

PLANNING MODULE
FOR
VIRGINIA HOPS RESTAURANT

Situate in

19th Ward City of Pittsburgh
Allegheny County, Pennsylvania

Prepared by

J. R. Gales & Associates, Inc.
2704 Brownsville Road
Pittsburgh, PA 15227

#15-137047

JULY 2017

City of Pittsburgh
Sewer Facilities Planning Module Questionnaire

PROJECT NAME: **Virginia Hops Restaurant**

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

The property was an existing gas station.

2) What is the proposed use for the property?

Constructing a restaurant with 150 restaurant patrons/employees and 25 bar patrons.

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

There is less impervious area, open space and landscaping.

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

A net negative change in stormwater flow.

NARRATIVE
AND
CALCULATIONS

Project No. 1710352

(PWSA USE ONLY)

THE PITTSBURGH WATER AND SEWER AUTHORITY ENGINEERING AND CONSTRUCTION DIVISION

WATER AND SEWER USE APPLICATION

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

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

A. GENERAL INFORMATION

1. Name of Land Development Project Virginia Hops Restaurant
Location of land development project. Use landmark or address, if available (e.g., north side of Liberty Ave 75 ft. east of intersection of Liberty Ave and 6th St.) 10 Virginia Avenue
Pittsburgh, PA 15211
2. Nature of Development. Check appropriate box and provide total flows.

	Total Water Consumption (gpd)	Total Sanitary Flows (gpd)	Total Storm Flows (cfs)
<input type="checkbox"/> Residential			
<input checked="" type="checkbox"/> Commercial	<u>4,650 GPD (3,850 GPD increase)</u>	<u>4,650 GPD (3,850 GPD increase)</u>	<u>1.54 cfs</u>
3. Acreage of development 0.28 acres
4. Allegheny County Block & Lot Nos. 4-G-87 19th ward
5. Ownership of Land Development

Name	Address
<u>Mazzarini Real Estate Group LLC</u>	<u>1714 Borland Road</u>
	<u>Pittsburgh, PA 15243</u>
6. Applicant (Subdivider, Developer, or Responsible Project Agent)
Name Kimberly Gales-Dunn, P.E., P.L.S.
Address 2704 Brownsville Road, Pittsburgh, PA 15227
Telephone 412-885-8885

B. WASTEWATER AND STORMWATER FACILITIES

Provide information on collection and treatment facilities.

1. COLLECTION SYSTEM
 - a. Number of proposed connections (sanitary and/or storm) 1 sanitary, 1 storm
 - b. Name of existing collection or conveyance system Virginia Avenue
 - c. Name of interceptor Allegheny Monongahela
 - d. Name of treatment facility ALCOSAN
2. SITE PLAN (24" x 36" maximum size accepted)
The following information is to be submitted on a site plan of the proposed subdivision.

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

Kimberly Gales-Dunn
Applicant Signature

7-24-17
Date

Project No. 17103.52

(PWSA USE ONLY)

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

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

Virginia Hops Restaurant

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

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

Name (Print)



Signature

412-885-8885

Telephone Number

Professional Engineer and Land Surveyor

Title

2704 Brownsville Road, Pittsburgh, PA 15227

Address

7-24-17

Date

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

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

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

Collection System

Conveyance and Treatment

Michelle Carney
Signature of Responsible Agent
Pittsburgh Water and Sewer Authority

Date

7/26/2017
Signature of Responsible Agent
ALCOSAN

Date

E. PLANNING AGENCY REVIEW**City of Pittsburgh Municipal Planning Agency**

This development/project has been reviewed and:

- ☐ is consistent
☐ is not consistent (objections attached)

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

City of Pittsburgh
Department of City Planning

Zoning Administrator

Date

Stormwater Management

This development/project has been reviewed and:

- ☐ is consistent
☐ is not consistent (objections attached)

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

City of Pittsburgh
Department of City Planning

Environmental Planner

Date

County or Joint County Health Department

This development/project has been reviewed and:

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

Allegheny County Health
Department

Signature of Responsible Agent

Date

1. Development Information

Name of Development Virginia Hops Restaurant
 Developer Name Brian Vetere
 Address 10 Virginia Avenue
Pittsburgh, PA 15211
 Telephone # 412-260-0786
 Email _____

2. Location of Development

a. County Allegheny
 b. Municipality 19th Ward - City of Pittsburgh
 c. Address or Coordinates 10 Virginia Avenue, Pittsburgh, PA 15211
 d. Tax Parcel # 4-G-87
 e. USGS Quad Name Pittsburgh West
 Inches up 9.75 over 16.5
 from bottom right corner of map.
 f. Located in a High Quality/Exceptional Value watershed?
☐ Yes ☒ No

