

# **Sewage Facilities Planning Module Application Package**

for

## **RHYTHM SQUARE**

City of Pittsburgh  
Allegheny County, PA

SEPTEMBER 20, 2023  
UPDATED: OCTOBER 02, 2023  
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Prepared for:

STUDIO VOLCY  
100 S COMMONS STE102  
PITTSBURGH, PA 15212

Prepared by:

**FAHRINGER, McCARTY, GREY, INC.**  
**LANDSCAPE ARCHITECTS & ENGINEERS**  
1610 Golden Mile Highway  
Monroeville, PA 15146  
(724) 327-0599

Job No. 5245

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**SEWAGE FACILITIES PLANNING MODULE –  
RESOLUTION FOR PLAN REVISION FOR NEW LAND DEVELOPMENT**

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**SEWAGE FACILITIES PLANNING MODULE –  
COMPONENT 3**



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

Code No.

## 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 #
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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 RHYTHM SQUARE

2. Brief Project Description RENOVATION OF AN EXISTING BUILDIGN WITH AND ADD'L FLOOR FOR APARTMENTS

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

Municipality Name	County	City	Boro	Twp
City of Pittsburgh	Allegheny	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Municipality Contact Individual - Last Name	First Name	MI	Suffix	Title
PRENDERGAST	KYLA			Sr. Enviro. Planner
Additional Individual Last Name	First Name	MI	Suffix	Title
Municipality Mailing Address Line 1	Mailing Address Line 2			
DEPARTMENT OF CITY PLANNING	200 ROSS STREET, 4 <sup>TH</sup> FLOOR			
Address Last Line -- City	State	ZIP+4		
Pittsburgh	PA	15219		
Area Code + Phone + Ext.	FAX (optional)	Email (optional)		
412-255-2516		KYLA.PRENDERGAST@pittsburghpa.gov		

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

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

RHYTHM SQUARE

Site Location Line 1

2239 CENTRE AVENUE

Site Location Line 2

Site Location Last Line -- City

Pittsburgh

State

PA

ZIP+4

15219

Latitude

40d26'43"N

Longitude

79d58'28"W

Detailed Written Directions to Site SITE IS LOCATED ON CENTRE AVENUE FROM DOWNTOWN PITTSBURGH

Description of Site SITE CURRENTLY HAS AN EXISTING FORMER LUMBER/HARDWARE STORE

**Site Contact (Developer/Owner)**

Last Name

VOLCY

First Name

ALICIA

MI

Suffix

Phone

412-229-7040

Ext.

Site Contact Title

OWNER

Site Contact Firm (if none, leave blank)

FAX

Email

alicia@studiovolcy.com

Mailing Address Line 1

100 S COMMONS, Suite 102

Mailing Address Line 2

Mailing Address Last Line -- City

Pittsburgh

State

PA

ZIP+4

15212

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

Last Name

ALMETER

First Name

BRIAN

MI

Suffix

Title

Project Manager

Consulting Firm Name

Fahringer McCarty Grey Inc

Mailing Address Line 1

1610 Golden Mile Hwy

Mailing Address Line 2

Address Last Line -- City

Monroeville

State

PA

ZIP+4

15146

Country

Email

almeter@fmginc.us

Area Code + Phone

724-327-0599

Ext.

200

Area Code + FAX

**E. AVAILABILITY OF DRINKING WATER SUPPLY**

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

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

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

Name of water company: PWSA

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

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

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

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

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

**1. COLLECTION SYSTEM**

a. Check appropriate box concerning collection system

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

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

b. Answer questions below on collection system

Number of EDU's and proposed connections to be served by collection system. EDU's 4

Connections \_\_\_\_\_

Name of:

existing collection or conveyance system 18" VCP combination sewer in Centre Avenue

owner Pittsburgh Water & Sewer Authority

existing interceptor Monongahela River

owner Allegheny County Sanitary Authority

**2. WASTEWATER TREATMENT FACILITY**

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

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

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

Name of existing facility \_\_\_\_\_

NPDES Permit Number for existing facility PA 0025984

Clean Streams Law Permit Number PAG136110

Location of discharge point for a new facility. Latitude \_\_\_\_\_ Longitude \_\_\_\_\_

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

As an authorized representative of the permittee, I confirm that the ALCOSAN WOODS RUN (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 10-20-23

(Also see Section I. 4.)

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

**3. PLOT PLAN**

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

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

**4. WETLAND PROTECTION**

YES NO

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

**5. PRIME AGRICULTURAL LAND PROTECTION**

YES NO

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

**6. HISTORIC PRESERVATION ACT**

YES NO

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



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

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

Check one:

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

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

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

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

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

**1. Waters designated for Special Protection**

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

**2. Pennsylvania Waters Designated As Impaired**

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

**3. Interstate and International Waters**

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

**4. Tributaries To The Chesapeake Bay**

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

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

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

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

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

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

1. Project Flows 1330 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	6897461	24141115	305942	1070797	321638	1125733
Conveyance		12,100,000	5,100,000	5,810,000	5,154,000	5,871,000
Treatment	250,000,000	250,000,000	194,200,000	250,000,000	248,800,000	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 PWSA

Name of Responsible Agent Robert Herring

Agent Signature Robert Herring Date 10/4/2023  
 2023-10-04  
 16:12:52 -04'00'

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

c. Conveyance System

Name of Agency, Authority, Municipality ALCOSAN

Name of Responsible Agent Joe Fedor

Agent Signature Joe Fedor

Date 10-20-23

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.  YES  NO 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 Fedor

Agent Signature Joe Fedor

Date 10-20-23

**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.

BRIAN J ALMETER

Name (Print)	Signature
Site/Civil Project Manager	
Title	Date
1610 Golden Mile Hwy	7243270599
Address	Telephone Number

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

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

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

County Recorder of Deeds for \_\_\_\_\_ County, Pennsylvania

Deed Volume \_\_\_\_\_ Book Number \_\_\_\_\_

Page Number \_\_\_\_\_ Date Recorded \_\_\_\_\_

**R. REVIEW FEE** (continued)

Formula:

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

$$\#4 \text{ Lots (or EDUs) X } \$50.00 = \$200.00$$

The fee is based upon:

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

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

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

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

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

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

The fee is based upon:

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

---

**SECTION C – AVILABILITY OF DRINKING SUPPLY**





07/11/2023

BRIAN J. ALMETER  
FAHRINGER MCCARTY GREY INC  
1610 Golden Mile Hwy, Monroeville PA 1514

**RE: Water and Sewer Availability**  
2239 Centre Ave, Pittsburgh PA 15219-6305

Dear BRIAN J. ALMETER

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

Water service available: Yes

Sewer service available: Yes

12" Centre Avenue  
6" Hallett Street

**18" Centre Avenue**  
**15" Hallett Street**

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

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

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

Sincerely,

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

Wendy M. Dean  
Engineering Tech II

---

**SECTION F – PROJECT NARRATIVE**



- Project Location Map -

# Rhythm Square - Pittsburgh

City of Pittsburgh, Allegheny County, PA  
 SCALE: 1" = 2000'  
 SOURCE: Pittsburgh East, PA, 7 1/2 Minute U.S.G.S. Quadrangle  
 JOB NO. 5245



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

**PROJECT NARRATIVE & SEWAGE FLOW CALCULATIONS**  
**For**  
**RHYTHM SQUARE**  
**2239 Center Avenue**  
**City of Pittsburgh, PA 15219 – 5th Ward**

Consultant: Brian J. Almeter, Fahringer, McCarty, Grey Inc.  
Agent for: Studio Volcy LLC – Alicia L. Volcy, LEED AP BD+C, NOMA  
Date: August 22, 2023

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

The project consists of the renovation and additional “expansion of an existing building (formerly the Center Builders Supply & Lumber Company) located on Tax Parcel 10-P-128 as well as a pedestrian walk/entrance on the adjacent Tax Parcels 10-P-127 and 10-R-162 (currently vacant). The property is located at 2239 Center Avenue; front door on Center Avenue and rear of building/property is on Hallett Street. These three tax parcels/properties will be combined into one tract in order to meet building code requirements and contain approximately 14,434 square feet or 0.331 acres.

The site/properties are zoned Local Neighborhood Commercial (LNC). The proposed renovation work includes three levels for the building. The first level will consist of an architectural studio, artist studio and retail space (dry goods). The second level contains six (6) separate artist studios with a common bathroom and small kitchenette area for tenant space refrigerator, sink and coffee/tea space. The third level is proposed to contain five (5) apartment units; three (3) two-bedroom units and two (2) one-bedroom units.

