 MGD. The estimated peak dry weather flow is approximately 0.092 MGD. Therefore, dry weather capacity exists for this connection. However, the Allegheny River Interceptor and the Woods Run Treatment Plant do not have the capacity for the flows generated during wet weather periods. This limitation will be addressed as ALCOSAN implements its Clean Water Plan.

ALCOSAN requests that this letter be made part of the planning module submission. The signed Component 3 Planning Module is attached. If you have any questions regarding this matter, please contact me at 412-734-8735.

Sincerely,

ALLEGHENY COUNTY SANITARY AUTHORITY

Joe Fedor

Attachment

cc C Dean (w/o attachment)
I Sanford (w/o attachment)
M Lichte (w/o attachment)
R Ryan PADEP (w/o attachment)

Z Rinker (Pgh20) (w/o attachment)
Mahuba Iasimin/PADEP (w/o attachment)
Issa Tijani/ACHD (w/o attachment)

December 19*, 2024

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

Subject: Tap Allocation Authorization Letter

Dear Mr. Ryan:

Please be advised that the Pittsburgh Water and Sewer Authority (PWSA) authorizes the tap allocations associated with the following Project:

| | |
|--------------------|--------------------------------------------|
| Project Name: | 5436 Butler Street |
| Project Address: | 5436 Butler Street Pittsburgh, PA 15206 |
| Net Flow, gpd: | 1,000 |
| EDU's, 350gpd/EDU: | 3 |

Our review is based on information provided by others under the assumption that this information was accurate and complete. Should you have any questions, please do not hesitate to contact me directly at x5370 or ZRinker@pgh2o.com.

Sincerely,

**Zach
Rinker**

Digitally signed by Zach Rinker
DN: cn=Zach Rinker,
ou=Engineering
Date: 2025.11.13 10:48:52 -
05'00'

Zach Rinker, PE
Project Manager

cc: CityGrows – Application Number DEV-507-1124

Pre-Development Meeting

Meeting Details

| | |
|-------------------|--------------------|
| Date: | 11/20/2024 |
| Time, Scheduled: | 2:30 pm |
| Meeting Location: | Microsoft Teams |
| Project Name: | 5436 Butler Street |
| Project Location: | 5436 Butler Street |

| Attendance Table | | | |
|-------------------|----------------------------|-----------------------|-------------------------------------|
| Name | Title | Firm | Email |
| Julie Asciolla | Industry Relations Manager | Pittsburgh Water | JAsciolla@pgh2o.com |
| Jordan Treaster | Development Coordinator | Pittsburgh Water | JTreaster@pgh2o.com |
| Zach Rinker, PE | Project Manager | Pittsburgh Water | ZRinker@pgh2o.com |
| Ben Grunauer, EIT | Associate Project Manager | Pittsburgh Water | BGrunauer@pgh2o.com |
| Midori Bridges | Engineer II | Pittsburgh Water | MBridges@pgh2o.com |
| Sharon Gottschalk | Senior Collections Manager | Pittsburgh Water | SGottschalk@pgh2o.com |
| Kim Gales | Project Manager | Kim Gales Engineering | kagales.gales.engineers@comcast.net |

Project Details

❖ Existing Conditions

➤ Description:

- Existing Nields Hotel on Butler Street with a restaurant and 2 unit apartments.

➤ Existing Wastewater Flow Calculation

- Existing flows shall be limited to uses which have occurred within the last 15 years.
- If applicable, Pittsburgh Water prefers the existing flows to be calculated via peak flow estimates associated with the type of use. For additional information, please refer to the Developer's Manual on Pittsburgh Water website.

❖ **Proposed Conditions**

➤ **Description:**

- Proposed project includes adding sprinklers, and an additional kitchen. More residential units are proposed between 5-10.

➤ **Flow Estimation Methodology**

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

❖ **Peak Daily Wastewater Flow Calculations**

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

Water

❖ **Pittsburgh Water Mains**

➤ **Butler Street**

- Diameter: 8-inch, Type: Distribution
- Diameter: 36-inch, Type: Transmission

➤ **55th Street**

- Diameter: 6-inch, Type: Distribution

- Please be advised that the water main information provided by Pittsburgh Water was based on available information. The Applicant shall remain responsible to perform additional investigations to confirm the provided information.

- Transmission mains on or adjacent to project property require further Pittsburgh Water easement review.

❖ **Water Services**

- Existing

- Domestic service from the 8" service to Butler Street will remain if it passes the flow and conditions test.
- Proposed
 - Proposing to reuse connection to Butler Street and new fire service connection to either Butler Street or 55th Street.
 - Will require hydrant flow test to confirm pressures available.
- ❖ Hydrant Flow Testing
 - Pittsburgh Water requires hydrant flow testing if the development includes either a fire suppression system or contains a water service larger than one-inch diameter.
 - If required, Pittsburgh Water will perform a preliminary hydrant selection for the Applicant to review and approve.

Sewer

- ❖ Pittsburgh Water Sewers
 - Butler Street
 - Diameter: 15-inch, Type: Combination, Material: Vitrified Clay
 - 55th Street
 - Diameter: 20-inch, Type: Combination, Material: Vitrified Clay
- ❖ Sanitary Sewer Service
 - Existing
 - N/A
 - Proposed
 - No Changes
- ❖ CCTV Requirements
 - CCTV will be required for all proposed sewer connections to Pittsburgh Water infrastructure.

General Discussion and Supporting Materials

- ❖ Please refer to Pittsburgh Water website for additional information, as follows:
 - [Developer's Manual](#) for detailed information on Pittsburgh Water procedures and regulations
 - [Permits](#) for the 2023 Fee Schedule and Permit Applications (Development, Residential, Water Main Shut, Hydrant Flow Tests, Land Operations, Street Vacation, Records Requests, Water and Sewer Availability Letter)

- [Rates](#) for Pittsburgh Water's Water, Wastewater and Stormwater Rates
- [Planning Workflow Diagram](#) for a guide to determine if a project needs a sewage facilities planning module
- Pittsburgh Water owned transmission mains and sewer mains great than 36" in diameter and encroaching on project site require Pittsburgh Water easement review.

Ryco Fire Protection Services LLC

HYDRANT FLOW TEST DATA

(REQUIRED FOR 1" OR LARGER TAPS)

PROJECT NAME: NIED'S HOTEL

PROJECT ADDRESS: 5436 BUTLER ST

Water Authority: PWSA

Date & Time of Test: 8/12/25 1:30 PM Permit Number H1D-891-0825

Test Performed By: Ryco Fire Protection Services, LLC

| | Pressure Hydrant | Flow Hydrant |
|-------------------------|--------------------|--------------------|
| Hydrant Number | B1449 | B1107 |
| Location | | |
| Static Pressure (PSI) | 90 | XXXXXXXXXXXXXXXXXX |
| Residual Pressure (PSI) | 80 | XXXXXXXXXXXXXXXXXX |
| Flow Observed (GPM) | XXXXXXXXXXXXXXXXXX | 650 |
| Hydrant Elevation | | XXXXXXXXXXXXXXXXXX |

Pitot Reading _____ Size of Outlet _____

Fire Sprinkler System Peak Demand _____ GPM

Domestic System Peak Demand _____ GPM

☐ Pitot Gauge in Hose Monster

Hose Size _____ Hose Length _____ Insert Diameter _____

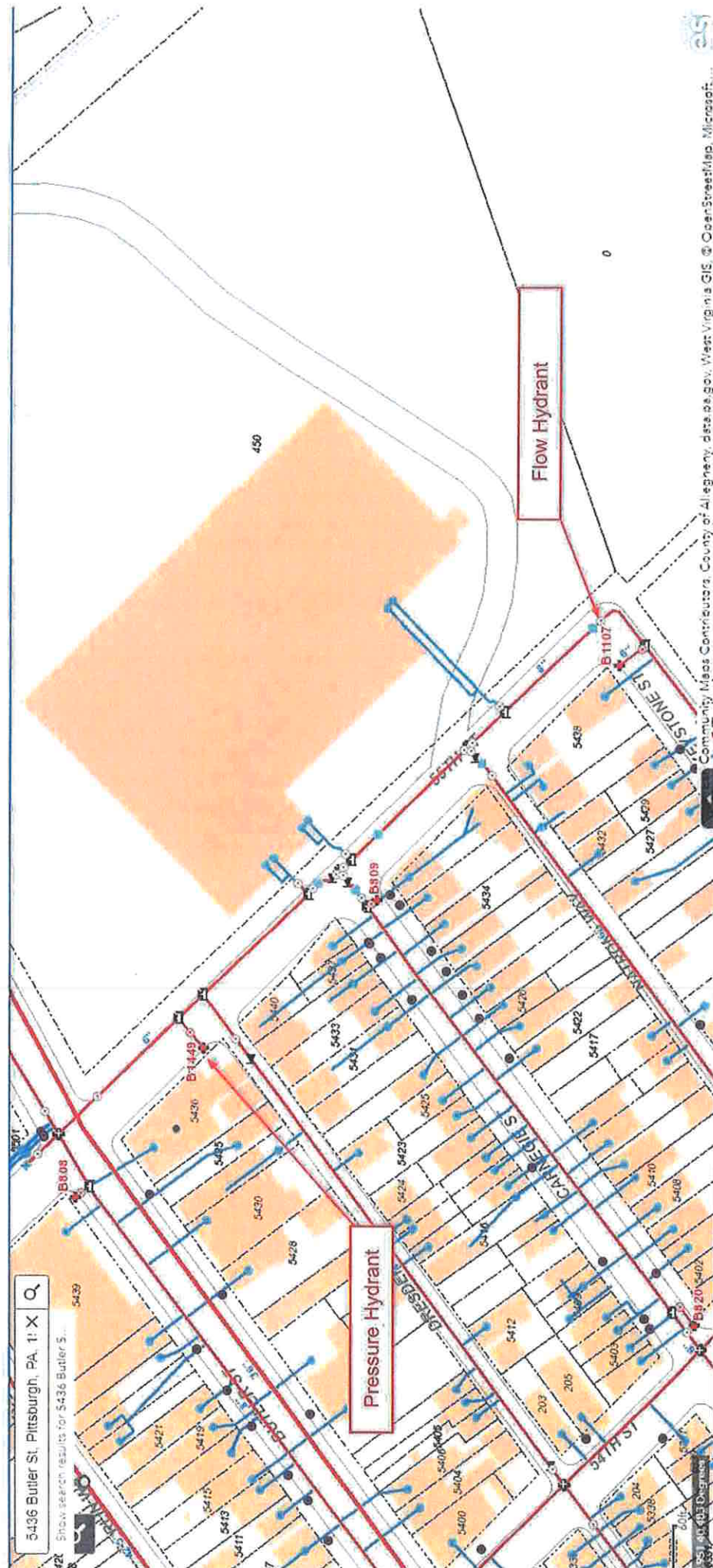
☐ Pitot Gauge in Hydrant Outlet

☐ Hydrant Pro Diffuser

Witnessed By:

(signature/company)

X P. Schaefer
P.W.S.A.