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

The past use of the properties included in this scope consists of the former retail hardware/lumber space and adjacent vacant property. The hardware store has been vacant for more than 15 years, and will not be included in the existing flow calculations.

This renovated building will also need to be “sprinklered” with a separate fire service. At this time, existing fire flow calculations have not been obtained but will be requested in the future. The water service for this renovated building is proposed to require a new water tap (assumed to be in Center Avenue) in order to provide fire and domestic service. It is further assumed that the domestic and fire service lines will be separated prior entering the existing building (with required shut off valves) with the metering and backflow prevention within a mechanical space inside the building. Additional investigation as to anticipated fire flow and domestic demands are proposed to be further investigated and completed.

**Proposed Water Consumption and Sewage Flows:**

The proposed water consumption and sanitary flow for the proposed renovations are as estimated below based on the PWSA Manual. The flow is assumed to connect to a sewer in Center Avenue but is to be confirmed. The proposed sanitary flow calculations:

- |  |   |                            |
|--|---|----------------------------|
| • First Level - Professional Studio (one person)           | = | <b>10 gallons per day</b>  |
| • First Level – Retail Space (one employee & four patrons) | = | <b>50 gallons per day</b>  |
| • First Level – Artist Studio (one person)                 | = | <b>10 gallons per day</b>  |
| • Second Level – 6 Artist Studios (one person per studio)  | = | <b>60 gallons per day</b>  |
| • Third Level - 2 apartment (one bdrm) x 150 gallons/day   | = | <b>300 gallons per day</b> |
| • Third Level - 3 apartment (two bdrm) x 300 gallons/day   | = | <b>900 gallons per day</b> |

<b>TOTAL SANITARY SEWAGE FLOWS</b>	=	<b>1,330 gallons/day</b>
<b>TOTAL EDUS (1 EDU = 350 gallons/day)</b>	=	<b>3.8 or 4 EDUs</b>

**Proposed Sanitary Sewage Conveyance:**

There is assumed to be an existing combination sewer system within Center Avenue which will service these properties. It is further assumed that this project will re-use the existing sanitary sewer lateral servicing this existing building for all uses; further investigation will be needed to determine the condition of this line/lateral. The work is proposed to be completed per the PWSA and ACHD Plumbing standards and specifications.

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

There is assumed to be an existing combination sewer system within Center Avenue which will provide a location for the development to convey/connect the storm sewer system. It is anticipated that the stormwater system will include the re-use of an existing roof drain line or separation of the sanitary lateral and roof drain line for this existing building.

The existing and proposed estimated storm flows were calculated based on the Rational Method,  $Q=CiA$  using the 25-year storm event. This estimated flow calculations is based on area of the total sites to be developed in acres. Based on our schematic plans, additional impervious area will be minimal and therefore may qualify for an exemption or waiver from the City’s Stormwater Management Code. The runoff coefficient is based on the total lot/property area areas of building roof, asphalt or concrete pavement and a portion to remain as lawn/landscape conditions. The estimated runoff (pre and post development) from the entire property is as follows:

Where:

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

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

<b>EXISTING: <math>Q = CiA</math></b>			
Roof:	$Q = 0.95 \times 7.1 \times 0.13$	=	0.89 cfs
Open/Lawn:	$Q = 0.30 \times 7.1 \times 0.07$	=	0.14 cfs
<b>Total Existing Stormwater Runoff</b>		=	<b>1.03 cfs</b>
<b>PROPOSED: <math>Q = CiA</math></b>			
Impervious:	$Q = 0.95 \times 7.1 \times 0.03$	=	0.18 cfs
Roof:	$Q = 0.95 \times 7.1 \times 0.10$	=	0.71 cfs
Open/Lawn:	$Q = 0.30 \times 7.1 \times 0.07$	=	0.14 cfs
<b>Total Proposed Stormwater Runoff</b>		=	<b>1.03 cfs</b>

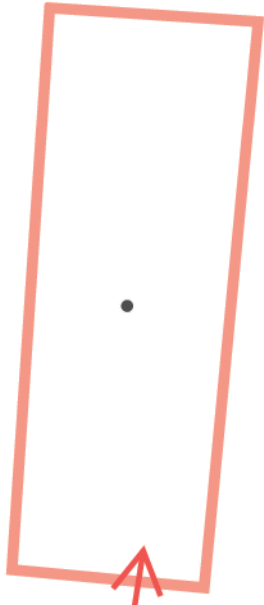
**Most Limited Capacity Sewer (MLCS) Spreadsheet**

<b>PROJECT NAME:</b>	2239 Centre Ave
<b>PWSA PROJECT NUMBER:</b>	DEV-321-0823
<b>PWSA REVIEWER:</b>	Midori Bridges
<b>DATE:</b>	August 24, 2023

<b>LEGEND:</b>	Output Data
	Input Data
	Questionable Data
	Hydraulically Limited Sewer

Upstream MH	Downstream MH	Upstream Invert	Downstream Invert	Length, ft	Diam., in.	Material	n	Area, sf	Wetted P, ft	Slope	Flow, gpd
MH010P025	JCT010R002	955.06	946.00	237.67	18	VCP	0.015	1.77	4.712	3.81%	11,518,891
JCT010R002	MH010R003	946.00	945.00	33.20	18	VCP	0.015	1.77	4.712	3.01%	10,239,169
MH010R003	MH010R009	945.00	933.00	155.03	24	VCP	0.015	3.14	6.283	7.74%	35,349,760
MH010R009	MH010R034	933.00	931.70	36.06	15	VCP	0.015	1.23	3.927	3.61%	6,888,784
MH010R034	MH010R032	931.70	930.38	166.06	84	RCP	0.013	38.48	21.991	0.79%	369,108,624
MH010R032	JCT011C005	930.38	913.44	977.86	84	RCP	0.013	38.48	21.991	1.73%	544,901,629
JCT011C005	MH011G027	913.44	899.58	523.07	72	RCP	0.013	28.27	18.850	2.65%	446,762,467
MH011G027	JCT011G007	899.58	897.88	40.68	72	RCP	0.013	28.27	18.850	4.18%	561,059,551
JCT011G007	JCT011G001	897.88	882.88	193.21	60	RCP	0.013	19.63	15.708	7.76%	470,279,244
JCT011G001	JCT011G005	882.88	859.25	125.28	60	RCP	0.013	19.63	15.708	18.86%	733,020,247
JCT011G005	MH011G011	859.25	854.30	128.23	60	RCP	0.013	19.63	15.708	3.86%	331,613,926
MH011G011	MH011L009	854.30	818.16	326.76	60	RCP	0.013	19.63	15.708	11.06%	561,312,369
MH011L009	MH011L017	818.16	796.74	138.57	60	RCP	0.013	19.63	15.708	15.46%	663,590,419
MH011L017	JCT011L014	796.74	779.84	147.01	60	Brick	0.016	19.63	15.708	11.50%	464,962,861
JCT011L014	JCT011L002	779.84	760.65	197.41	60	Brick	0.016	19.63	15.708	9.72%	427,564,131
JCT011L002	JCT011L003	760.65	755.16	9.17	60	Brick	0.016	19.63	15.708	59.87%	1,061,084,221
JCT011L003	JCT011L015	755.16	739.53	136.17	60	Brick	0.016	19.63	15.708	11.48%	464,608,469
JCT011L015	JCT011L012	739.53	726.62	191.80	60	Brick	0.016	19.63	15.708	6.73%	355,729,499
JCT011L012	MH011L014	726.62	716.16	117.53	60	Brick	0.016	19.63	15.708	8.90%	409,187,963

# 2239 Centre A



Project Location



Most Limited Capacity Sewer



Peak Flow Depth Measurements Access Manhole (MH010R034)



**HYDRAULIC CALCULATIONS PEAK FLOW DEPTHS**  
**For**  
**RHYTHM SQUARE**  
**2239 Center Avenue**  
**City of Pittsburgh, PA 15219 – 5th Ward**

Consultant: Megan Sweringen, Fahringer, McCarty, Grey Inc.  
Agent for: Studio Volcy LLC – Alicia L. Volcy, LEED AP BD+C, NOMA  
Environmental: Drnach Environment, Inc.  
Date: September 15, 2023



09.20.2023

Source:  
Sewage Facilities Planning Module  
Chapter 94 Consistency Determination  
Hydraulic Calculations Spreadsheet for Peak Depth Measurements

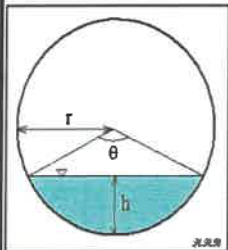


**Sewage Facilities Planning Module**  
**Chapter 94 Consistency Determination**  
**Hydraulic Calculations Spreadsheet for Peak Flow Depth Measurements**

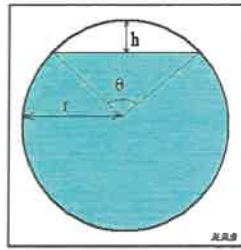
**PROJECT NAME:** RHYTHM SQUARE  
**PWSA PROJECT NUMBER:**  
**PWSA REVIEWER:**  
**DATE:** September 15, 2023

**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 <sup>3</sup>	Volumetric flowrate
n	Unitless	Manning Roughness Coeff.
A	ft <sup>2</sup>	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

$$Q = \left(\frac{1.49}{n}\right) \times A \times R^{2/3} \times S^{1/2} \qquad R = \frac{A}{P} \qquad \theta = 2 \times \cos^{-1} \left(\frac{r-h}{r}\right)$$

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

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

**Section B: Data for Calculations**

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

Proposed Project Flows		
Variable	Value	Units
Q <sub>p</sub>	1,330	gpd

Variable	Value	Units
Material	TC	
n	0.015	unitless
S	0.036	ft/ft
h	0.287	ft
D	2.00	ft
P.F.	3.5	unitless

**Section C: Calculations for Design and/or Permitted Capacities**

Variable	Description	Definition
Q <sub>d, avg</sub>	Design Capacity, Average	= full pipe flow conditions / peaking factor
Q <sub>d, peak</sub>	Design Capacity, Peak	full pipe flow conditions

Design Capacity, Average

Design Capacity, Peak

Variable	Value	Unit
Q <sub>d, avg</sub>	6,897,461	gpd

Variable	Value	Unit
D	2.000	ft
r	1.000	ft
A	3.142	ft <sup>2</sup>
P	6.283	ft
R	0.500	ft
Q <sub>d, peak</sub>	37	cfs
Q <sub>d, peak</sub>	24,141,115	gpd

#### Section D: Calculations for Present Flows

Variable	Description	Definition
Q <sub>ex, avg</sub>	Present Flows, Average	= Q <sub>ex, peak</sub> / P.F.
Q <sub>ex, peak</sub>	Present Flows, Peak	existing flow conditions per site investigations

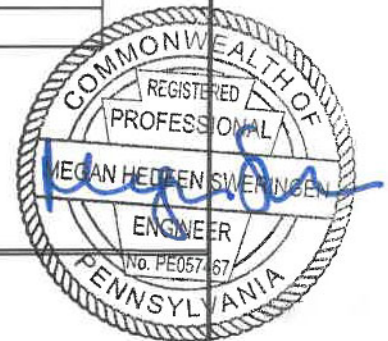
Present Flows, Average		
Variable	Value	Unit
Q <sub>ex, avg</sub>	305,942	gpd

Present Flows, Peak		
Variable	Value	Unit
D	2.000	ft
r	1.000	ft
θ	1.55	rad
h/D	0.1435	ft/ft
A	0.28	ft <sup>2</sup>
P	1.55	ft
R	0.178	ft
Q <sub>ex, peak</sub>	2	cfs
Q <sub>ex, peak</sub>	1,070,797	gpd

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

Variable	Description	Definition
Q <sub>proj, avg</sub>	Projected Flows in Five (5) Years, Average	= Q <sub>proj, peak</sub> ÷ P.F.
Q <sub>proj, peak</sub>	Projected Flows in Five (5) Years, Peak	= (Q <sub>ex, peak</sub> + Q <sub>p</sub> ) x 1.05

Projected Flow Calculations		
Variable	Value	Unit
Q <sub>proj, avg</sub>	321,638	gpd
Q <sub>proj, peak</sub>	1,125,733	gpd



#### Section F: Compare Results with Applicant's Submission

Variable	PWSA, gpd	Applicant, gpd	Difference, gpd	Difference, %
Q <sub>d, avg</sub>	6,897,461	0	6,897,461	100%
Q <sub>d, peak</sub>	24,141,115	0	24,141,115	100%
Q <sub>ex, avg</sub>	305,942	0	305,942	100%
Q <sub>ex, peak</sub>	1,070,797	0	1,070,797	100%
Q <sub>proj, avg</sub>	321,638	0	321,638	100%
Q <sub>proj, peak</sub>	1,125,733	0	1,125,733	100%

10.02.2023

# Peak Flow Measurement

**DE**

Date: 9/6/2023 Manhole ID: MH010R034

Location: Soho St near LaPlace Street Name: Soho St

Latitude: 40° 26'41.33" N Longitude: 79° 58' 25.26 W

Surveyor: Don Withers

Measured Readings	
Time	Recorded Depth (in) Line
6:45 PM	3.34
7:00 PM	3.38
7:15 PM	3.42
7:30 PM	3.44
7:45 PM	3.39

Line Size (in): 24 Material: TerraCotta

Drnach Environmental, Inc.  
471 Weigles Hill Road  
Elizabeth PA 15037  
phone: 412 - 384 - 5400

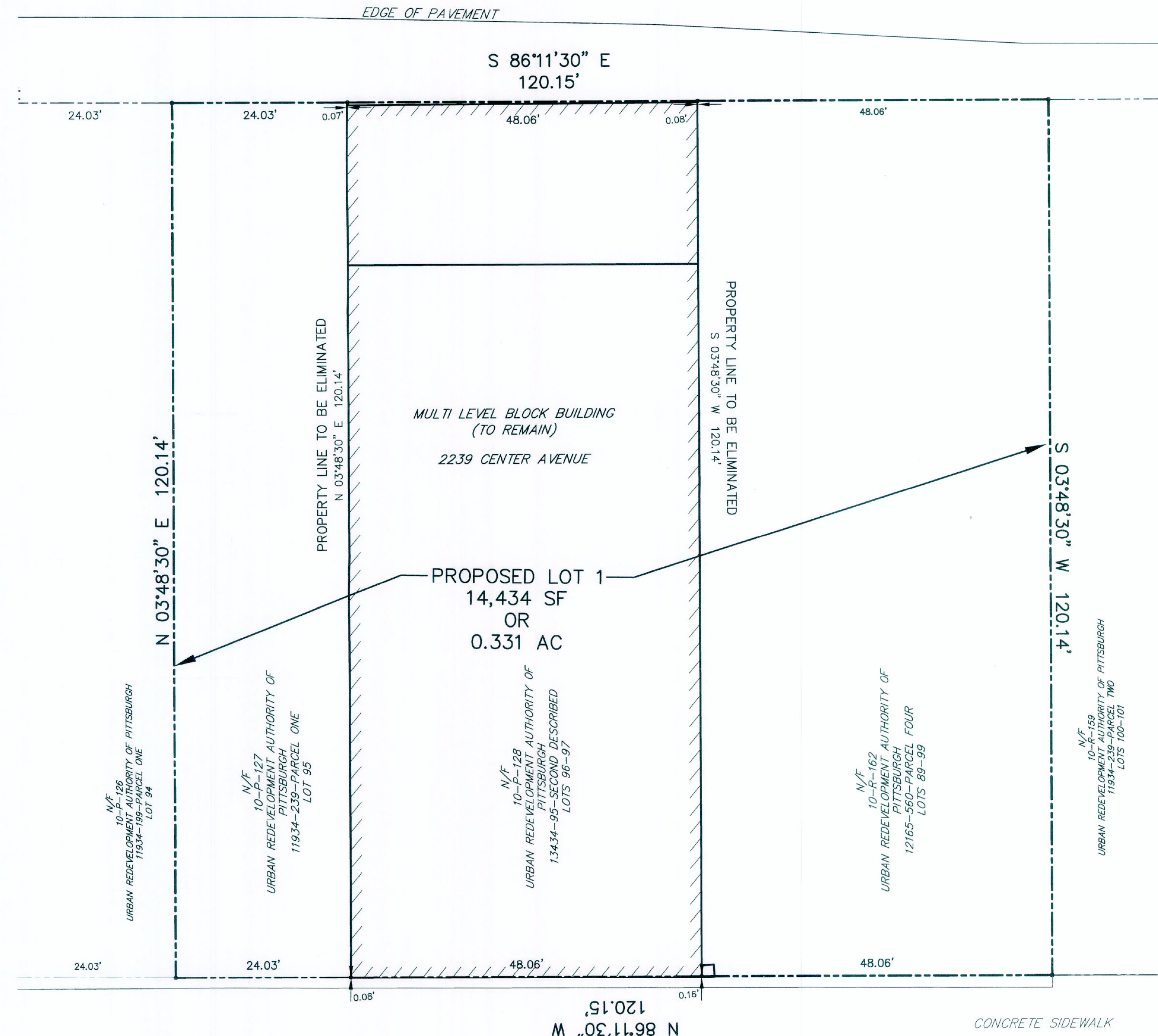


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**SECTION G –  
PROPOSED WASTEWATER DISPOSAL FACILITIES  
ITEM 3: SITE PLOT PLAN  
FOR SANITARY SEWER CONNECTIONS**

PLEASE SIGN IN BLUE INK

HALLETT STREET 40.00' R.O.W.