SECTION J-CHAPTER 94 CONSISTENCY DETERMINATION FOOTNOTES

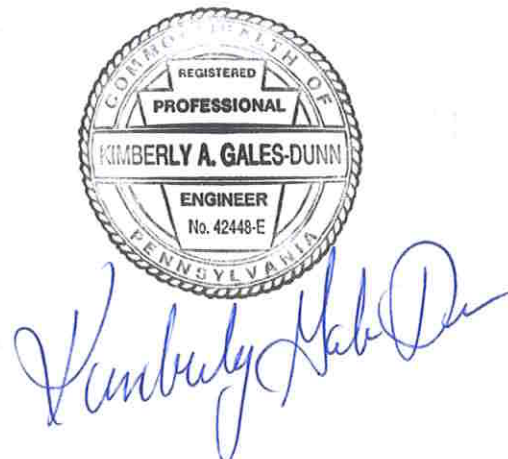
PWSA COLLECTION-NIED'S HOTEL

PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION
PLANNING MODULE

- (1) Design/Permitted collection system average design capacity computed using static Manning's analysis based on existing 20" vetrified clay pipe sewer, with a slope of 0.96 %, Manning's n value of 0.015 and full flow depth, divided by a peaking factor of 3.5 for combination sewers = 2,806,688 gpd
- (2) Design/Permitted collection system peak design capacity computed using static Manning's analysis based on existing 20" vetrified clay pipe sewer, with a slope 0.96%, Manning's n-value of 0.015 and full flow depth = 9,823,410 gpd
- (3) Present collection system peak flow computed using static Manning's analysis based on existing 20" vetrified clay pipe sewer, with slope of 0.96%, Manning's n-value of 0.015 and measured flow depth of 0.20 feet = 247,105 gpd
- (4) Present collection system average flow computed using the present peak flows computed in footnote 3, divided by a peaking factor of 3.5 for combination sewers = 864,869 gpd
- (5) Projected collection system average flow computed using the present average flows computed in Footnote 3 plus project flows of 2,500 gpd, multiplied by a 5% growth factor = 260,211 gpd
- (6) Projected collection system peak flow using the present peak flows computed in Footnote 4 plus project flows of 2,500 gpd, multiplied by a 5% growth factor = 910,737 gpd

Note: An overview of the Manning's equation calculations referenced above are provided on the subsequent page.

The monitoring manhole was MH119S030. The flow depth of 0.20' was measured by KAG Engineering, Inc. on June 2, 2025, at 9:30 AM.



Sewage Facilities Planning Module
Chapter 94 Consistency Determination
Hydraulic Calculations Spreadsheet for Average Flow Depth Measurements

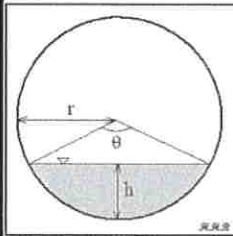
PROJECT NAME: Nied's Hotel
PWSA PROJECT NUMBER: _____
PWSA REVIEWER: _____
DATE: June 9, 2025

LEGEND:

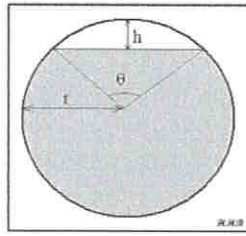
Input Data

Output Data

Section A: Manning Equation for Partially Filled Pipes



Partially Full Pipe Flow Parameters
(Less Than Half Full)



Partially Full Pipe Flow Parameters
(More Than Half Full)

| Variable | Units | Description |
|----------|-----------------|-------------------------------|
| Q | ft ³ | Volumetric flowrate |
| n | Unitless | Manning Roughness Coeff. |
| A | ft ² | Cross-Sectional Area of Flow |
| R | ft | Hydraulic Radius |
| S | ft/ft | Slope of Hydraulic Grade Line |
| P | ft | Wetted Perimeter of "A" |
| r | ft | Radius |
| h | ft | Depth of Flow or Headspace |
| θ | radians | Central Angle |

$$Q = \left(\frac{1.49}{n}\right) \times A \times R^{2/3} \times S^{1/2}$$

$$R = \frac{A}{P}$$

$$\theta = 2 \times \cos^{-1} \left(\frac{r-h}{r} \right)$$

$$A_{<50\% \text{ Full}} = \frac{r^2(\theta - \sin \theta)}{2}$$

OR

$$A_{>50\% \text{ Full}} = \pi \times r^2 \times \frac{r^2(\theta - \sin \theta)}{2}$$

$$P_{<50\% \text{ Full}} = r \times \theta$$

$$P_{>50\% \text{ Full}} = (2 \times \pi \times r) - (r \times \theta)$$

Section B: Data for Calculations

| Peaking Factor, P.F. | | |
|----------------------|--|-----|
| Sanitary Sewers | | 3 |
| Combined Sewers | | 3.5 |

| Proposed Project Flows | | |
|------------------------|-------|-------|
| Variable | Value | Units |
| Q _p | 2,500 | gpd |

| Variable | Value | Units |
|----------|-------|----------|
| Material | VCP | |
| n | 0.015 | unitless |
| S | 0.010 | ft/ft |
| h | 0.200 | ft |
| D | 1.83 | ft |
| P.F. | 3.5 | unitless |



Section C: Calculations for Design and/or Permitted Capacities

| Variable | Description | Definition |
|----------------------|--------------------------|----------------------------------------------|
| Q _{d, avg} | Design Capacity, Average | = full pipe flow conditions / peaking factor |
| Q _{d, peak} | Design Capacity, Peak | full pipe flow conditions |

Design Capacity, Average

Design Capacity, Peak

| Variable | Value | Unit |
|---------------------|-----------|------|
| Q _{d, avg} | 2,806,688 | gpd |

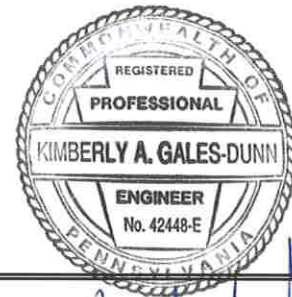
| Variable | Value | Unit |
|----------------------|-----------|-----------------|
| D | 1.830 | ft |
| r | 0.915 | ft |
| A | 2.630 | ft ² |
| P | 5.749 | ft |
| R | 0.458 | ft |
| Q _{d, peak} | 15 | cfs |
| Q _{d, peak} | 9,823,410 | gpd |