SUMMARY OF THE PROPOSED LOT AREA:

LOT NUMBER	AREA (SF)	AREA (AC)
LOT NO. 1	14,434 SF	0.331 AC

SUMMARY OF EXISTING TAX PARCEL AREAS:

LOT AND BLOCK	EXISTING AREA
10-P-127	2,887 SQ FT
10-P-128	5,774 SQ FT
10-R-162	5,773 SQ FT

TOTAL 14,434 SQ. FT. (OR 0.331 AC)

KNOW ALL MEN BY THESE PRESENTS: THAT THE URBAN REDEVELOPMENT AUTHORITY OF PITTSBURGH, A CORPORATION OF THE COMMONWEALTH OF PENNSYLVANIA, DOES HEREBY ADOPT THIS PLAN AS ITS PLAN OF LOTS OF ITS PROPERTY, SITUATE IN THE 10th WARD, CITY OF PITTSBURGH, ALLEGHENY COUNTY, PENNSYLVANIA.

IN WITNESS WHEREOF THE SAID CORPORATION HAS CAUSED ITS CORPORATE SEAL TO BE AFFIXED BY THE HAND OF ITS ACTING EXECUTIVE DIRECTOR AND THE SAME TO BE ATTESTED BY ITS ASSISTANT SECRETARY,

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

ATTEST:

ASSISTANT SECRETARY \_\_\_\_\_ ACTING EXECUTIVE DIRECTOR \_\_\_\_\_

COMMONWEALTH OF PENNSYLVANIA )  
COUNTY OF ALLEGHENY ) SS

ON THIS, THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME A NOTARY PUBLIC, THE

UNDERSIGNED OFFICER PERSONALLY APPEARED SUSHEELA NEMANI-STANGER, WHO ACKNOWLEDGED HERSELF TO BE THE ACTING EXECUTIVE DIRECTOR OF THE URBAN REDEVELOPMENT AUTHORITY OF PITTSBURGH, A CORPORATION, AND THAT SHE AS SUCH OFFICER, BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED BY SIGNING THE NAME OF THE CORPORATION BY HERSELF AS ACTING EXECUTIVE DIRECTOR.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL. SWORN TO AND SUBSCRIBED BEFORE ME THE DAY AND DATE ABOVE WRITTEN.

WITNESS MY HAND AND NOTARIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

MY COMMISSION EXPIRES:

THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

NOTARY PUBLIC  
COMMONWEALTH OF PENNSYLVANIA

THE URBAN REDEVELOPMENT AUTHORITY OF PITTSBURGH, OWNERS OF THE PROPERTY IN THE RHYTHM SQUARE PLAN AND OF THE TAX PARCELS BEING CONSOLIDATED HEREBY AND DO HEREBY CERTIFY THAT THERE IS NO MORTGAGE, LIEN, OR ENCUMBRANCE AGAINST THE PROPERTY, AND THAT THE TITLE OF THIS PROPERTY IS IN THE NAME OF THE URBAN REDEVELOPMENT AUTHORITY OF PITTSBURGH, AS RECORDED IN DBV 11934 PG 239 - DESCRIBED PARCEL ONE (COUNTY 10-P-127) DBV 13434 PG 95 - SECOND DESCRIBED PARCEL (COUNTY 10-P-128) DBV 12165 PG 360 - (COUNTY 10-R-162)

IN THE REAL ESTATE DEPARTMENT OF ALLEGHENY COUNTY, PENNSYLVANIA.

ATTEST:

ASSISTANT SECRETARY \_\_\_\_\_ ACTING EXECUTIVE DIRECTOR \_\_\_\_\_

I, TERRY R. SIEFERS, A REGISTERED PROFESSIONAL SURVEYOR OF THE STATE OF PENNSYLVANIA, DO HEREBY CERTIFY THAT THIS PLAN CORRECTLY REPRESENTS THE LOTS, LANDS, STREETS, WAYS, AND HIGHWAYS, AS SURVEYED AND PLOTTED BY ME FOR THE OWNERS OR AGENTS.

August 15, 2023  
DATE

TERRY R. SIEFERS - AGENT FOR FAHRINGER, MCCARTY, GREY, INC.

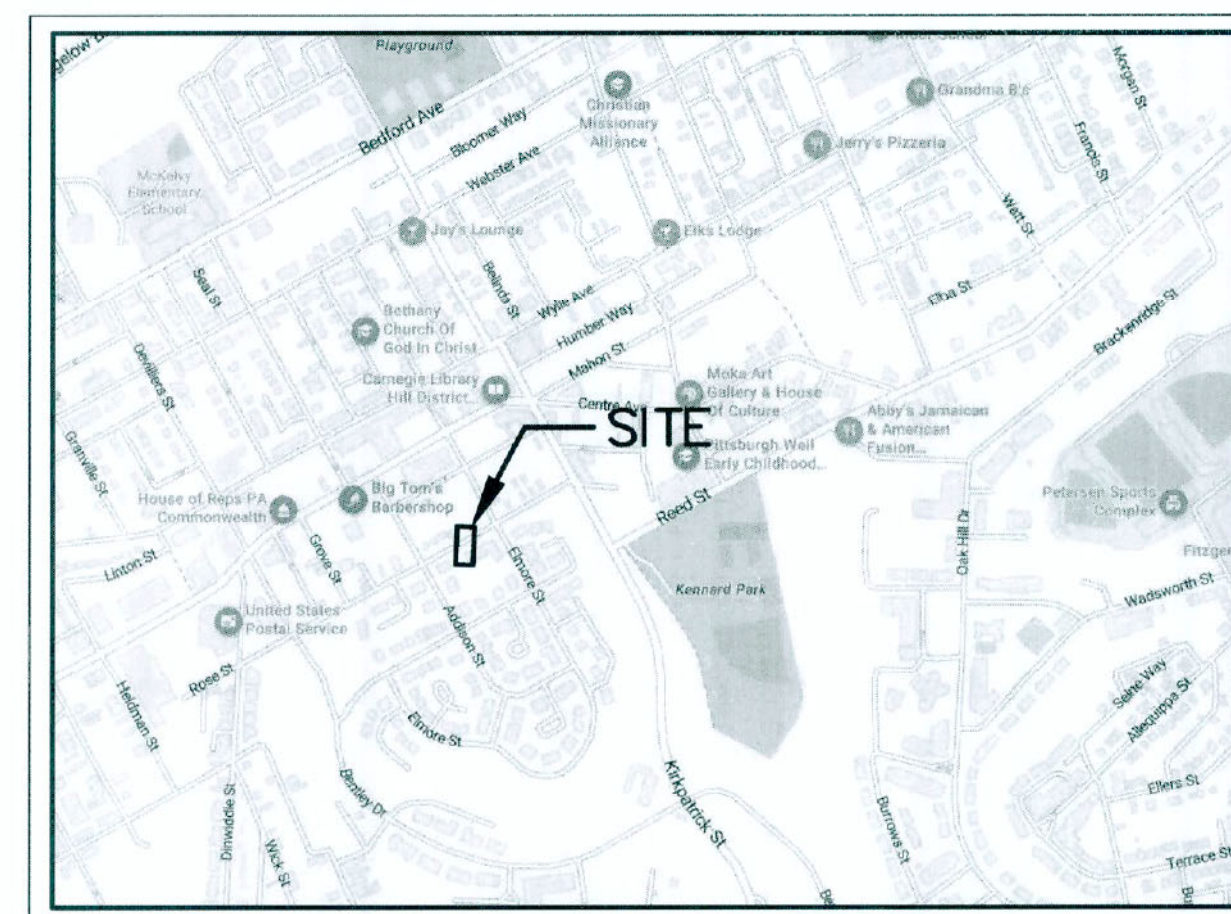
COMMONWEALTH OF PENNSYLVANIA )  
COUNTY OF ALLEGHENY ) SS

RECORDED IN THE OFFICE OF THE DEPARTMENT OF REAL ESTATE OF THE COUNTY OF ALLEGHENY, COMMONWEALTH OF

PENNSYLVANIA, IN PLAN BOOK VOLUME \_\_\_\_\_ PAGE(S) \_\_\_\_\_

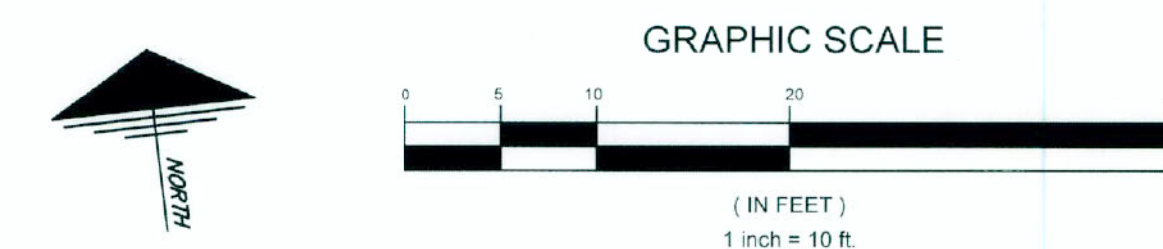
GIVEN UNDER MY HAND AND SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

MANAGER

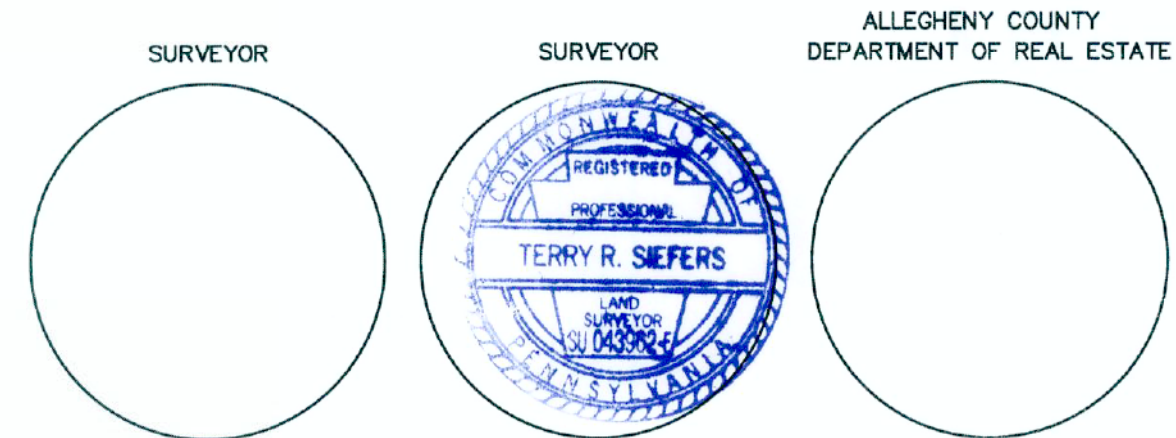
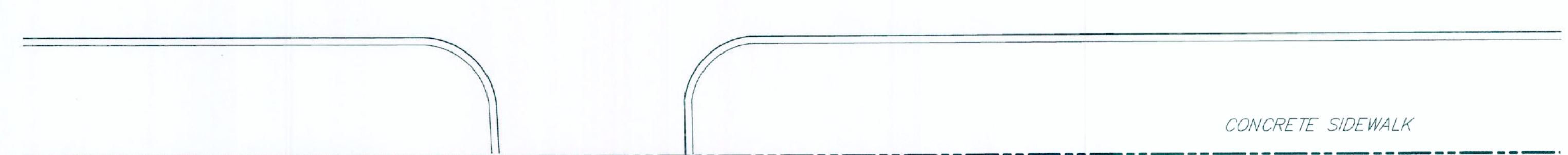


LOCATION MAP  
NO SCALE

NOTE:  
A TITLE REPORT WAS NOT PROVIDED TO THIS OFFICE AT THE TIME OF THE PREPARATION OF THIS PLAN.



CENTRE AVENUE 60.00' R.O.W.



STUDIO VOLCY LLC  
PITTSBURGH PA

CONSOLIDATION PLAN  
**RHYTHM SQUARE PLAN**  
BEING A CONSOLIDATION OF TAX PARCEL 10-P-127, 10-P-128 AND 10-R-162

SITUATE

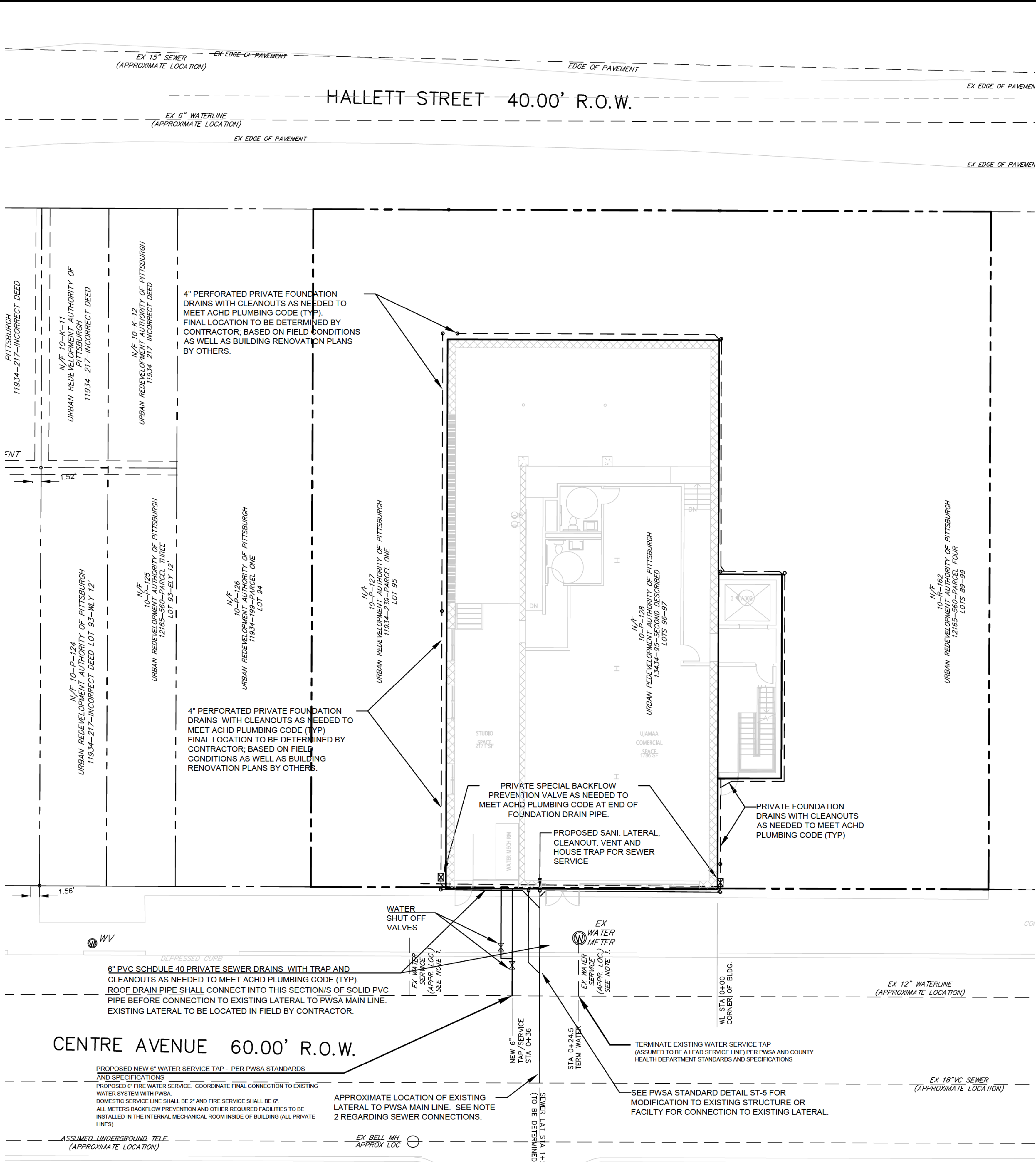
5TH WARD, PITTSBURGH ALLEGHENY COUNTY, PA.

▲ FAHRINGER, MCCARTY, GREY, INC.  
1610 GOLDEN MILE HIGHWAY  
MONROEVILLE, PENNSYLVANIA 15146 (724) 327-0599  
TERRY SIEFERS, PLS (AGENT FOR FAHRINGER, MCCARTY, GREY INC)

SCALE: 1" = 10'  
DRAWN BY: BJA  
CALC. BY: TRS  
CHK'D. BY: TRS

DATE: AUGUST 7, 2023  
REVISIONS

JOB NO. 5245  
DISK FILE: 5245 RHYTHM SQUARE CONSOLIDATION PLAN



**HYDRANT FLOW TEST RESULTS**  
 To be completed by the Applicant and provided once within the plan set, if applicable:

DATE OF TEST \_\_\_\_\_  
 HYDRANT PERMIT NUMBER \_\_\_\_\_  
 PERFORMED BY - J&J FIRE PROTECTION CO.