Section D: Calculations for Present Flows

| Variable | Description | Definition |
|-----------------------|------------------------|--------------------------------------------------|
| Q _{ex, avg} | Present Flows, Average | existing flow conditions per site investigations |
| Q _{ex, peak} | Present Flows, Peak | = existing flow conditions x peaking factor |

| Present Flows, Average | | |
|------------------------|-------------|-----------------|
| Variable | Value | Unit |
| D | 1.830 | ft |
| r | 0.915 | ft |
| θ | 1.35 | rad |
| h/D | 0.109289617 | ft/ft |
| A | 0.16 | ft ² |
| P | 1.23 | ft |
| R | 0.126 | ft |
| Q _{ex, avg} | 0 | cfs |
| Q _{ex, avg} | 247,105 | gpd |

| Present Flows, Peak | | |
|-----------------------|---------|------|
| Variable | Value | Unit |
| Q _{ex, peak} | 864,869 | gpd |



Section E: Calculations for Projected Flows in Five (5) Years

| Variable | Description | Definition |
|-------------------------|--------------------------------------------|----------------------------------------------------|
| Q _{proj, avg} | Projected Flows in Five (5) Years, Average | = Q _{proj, peak} ÷ P.F. |
| Q _{proj, peak} | Projected Flows in Five (5) Years, Peak | = (Q _{ex, peak} + Q _p) x 1.05 |

| Projected Flow Calculations | | |
|-----------------------------|---------|------|
| Variable | Value | Unit |
| Q _{proj, avg} | 260,211 | gpd |
| Q _{proj, peak} | 910,737 | gpd |

Section F: Compare Results with Applicant's Submission

| Variable | PWSA, gpd | Applicant, gpd | Difference, gpd | Difference, % |
|-------------------------|-----------|----------------|-----------------|---------------|
| Q _{d, avg} | 2,806,688 | 2,806,688 | 0 | 0% |
| Q _{d, peak} | 9,823,410 | 9,823,410 | 0 | 0% |
| Q _{ex, avg} | 247,105 | 247,105 | 0 | 0% |
| Q _{ex, peak} | 864,869 | 864,869 | 0 | 0% |
| Q _{proj, avg} | 260,211 | 260,211 | 0 | 0% |
| Q _{proj, peak} | 910,737 | 910,737 | 0 | 0% |

Most Limited Capacity Sewer (MLCS) Spreadsheet

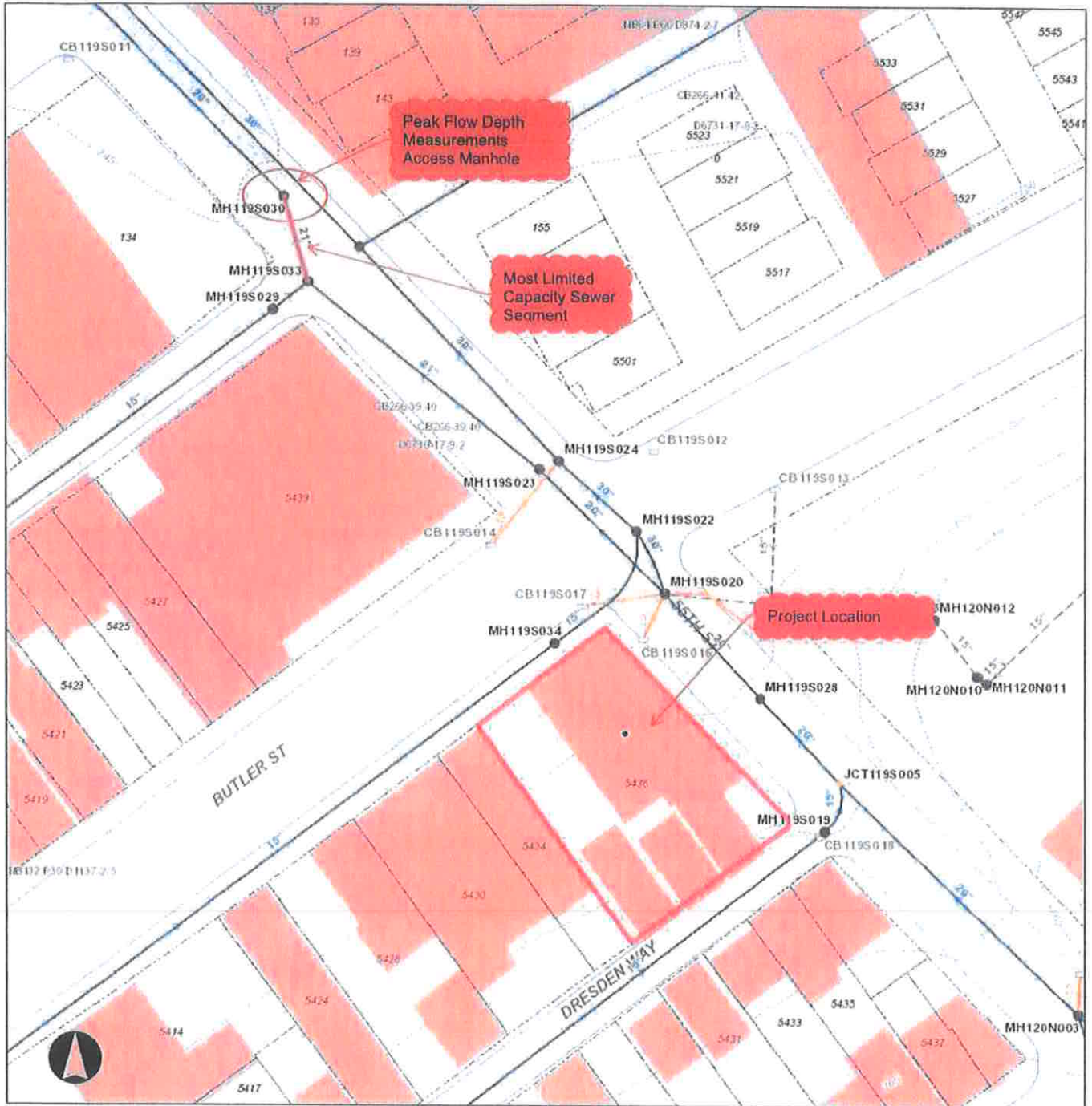
PROJECT NAME: 5436 Butler St
 PWSA PROJECT NUMBER: DEV-507-1124
 PWSA REVIEWER: Midori Bridges
 DATE: April 17, 2025

LEGEND:

| |
|-----------------------------|
| Output Data |
| Input Data |
| Questionable Data |
| Hydraulically Limited Sewer |

| Upstream MH | Downstream MH | Upstream Invert | Downstream Invert | Length, ft | Diam., in. | Material | n | Area, sf | Wetted P, ft | Slope | Flow, gpd |
|-------------|---------------|-----------------|-------------------|------------|------------|----------|-------|----------|--------------|--------|------------|
| JCT119S005 | MH119S028 | 733.80 | 732.27 | 43.16 | 20 | VCP | 0.015 | 2.18 | 5.236 | 3.53% | 14,677,868 |
| MH119S028 | MH119S020 | 732.27 | 731.00 | 52.65 | 20 | VCP | 0.015 | 2.18 | 5.236 | 2.42% | 12,154,560 |
| MH119S020 | MH119S023 | 731.00 | 730.00 | 65.78 | 20 | VCP | 0.015 | 2.18 | 5.236 | 1.52% | 9,834,003 |
| MH119S023 | MH119S033 | 730.00 | 728.25 | 111.11 | 20 | VCP | 0.015 | 2.18 | 5.236 | 1.58% | 9,806,097 |
| MH119S033 | MH119S030 | 728.25 | 727.94 | 31.98 | 20 | VCP | 0.015 | 2.18 | 5.236 | 0.96% | 7,668,137 |
| MH119S030 | MH119S026 | 727.94 | 724.34 | 228.97 | 20 | VCP | 0.015 | 2.18 | 5.236 | 1.57% | 9,800,231 |
| MH119S026 | MH119M002 | 724.34 | 720.31 | 415.64 | 20 | VCP | 0.015 | 2.18 | 5.236 | 0.97% | 7,693,919 |
| MH119M002 | JCT119M001.1 | 720.31 | 708.41 | 84.99 | 20 | VCP | 0.015 | 2.18 | 5.236 | 14.00% | 29,237,706 |

5436 Butler St MLCS



Legend

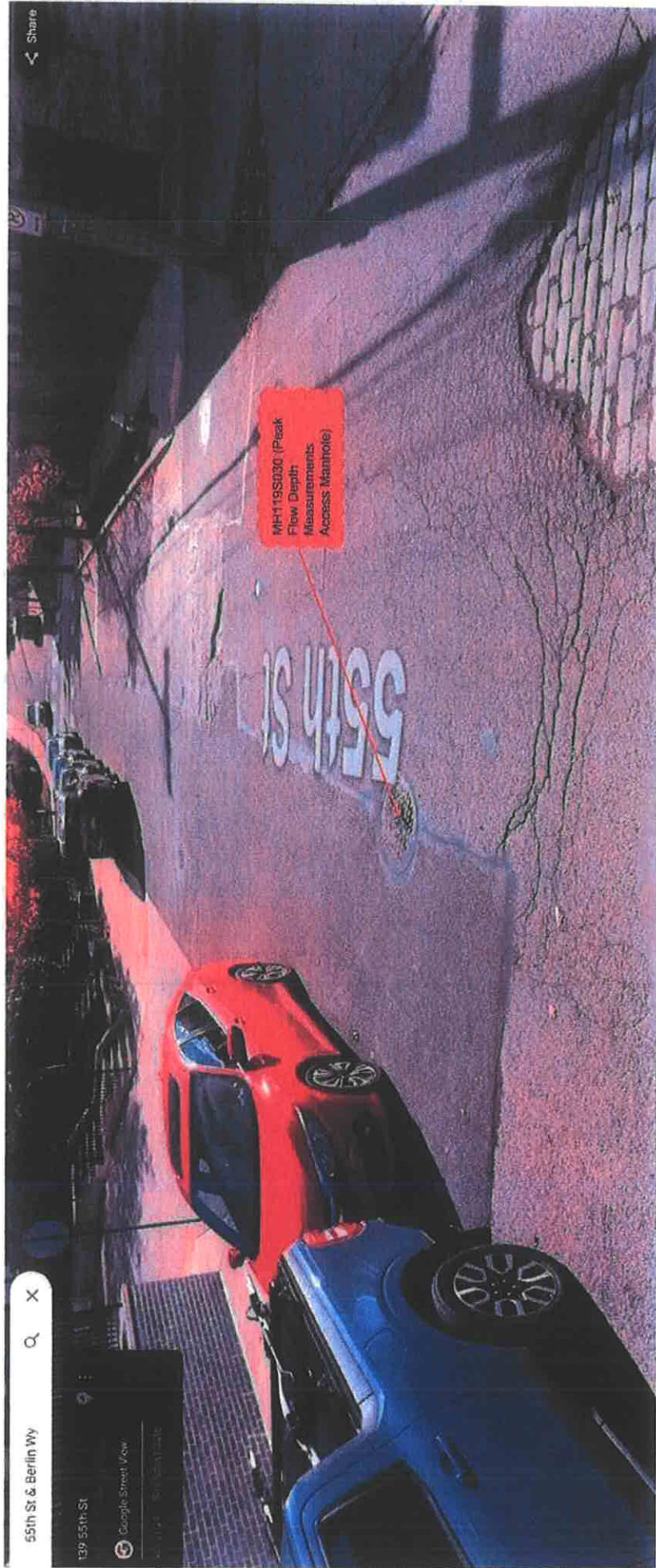
| WATER | | Pressure Monitoring Station | Outfall |
|-------------------------|-------------------|---------------------------------------------|---------|
| Meter | Water Manhole | End Cap | |
| Curb Box | Rising Main | Sewer Pump Station | |
| Water System Pump | Supply Main | Combined Sewer | |
|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

0 0.01 0.02 mi

PGH₂O | PITTSBURGH WATER

Neither the City of Pittsburgh ("City") nor Pittsburgh Water & Sewer Authority ("Pittsburgh Water") 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. The City and Pittsburgh Water assume no responsibility for any conclusions or interpretations made on the basis of such information. The City and Pittsburgh Water assume no responsibility for any understanding or representations made by their agents or employees unless such understanding or representations are expressly set forth in a duly authorized written document, and such document expressly provides that responsibility therefor is assumed by the City or Pittsburgh Water.