**PRESSURE HYDRANT**  
 HYDRANT NUMBER \_\_\_\_\_  
 LOCATION \_\_\_\_\_  
 STATIC PRESSURE, PSI \_\_\_\_\_  
 RESIDUAL PRESSURE, PSI \_\_\_\_\_

**FLOW HYDRANT**  
 HYDRANT NUMBER \_\_\_\_\_  
 LOCATION \_\_\_\_\_  
 FLOW OBSERVED, GPM \_\_\_\_\_

**CALCULATIONS \***  
 PROJECTED FLOW AT 20 PSI, GPM \_\_\_\_\_

\* Per NFPA 291 (Section 4.4.6), the residual pressure needs to achieve a 10% drop from the static pressure to calculate accurate flow projections. Please note that multiple flow hydrants may need to be simultaneously flowed to achieve the 10% drop at the pressure hydrant. In these instances, the flow observed needs to be reported for each flow hydrant.

**SPRINKLER SYSTEM DESIGN INFORMATION**  
 To be completed by the Applicant and provided once within the plan set, if applicable:

ADDRESS(ES): \_\_\_\_\_  
 DESIGNED BY: \_\_\_\_\_

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

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

**HOSE DEMANDS** (N/A for 13D systems)  
 INSIDE HOSE DEMAND, GPM \_\_\_\_\_  
 OUTSIDE HOSE DEMAND, GPM \_\_\_\_\_

**FIRE PUMP** (Check one)  
 NO, NOT NEEDED  
 YES, LOWEST PERMISSIBLE  
 SUCTION PRESSURE = \_\_\_\_\_ PSI \*

\* For fire pump installations, the hydrant flow test shall be required to achieve a 10% drop from the static pressure to the residual pressure.

**PEAK DAILY SANITARY FLOW DEMANDS**  
 To be completed by the Applicant and provided once within the plan set, if applicable:

PROJECT FLOW, GPD	1,330 gal/day
EXISTING FLOW, GPD	N/A gal/day
NET FLOW, GPD	1,330 gal/day

**THE PITTSBURGH WATER & SEWER AUTHORITY APPROVAL BLOCK**  
 To be completed by the Applicant and provided on each sheet within the plan set:

(Check all that apply)  
 NEW WATER CONNECTION(S)  
 NEW SEWER CONNECTION(S)  
 REUSE EXISTING WATER CONNECTION(S)  
 REUSE EXISTING SEWER CONNECTION(S)  
 TERMINATE EXISTING WATER CONNECTION(S)  
 TERMINATE EXISTING SEWER CONNECTION(S)  
 PRIVATE CONSTRUCTION OF PUBLIC FACILITIES

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

REVIEWER, DEPT. OF ENGINEERING AND CONSTRUCTION \_\_\_\_\_

SENIOR PROJECT MANAGER, DEPT. OF ENGINEERING AND CONSTRUCTION \_\_\_\_\_

DIRECTOR OF OPERATIONS \_\_\_\_\_

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

DIRECTOR, DEPT. OF ENGINEERING AND CONSTRUCTION \_\_\_\_\_

PWSA PROJECT NUMBER \_\_\_\_\_

TAP C RECORD NUMBER \_\_\_\_\_

The PWSA approval was based on information provided by others under the assumption that this information was accurate and complete. Please refer to the PWSA Developer's Manual for detailed information on the regulations and procedures for obtaining water and sewer service.

**PEAK OPERATING WATER DEMANDS**  
 To be completed by the Applicant and provided once within the plan set, if applicable:

METER INFORMATION				DOMESTIC SYSTEM		FIRE SYSTEM	
QUANTITY	SIZE	TYPE	USE	FLOW, GPM	PRESSURE, PSI	FLOW, GPM	PRESSURE, PSI

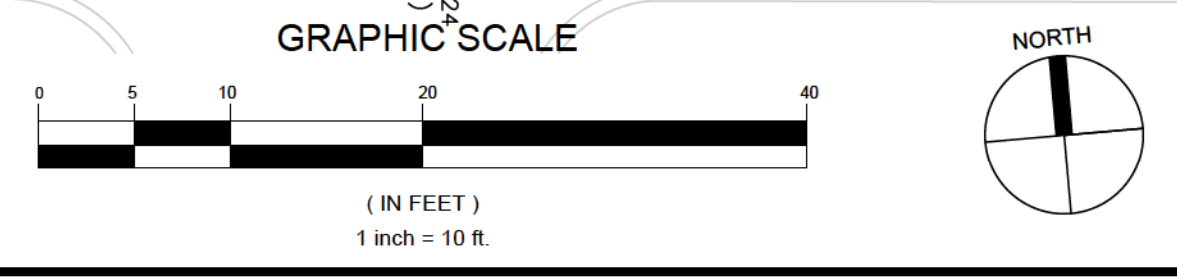
METER SIZE: 1/2", 3/4", 1", 1 1/2", 2", 3", 4", 6", 8", 10", 12", 16"  
 METER TYPE: POSITIVE DISPLACEMENT, COMPOUND, ELECTROMAGNETIC, ULTRASONIC, TURBINE  
 METER USE: DOMESTIC, FIRE, COMBINATION

- NOTES REGARDING EXISTING SEWER AND CONNECTION:**
- EXISTING SEWER TAP IS PROPOSED TO BE REUSED FOR THIS BUILDING RENOVATION FOR COMBINED SANITARY AND STORM CONNECTIONS.
  - THE CONTRACTOR SHALL COORDINATE REQUIRED WORK WITH PWSA AND ALLEGHENY COUNTY HEALTH DEPARTMENT RELATED TO VERIFICATION OF LOCATION AND CONDITION OF THE LINE PRIOR TO BEGINNING BUILDING RENOVATION WORK.
  - THE CONTRACTOR SHALL INSTALL THE REQUIRED CLEAN-OUTS, TRAPS, BACKFLOW PREVENTION AND VENTING AS NECESSARY TO COMPLY WITH THE ACHD STANDARDS AND SPECIFICATIONS.

- NOTES REGARDING EXISTING WATER SERVICE LINE AND CONNECTION:**
- EXISTING WATER LINE LOCATION IS BASED ON PWSA MAPS PROVIDED TO THIS OFFICE. THE WATER METER LOCATION IS BASED ON FIELD SURVEY.
  - WATER SERVICES - PWSA RECORDS SHOW ONE WATER LINE SERVICE INTO THIS SUBJECT BUILDING. THIS OFFICE ASSUMED THE LOCATION OF ONE OF THE SERVICES FROM THE METER PIT INTO THE SUBJECT BUILDING. THE LOCATION OF THE SECOND SERVICE ON THE PWSA MAP INDICATES THAT IT SERVICES THE ADJACENT PROPERTY AND NOT THIS SUBJECT BUILDING TO BE RENOVATED. NO VISIBLE EVIDENCE OF THIS LINE WAS SEEN BY THIS OFFICE AND WAS NOT FOUND IN THE FIELD BY SURVEY.
  - NO RECORDS OF THE WATER SERVICE MATERIAL WAS PROVIDED TO THIS OFFICE. IT IS ASSUMED THAT THIS LINE WAS A LEAD SERVICE LINE AND IS REQUIRED TO BE TERMINATED.

SDATES  
 FILE  
 3  
 \$FILENAME\$

- NOTES:**
- FOR THE SUBJECT PROPERTIES, THE PROPERTY LINES AND OWNERS NAMES, DIMENSIONS, BUILDINGS, ROADS AND UTILITIES SHOWN ON THIS PLAN ARE BASED ON FIELD SURVEY BY GEN3 SURVEYING FOR THIS OFFICE IN DECEMBER 2021 AND JANUARY 2022.
  - THE TOPOGRAPHIC INFORMATION (CONTOUR LINES) ARE BASED FIELD SURVEY AS NOTED ABOVE.
  - THIS DRAWING SHOULD BE USED FOR PLANNING PURPOSES ONLY.



**SUBJECT TO PWSA APPROVAL**

DD SET PRINTED 2023-08-17



Call BEFORE YOU DIG  
 IN PENNSYLVANIA  
 1-800-242-1776  
**PENNSYLVANIA**  
**ONE CALL SYSTEM, INC.**  
 PA STATE LAW REQUIRES 3  
 WORKING DAYS NOTICE

Architectural Plans Prepared by: GBBN ARCHITECTS

**STUDIO VOLCY**  
 100 S. COMMONS STE 102 PITTSBURGH PA 15212

**RHYTHM SQUARE - PITTSBURGH**  
 2239 CENTRE AVE | PITTSBURGH, PENNSYLVANIA  
 15219

TAP-IN PLAN

SCALE: 1" = 10'  
 DATE: AUGUST 17, 2023 SHEET 1 OF 2  
 ACCESION NO. C- CASE NO.

FAHRINGER,  
 MCCARTY,  
 GREY, INC.  
 LANDSCAPE ARCHITECTS AND CIVIL ENGINEERS  
 1610 GOLDEN MILE HIGHWAY, MONROEVILLE, PA  
 WWW.FHGINC.COM | (724) 327-0599

**TAP IN PLAN: SHEET C-3.0**

---

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

## 1. PROJECT INFORMATION

Project Name: **5245 Rhythm Square - Pittsburgh**

Date of Review: **9/22/2023 01:19:41 PM**

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

Project Area: **1.00 acres**

County(s): **Allegheny**

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

ZIP Code:

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

Watersheds HUC 8: **Lower Monongahela**

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

Decimal Degrees: **40.445407, -79.974520**

Degrees Minutes Seconds: **40° 26' 43.4643" N, 79° 58' 28.2723" 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

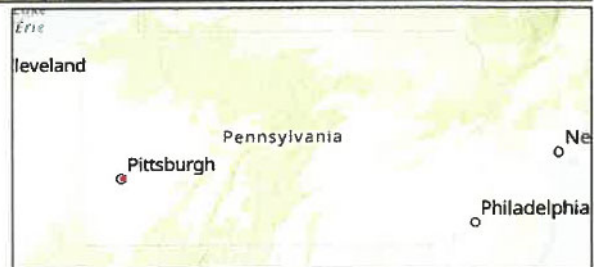
As summarized above, Pennsylvania Natural Diversity Inventory (PNDI) records indicate no known impacts to threatened and endangered species and/or special concern species and resources within the project area. Therefore, based on the information you provided, no further coordination is required with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



### 5245 Rhythm Square - Pittsburgh

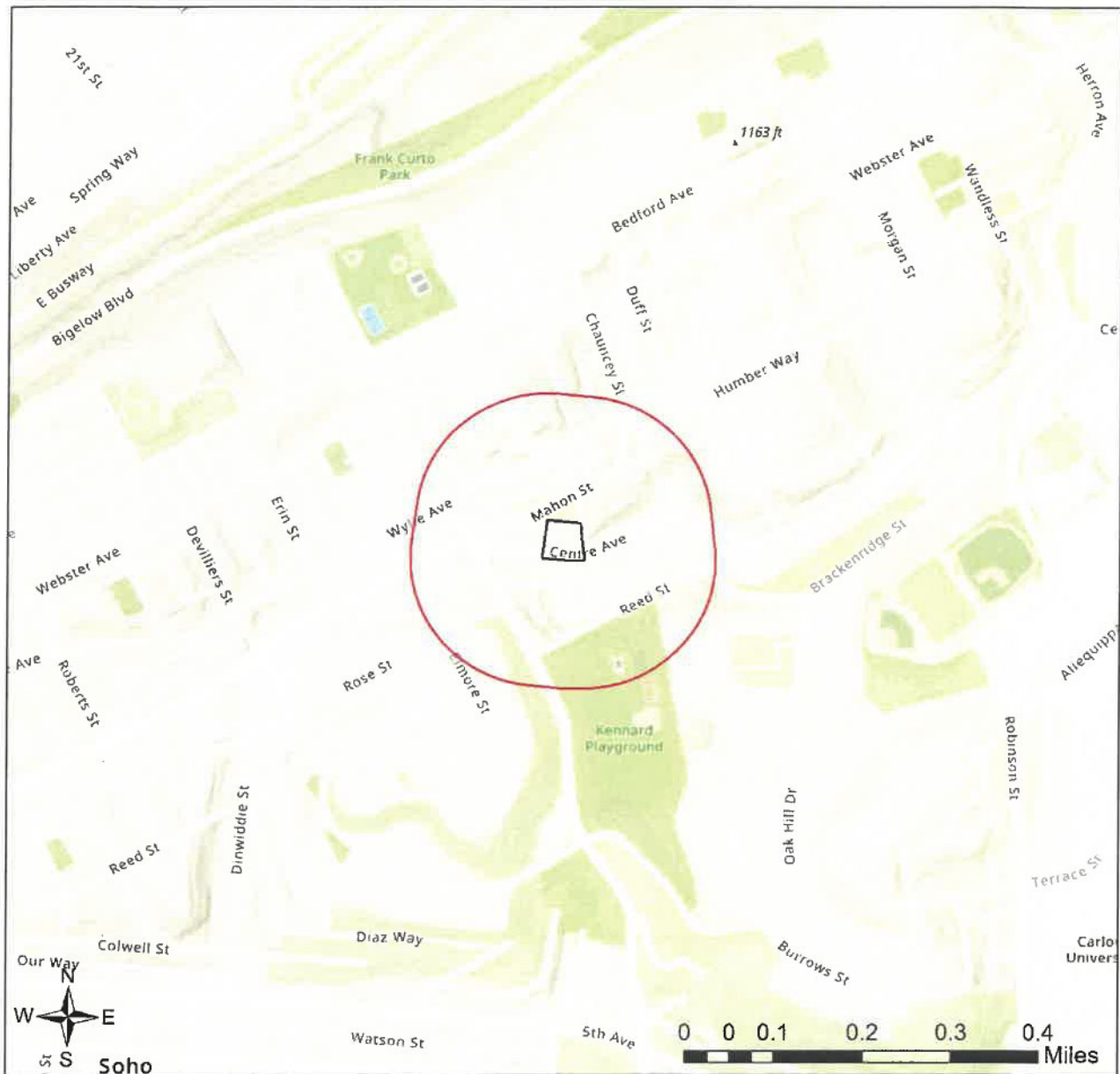




-  Buffered Project Boundary
-  Project Boundary

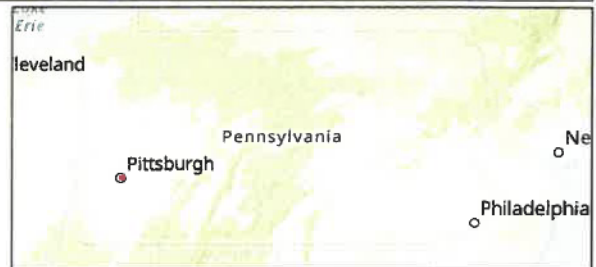


Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community

### 5245 Rhythm Square - Pittsburgh



-  Buffered Project Boundary
-  Project Boundary



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

### 3. AGENCY COMMENTS

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

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

#### PA Game Commission

##### RESPONSE:

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

#### PA Department of Conservation and Natural Resources

##### RESPONSE:

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

#### PA Fish and Boat Commission

##### RESPONSE:

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

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

##### RESPONSE:

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

### 4. DEP INFORMATION

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

## 5. ADDITIONAL INFORMATION

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

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

## 6. AGENCY CONTACT INFORMATION

### PA Department of Conservation and Natural Resources

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

### PA Fish and Boat Commission

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

### U.S. Fish and Wildlife Service

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

### PA Game Commission

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

## 7. PROJECT CONTACT INFORMATION

Name: ALEX MARKOVIC  
Company/Business Name: FAHRINGER, McCLARTY, GREY INC  
Address: 1610 GOLDEN MILE HWY  
City, State, Zip: MONROEVILLE, PA 15146  
Phone: (724) 327-0599 Fax: (724) 733-4577  
Email: AMARKOVIC@FMGINC.US

## 8. CERTIFICATION

I certify that ALL of the project information contained in this receipt (including project location, project size/configuration, project type, answers to questions) is true, accurate and complete. In addition, if the project type, location, size or configuration changes, or if the answers to any questions that were asked during this online review change, I agree to re-do the online environmental review.



applicant/project proponent signature

09/25/2023

date

---

**SECTION H –  
ALTERNATIVE ANALYSIS**

# **PROJECT ALTERNATIVES ANALYSIS**

## **For the RHYTHM SQUARE**

Applicant: Studio Volcy

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

The proposed renovation of this existing building is serviced by an existing lateral to the existing public system located in the adjacent public street. This private service line will be gravity flow to the main publicly owned lines. The proposed private lateral location were chosen to utilize existing taps and provide direct discharge from the building into this existing public system.