Date: 4/17/2025



October 31, 2024
#23-960

City of Pittsburgh
Department of City Planning
200 Ross Street, Suite 309
Pittsburgh, PA 15219

ATTN: Ms. Kyla Prendergast
Senior Environmental Planner

RE: Nied's Hotel
City of Pittsburgh – 10th Ward
Allegheny County

Dear Ms. Prendergast:

Enclosed is a copy of the Transmittal Letter, Resolution and Component 4a and the Completeness Checklist for completion and signature by the City of Pittsburgh for the above referenced Planning Module. Once completed, please return it to our office so that we may insert it in the Planning Module and submit it to DEP.

A complete copy of the Planning Module is enclosed for your files.

If you should have any questions, or require additional information, please call our office.

Very Truly Yours,

KAG ENGINEERING, INC.

Kimberly Gales-Dunn, P.E., P.L.S.

Enclosures



COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF CLEAN WATER

DEP Code #:

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

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

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

Project Name

Nied's Hotel

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

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

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

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

SECTION C. AGENCY REVIEW (continued)**Yes****No**☐☐

13. Is this proposal consistent with the ordinance?

If no, describe the inconsistencies _____

☐☐

14. Is this plan consistent with the municipal Official Sewage Facilities Plan?

If no, describe the inconsistencies _____

☐☐

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

If yes, describe _____

☐☐

16. Has a waiver of the sewage facilities planning requirements been requested for the residual tract of this subdivision?

☐☐

If yes, is the proposed waiver consistent with applicable ordinances?

If no, describe the inconsistencies _____

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

Name: _____

Title: _____

Signature: _____

Date: _____

Name of Municipal Planning Agency: _____

Address _____

Telephone Number: _____

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

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

The planning agency must complete this component within 60 days.

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

October 31, 2024
#23-960

Allegheny County Health Department
3441 Forbes Avenue
Pittsburgh, PA 15213

ATTN: Mr. Fred Fields
Environmental Health Engineer

RE: Niede Hotel
City of Pittsburgh – 10th Ward
Allegheny County, PA

Dear Mr. Fields:

Enclosed is a copy of Component 4C for completion and signature by the Department for the above referenced Planning Module. Once completed, please return it to our office so that we may insert it in the Planning Module and submit it to the DEP.

A complete copy of the Planning Module is enclosed for your files. If you should have any questions, or require additional information, please do not hesitate to contact our office.

Very Truly Yours,
KAG ENGINEERING, INC.

Kimberly Gales-Dunn, P.E., P.L.S.

Enclosures



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

Nied's Hotel

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

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

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

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

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

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

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

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

PNDI SEARCH

ACT 14 NOTIFICATIONS

October 31, 2024
#23-960

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

ATTN: Mr. Will Pickering
Executive Director

RE: Nied's Hotel
City of Pittsburgh – 10th Ward
Allegheny County

Dear Mr. Pickering:

In accordance with Act 14, "Municipal/County Notifications of application for Water Quality Management and Related Permits", this is notification that Nied's Way, LLC have made application for Planning Modules for the Nied's Hotel development in the City of Pittsburgh-10th Ward, Allegheny County, Pennsylvania.

We invite you to submit comments to the DEP related to comprehensive plans and zoning ordinances under Act 67 and 68, which amended the MPC to support sound land use practices and Growing Smarter. The new law directs state agencies to consider comprehensive plans and zoning ordinances when reviewing applications for permitting of facilities or infrastructure.

Please identify any land use concerns or issues associated with the proposed project if there are any. Along with your comments, you are also encouraged to send as much information as necessary to support your comments. This can include a copy of the sections of your comprehensive plan that relate to the project and a copy of any applicable zoning ordinances; you may also want to identify locally designated growth area, Keystone Opportunity Zones, efforts to preserve open space and prime farmland and similar information.

If you should have any questions, or require additional information, please call our office.

Very Truly Yours,
KAG ENGINEERING, INC.

Kimberly Gales-Dunn, P.E., P.L.S.

CERTIFIED MAIL

October 31, 2024
#23-960

County of Allegheny
County Council
Courthouse
436 Grant Street, Room 119
Pittsburgh, PA 15219

RE: Nied's Hotel
City of Pittsburgh – 10th Ward
Allegheny County

Dear County Council:

In accordance with Act 14, "Municipal/County Notifications of application for Water Quality Management and Related Permits", this is notification that Nied's Way LLC has made application for Planning Modules for the Nied's Hotel development in the City of Pittsburgh-10th Ward, Allegheny County, Pennsylvania

We invite you to submit comments to DEP related to comprehensive plans and zoning ordinances under Act 67 and 68, which amended the MPC to support sound land use practices and Growing Smarter. The new law directs state agencies to consider comprehensive plans and zoning ordinances when reviewing applications for permitting of facilities or infrastructure.

Please identify any land use concerns or issues associated with the proposed project if there are any. Along with your comments, you are also encouraged to send as much information as necessary to support your comments. This can include a copy of the sections of your comprehensive plan that relate to the project and a copy of any applicable zoning ordinances; you may also want to identify locally designated growth area, Keystone Opportunity Zones, efforts to preserve open space and prime farmland and similar information.

If you should have any questions, or require additional information, please call our office.

Very Truly Yours,
KAG ENGINEERING, INC.

Kimberly Gales-Dunn, P.E., P.L.S.

CERTIFIED MAIL

SERVICE AVAILABILITY REQUEST

October 31, 2024
#23-960

ALCOSAN
3300 Preble Avenue
Pittsburgh, PA 15233

ATTN: Mr. Michael Lichte

RE: Nied's Way LLC
City of Pittsburgh – 10th Ward
Allegheny County

Dear Mr. Lichte,

We are requesting a letter from ALCOSAN relating to their ability to accept sanitary sewer flow from the development.