The adjacent land uses are essentially vacant land. The property is proposed to be developed in its entirety with no additional future development occurring on adjacent tracts. This project is considered an “urban” redevelopment.

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

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



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

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

### Background

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

### Who Should Complete the Component?

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

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

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

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

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

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

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

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

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

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

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

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

---

**SECTION J –  
CHAPTER 94 –  
CONSISTENCY DETERMINATION**



**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 1330 gpd
2. Total Sewage Flows to Facilities (pathway from point of origin through treatment plant)

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

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

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

	a. Design and/or Permitted Capacity (gpd)		b. Present Flows (gpd)		c. Projected Flows in 5 years (gpd) (2 years for P.S.)	
	Average	Peak	Average	Peak	Average	Peak
<b>Collection</b>	6897461	24141115	305942	1070797	321638	1125733
<b>Conveyance</b>						
<b>Treatment</b>						

3. Collection and Conveyance Facilities

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

YES NO

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

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

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

b. Collection System

Name of Agency, Authority, Municipality PWSA

Name of Responsible Agent Robert Herring

Agent Signature \_\_\_\_\_ Date 10/4/2023



October 20, 2023

**Members of the Board**

Sylvia C. Wilson  
*Chair Person*

Shannah Tharp-Gilliam, Ph.D.

Harry Readshaw

Emily Kinkead

Paul Klein

Theresa Kail-Smith

Darrin Kelly

Arletta Scott Williams  
*Executive Director*

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

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

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

Karen Fantoni, CPA, CGMA  
*Director  
Finance*

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

Jeanne K. Clark  
*Director  
Governmental Affairs*

Joseph Vallarian  
*Director  
Communications*

Julie Motley-Williams  
*Director  
Administration*

Phil Cole  
*Chief Information Officer  
Information Technology*

Brian Almeter  
Fahringer, McCarty, Grey, Inc.  
1610 Golden Mile Highway  
Monroeville, PA 15146

**Re: Rhythm Square  
City of Pittsburgh -- Allegheny County  
PA DEP Sewage Facilities Planning Module  
ALCOSAN Regulator Structure M-19-00**

Dear Mr. Almeter:

We have reviewed the Component 3 Planning Module for the referenced project to be located at 2239 Center Avenue, City of Pittsburgh. The project will generate a peak flow of 1,300 gpd in the ALCOSAN Monongahela River Interceptor and Woods Run Treatment Plant.

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

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

Sincerely,

**ALLEGHENY COUNTY SANITARY AUTHORITY**

Joe Fedor

**Attachment**

cc: C. Dean (w/o attachment)  
L. Sanford (w/o attachment)  
M. Lichte (w/o attachment)

R. Herring, PWSA (w/o attachment)  
Mahuba Iasmin/PADEP (w/o attachment)  
I. Tijani/ACHD (w/o attachment)

**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 4

Connections \_\_\_\_\_

Name of:

existing collection or conveyance system 18" VCP combination sewer in Centre Avenue

owner Pittsburgh Water & Sewer Authority

existing interceptor Monongahela River

owner Allegheny County Sanitary Authority

**2. WASTEWATER TREATMENT FACILITY**

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

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

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

Name of existing facility \_\_\_\_\_

NPDES Permit Number for existing facility PA 0025984

Clean Streams Law Permit Number PAG136110

Location of discharge point for a new facility. Latitude \_\_\_\_\_ Longitude \_\_\_\_\_

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

As an authorized representative of the permittee, I confirm that the ALCOSAN WOODS RUN (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 10-20-23

(Also see Section I. 4.)

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

**3. PLOT PLAN**

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

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

**4. WETLAND PROTECTION**

YES NO

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

**5. PRIME AGRICULTURAL LAND PROTECTION**

YES NO

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

**6. HISTORIC PRESERVATION ACT**

YES NO

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

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

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

Check one:

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

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

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

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

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

**1. Waters designated for Special Protection**

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

**2. Pennsylvania Waters Designated As Impaired**

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

**3. Interstate and International Waters**

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

**4. Tributaries To The Chesapeake Bay**

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

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

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

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

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

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

1. Project Flows 1330 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	6897461	24141115	305942	1070797	321638	1125733
Conveyance		12,100,000	5,100,000	5,810,000	5,154,000	5,871,000
Treatment	250,000,000	250,000,000	194,200,000	250,000,000	248,800,000	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 PWSA

Name of Responsible Agent Robert Herring

Agent Signature Robert Herring Date 10/4/2023  
 2023-10-04  
 16:12:52 -04'00'

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

c. Conveyance System

Name of Agency, Authority, Municipality ALCOSAN

Name of Responsible Agent Joe Fedor

Agent Signature Joe Fedor

Date 10-20-23

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.  YES  NO 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 Fedor

Agent Signature Joe Fedor

Date 10-20-23

**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 \_\_\_\_\_



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**CONSISTENCY COMPONENTS**

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



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

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

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### Background

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

### Who Should Complete the Component?

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

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

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

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

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

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

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

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

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

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

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

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



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  
Rhythm Square

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

1. Date plan received by municipal planning agency 10/5/2023
2. Date review completed by agency 10/23/2023

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

Yes	No	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	1. Is there a municipal comprehensive plan adopted under the Municipalities Planning Code (53 P.S. 10101, <i>et seq.</i> )?
<input type="checkbox"/>	<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 type="checkbox"/>	<input checked="" 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?<br>If no, describe the inconsistencies <u>In review</u>  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 14. Is this plan consistent with the municipal Official Sewage Facilities Plan?<br>If no, describe the inconsistencies _____                               |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | 15. Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality?<br>If yes, describe _____ |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | 16. Has a waiver of the sewage facilities planning requirements been requested for the residual tract of this subdivision?                                 |
| <input type="checkbox"/>            | <input type="checkbox"/>            | If yes, is the proposed waiver consistent with applicable ordinances?<br>If no, describe the inconsistencies<br>_____                                      |

17. Name, title and signature of planning agency staff member completing this section:  
 Name: Kyla Prendergast  
 Title: Senior Environmental Planner  
 Signature: *Kyla Prendergast*  
 Date: 10/23/2023  
 Name of Municipal Planning Agency: Department of City Planning  
 Address 100 Ross Street, Suite 202 Pittsburgh, PA 15219  
 Telephone Number: 412-255-2676

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

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

The planning agency must complete this component within 60 days.

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

COUNTY OF



ALLEGHENY

**RICH FITZGERALD**  
COUNTY EXECUTIVE

October 26, 2023

Brian Almeter, Project Manager  
Fahringer McCarty Grey Inc.  
1610 Golden Mile Hwy.  
Monroeville, PA, 15146

**RE: SEWAGE FACILITIES PLANNING MODULE; ALLEGHENY COUNTY**  
**Rhythm Square – City of Pittsburgh**

Dear Mr. Almeter:

Enclosed is a signed copy of Component 4C, County or Joint County Health Department Review, for the above-referenced development. This Planning Module Component was received on October 5, 2023, and the missing documents were received on October 25, 2023. The project proposes the following:

Project Description:	The project aims to renovate and expand an existing building at Center Avenue. The property will be combined, and it will house an architectural studio, artist studio, retail space and apartment units across three levels.
Sewage Flow:	1330 GPD
Conveyance:	Sewage from proposed building will be carried by gravity through 24" PVC MATSF then to Chartier Creek interceptor (C-54-16) and to the Wood Run Wastewater Treatment Plant
Sewer's Owner:	PWSA (collection), Monongahela River (interceptor)
Sewage Treatment Plant:	ALCOSAN

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



**ALLEGHENY COUNTY HEALTH DEPARTMENT**

**WATER POLLUTION CONTROL & SOLID WASTE MANAGEMENT**

3901 PENN AVENUE • BUILDING 5 • PITTSBURGH, PA 15224-1318

PHONE: 412.578.8040 • FAX: 412.578.8053

[WWW.ALLEGHENYCOUNTY.US/HEALTHDEPARTMENT](http://WWW.ALLEGHENYCOUNTY.US/HEALTHDEPARTMENT)



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

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

Sincerely,



Issa Tijani  
Environmental Health Engineer II  
Water Pollution Control & Solid Waste Management

Enclosure

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



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

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

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### **Background**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Project Name

Rhythm Square

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

1. Date plan received by county or joint county health department 10/05/2023

Agency name Allegheny County Health Department (ACHD)

2. Date review completed by agency 10/26/2023

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

Yes No

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

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

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

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

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

Name: Issa Tijani

Title: Environmental Health Engineer

Signature: 

Date: 10/26/2023

Name of County Health Department: Allegheny County Health Department

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

Telephone Number: 412-578-8046

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

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

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

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