Enclosed is a copy of the Planning Module and Site Plan for the above referenced project for your review and approval.

If you should have any questions or require additional information, please do not hesitate to call our office.

Very Truly Yours,

KAG ENGINEERING, INC.

Kimberly Gales-Dunn, P.E., P.L.S.

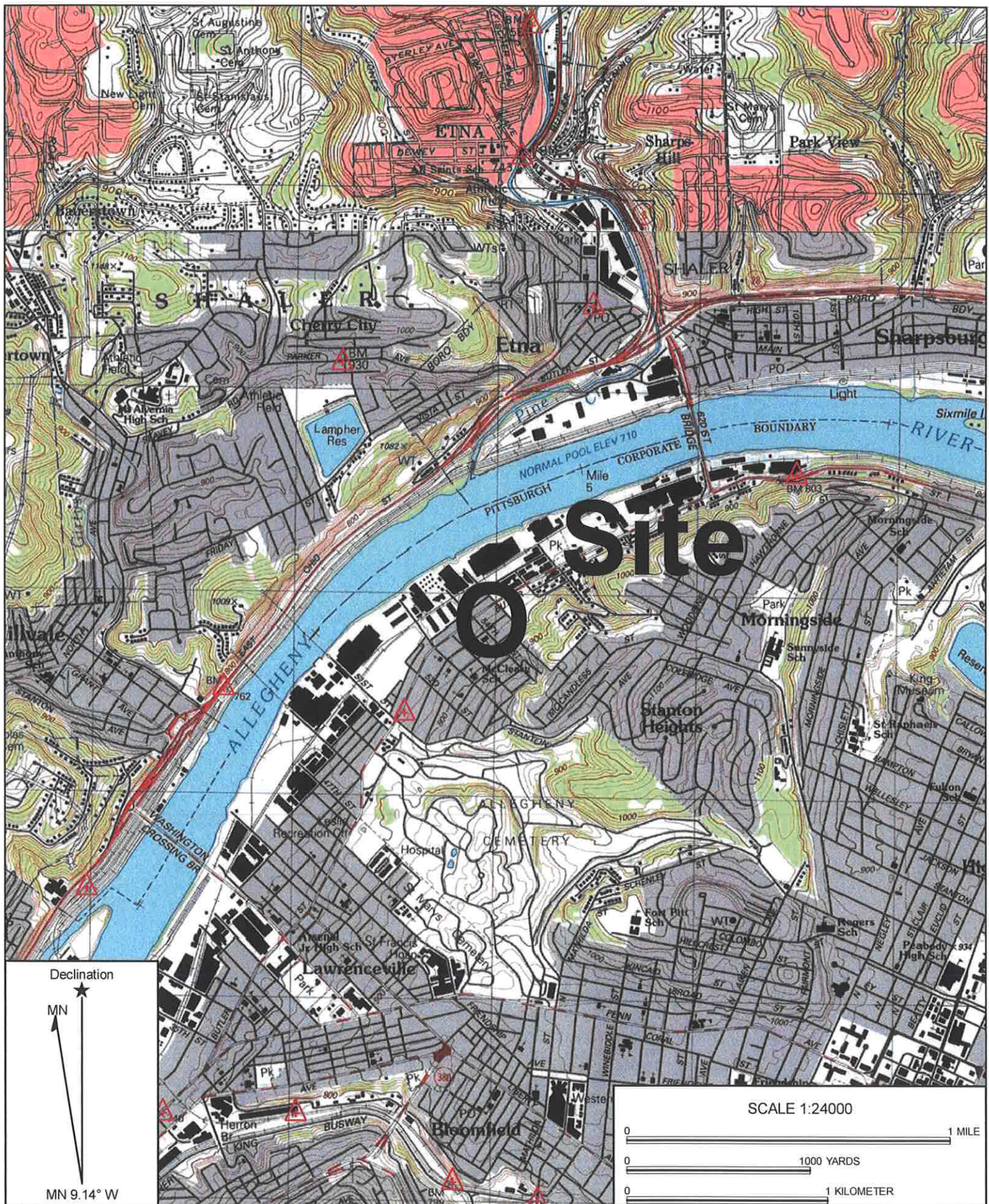
Enclosures

REPORT ON ALTERNATIVE ANALYSIS

ALTERNATIVE ANALYSIS

There currently are sanitary sewers available to service this project, which will provide a connection for the renovated hotel structure. The sewers have adequate capacity for the proposed development. The existing sanitary sewers are located on Fifty Fifth Street. There is no alternative way to service this lot.

LOCATION MAP



Name: PITTSBURGH EAST

Date: 10/31/24

Scale: 1 inch = 2,000 ft.

Location: 040° 28' 59.82" N 079° 57' 00.49" W

PROPERTY INFORMATION

Parcel ID : 0119-S-00089-0000-00
Property Address : 5436 BUTLER ST
PITTSBURGH, PA 15201

Municipality : 110 10th Ward - PITTSBURGH
Owner Name : NIEDS WAY LLC

| | | | |
|-------------------|-----------------|---------------------|-------------|
| School District : | Pittsburgh | Neighborhood Code : | 51C32A |
| Tax Code : | Taxable | Owner Code : | CORPORATION |
| Class : | COMMERCIAL | Recording Date : | 2/1/2024 |
| Use Code : | RETL/APT'S OVER | Sale Date : | 1/31/2024 |
| Homestead* : | Yes | Sale Price : | \$390,000 |
| Farmstead : | No | Deed Book : | 19566 |
| Clean And Green | No | Deed Page : | 100 |
| Other Abatement : | No | Lot Area : | 6,603 SQFT |

* If this property had a recent sale or deed change the 'YES' that is showing may apply to the prior owner.
New owners wishing to receive the abatement must apply.
The deadline to apply is March 1st of each year.
Details may be found on the [County's abatement page](#).

Due to the amendment of Article 210 of the Administrative Code of Allegheny County by Ordinance 06-24-OR, which changes the appeal window for the 2025 tax year to August 1, 2024 through October 1, 2024, the values posted here for tax year 2025 are pre-certified values; they have not yet been certified by the Chief Assessment Officer under §5-210.08 of the Administrative Code of Allegheny County. Values will be certified on or before January 15, 2025

| 2025 Full Base Year Market Value (Projected) | | 2025 County Assessed Value (Projected) | |
|----------------------------------------------|-----------|----------------------------------------|-----------|
| Land Value | \$47,700 | Land Value | \$47,700 |
| Building Value | \$246,800 | Building Value | \$228,800 |
| Total Value | \$294,500 | Total Value | \$276,500 |

2024 Full Base Year Market Value

2024 County Assessed Value

| | | | |
|----------------|-----------|----------------|-----------|
| Land Value | \$47,700 | Land Value | \$47,700 |
| Building Value | \$246,800 | Building Value | \$228,800 |
| Total Value | \$294,500 | Total Value | \$276,500 |

2023 Full Base Year Market Value

2023 County Assessed Value

| | | | |
|----------------|-----------|----------------|-----------|
| Land Value | \$38,400 | Land Value | \$38,400 |
| Building Value | \$204,600 | Building Value | \$186,600 |
| Total Value | \$243,000 | Total Value | \$225,000 |

Address Information

Owner Mailing : 1807 MEADVILLE ST
PITTSBURGH, PA 15214-4005

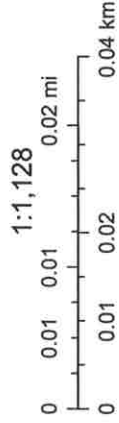
PIN: 0119S00089000000



October 31, 2024

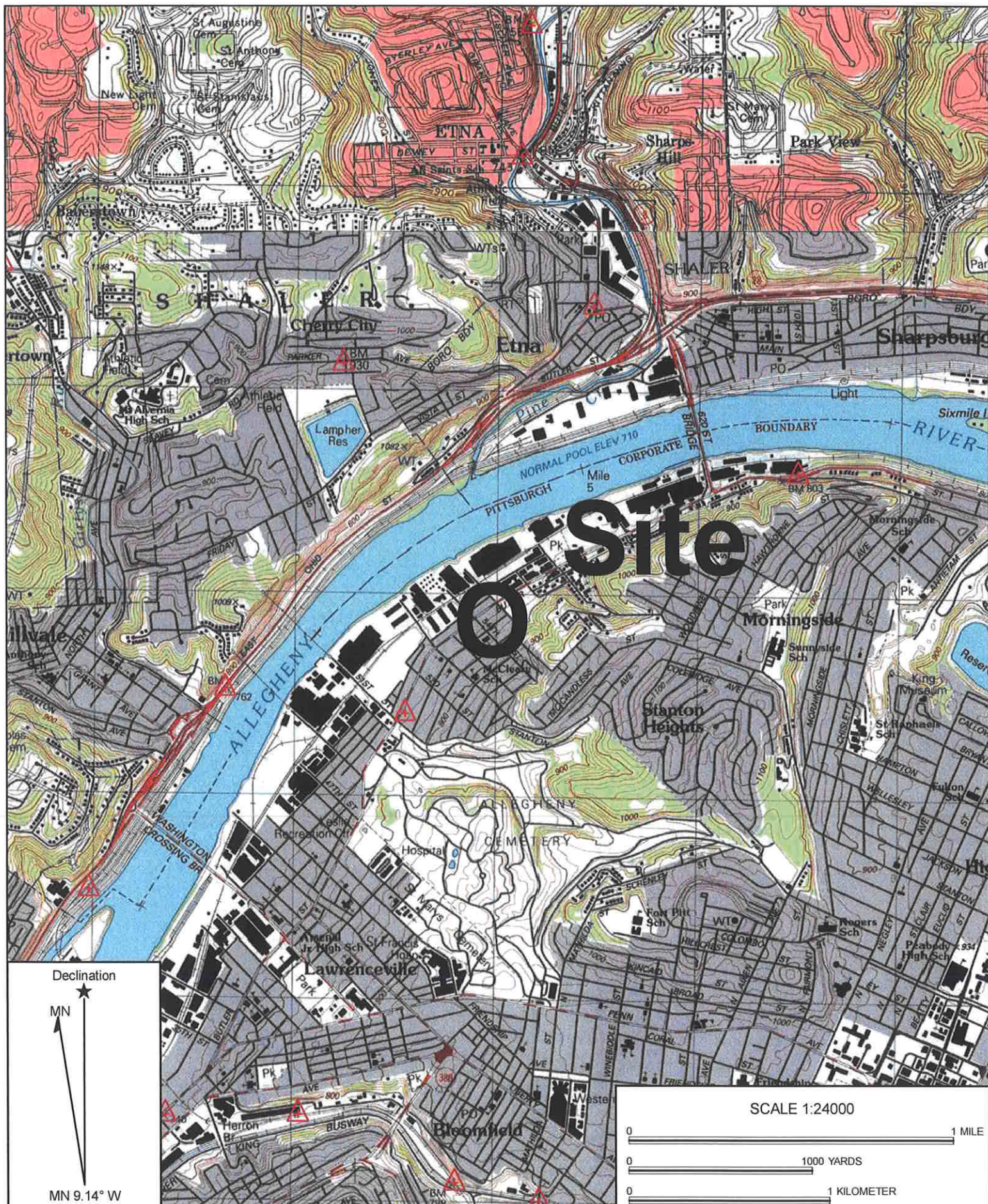
Municipalities ☐ Parcels

Streets



Allegheny County 2012, 2010 Imagery

Data displayed on this map is for informational purposes only. It is not survey 2020



Name: PITTSBURGH EAST
 Date: 10/31/24
 Scale: 1 inch = 2,000 ft.

Location: 040° 28' 59.82" N 079° 57' 00.49" W

COMPLETENESS CHECKLIST

Checklist



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

Completeness Checklist

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

Sewage Collection and Treatment Facilities

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

Municipal Action

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

Signature of Municipal Official

Date submittal determined complete