3. Type of Development Proposed (check appropriate box)

☐ Residential ☐ Multi-Residential
 Describe _____
☒ Commercial ☐ Institutional
 Describe Restaurant
☐ Brownfield Site Redevelopment
☐ Other (specify) _____

4. Size

a. # of lots 1 # of EDUs 16
 b. # of lots since 5/15/72 1
 c. Development Acreage 0.28
 d. Remaining Acreage 0

5. Sewage Flows 4,650 gpd

6. Proposed Sewage Disposal Method (check applicable boxes)

a. ☐ Sewerage System
☒ Existing (connection only) ☐ New (extension)
☐ Public ☐ Private
☐ Pump Station(s)/Force Main ☐ Gravity
 Name of existing system being extended
Virginia Avenue
 Interceptor Name Allegheny
 Treatment Facility Name ALCOSAN

NPDES Permit # N/A

b. ☐ Construction of Treatment Facility
☐ With Stream Discharge
☐ With Land Application (not including IRSIS)
☐ Other
☐ Repair?
 Name of waterbody where point of discharge is proposed
 (if stream discharge)

c. ☐ Onlot Sewage Disposal Systems
 (check appropriate box)
☐ Individual onlot system(s) (including IRSIS)
☐ Community onlot system
☐ Large-Volume onlot system
 d. ☐ Retaining tanks
 Number of Holding Tanks _____
 Number of Privies _____

7. ☐ Request Sewage Facilities Planning Module forms in electronic format

8. Request for Planning Exemption

a. Protection of rare, endangered or threatened species

Check one:

☒ The "PNDI Project Environmental Review Receipt" is attached.
 or
☐ A completed "PNDI Project Planning & Environmental Review Form," (PNDI Form) is attached. I request DEP staff to complete the required PNDI search for my project. I realize that my planning exemption will be considered incomplete and that the DEP processing of my planning exemption request 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 _____

b. ☒ Plot Plan Attached ☒ Site Reports Attached

c. Onlot Disposal Systems

(1) I certify that the Official Plan shows this area as an onlot service area.

(Signature of Municipal Official) _____ Date _____

Name (Print) _____ Title _____

Municipality (must be same as in 2.b.) _____

Telephone # _____

(2) I certify that each lot in this subdivision has been tested and is suitable for both a primary and replacement sewage disposal system.

Signature of SEO) _____ Date _____

Name (Print) _____ Certification # _____

Telephone # _____

(3) I certify that each lot in this subdivision is at least 1 acre in size

(Signature of Project Applicant/Agent) _____ Date _____

d. Public Sewerage Service (i.e., ownership by municipality or authority)

Based upon written documentation, I certify that the facilities proposed for use have capacity and that no overload exists or is projected within 5 years. (Attach documents.)

(Signature of Municipal Official) _____ Date _____

Name (Print) _____ Title _____

Municipality (must be same as in 2.b.) _____

Telephone # 412 255-0841

Project Narrative

The Virginia Hops Restaurant development consists of demolishing an existing gas station and constructing a restaurant with 150 restaurant patrons/employees and 25 bar patrons with 3 turnovers per day. The property is currently a vacant gas station with 2 toilets. The property acreage of the site is 12,205 sq. ft. of which 12,205 sq. ft. of which will be impacted.

The project is located on the Pittsburgh West Quadrangle, in the 19th Ward City of Pittsburgh in Allegheny County.

The existing and proposed sanitary flows for each building is as follows:

Existing Flow:	2 toilets x 400 gpd per unit	=	<u>800 gpd</u>
	Total	=	800 gpd
Proposed Flow:	150 restaurant patrons/employees per day (restaurants including toilet and kitchen wastes per person) x 10 gpd per patron/employee x 3 turnovers per day	=	4,500 gpd
	25 bar patrons x 2 gpd per patron x 3 turnovers per day	=	<u>150 gpd</u>
	Total	=	4,650 gpd
	Total Increase		3,850 gpd

Storm Flows:

Existing:

0.28 Acres Impervious (C = 0.95)

$Q = CIA$

$Q = (0.95)(5.80)(0.28)$

$Q = 1.54 \text{ CFS}$

Proposed:

0.28 Acres Impervious (C = 0.95)

$Q = CIA$

$Q = (0.95)(5.80)(0.28)$

$Q = 1.54 \text{ CFS}$

June 2017

#15-137047

Conclusion

The proposed sanitary flow of 4,650 GPD is greater than the existing sanitary flow of 800 GPD. A Planning Module will be required.

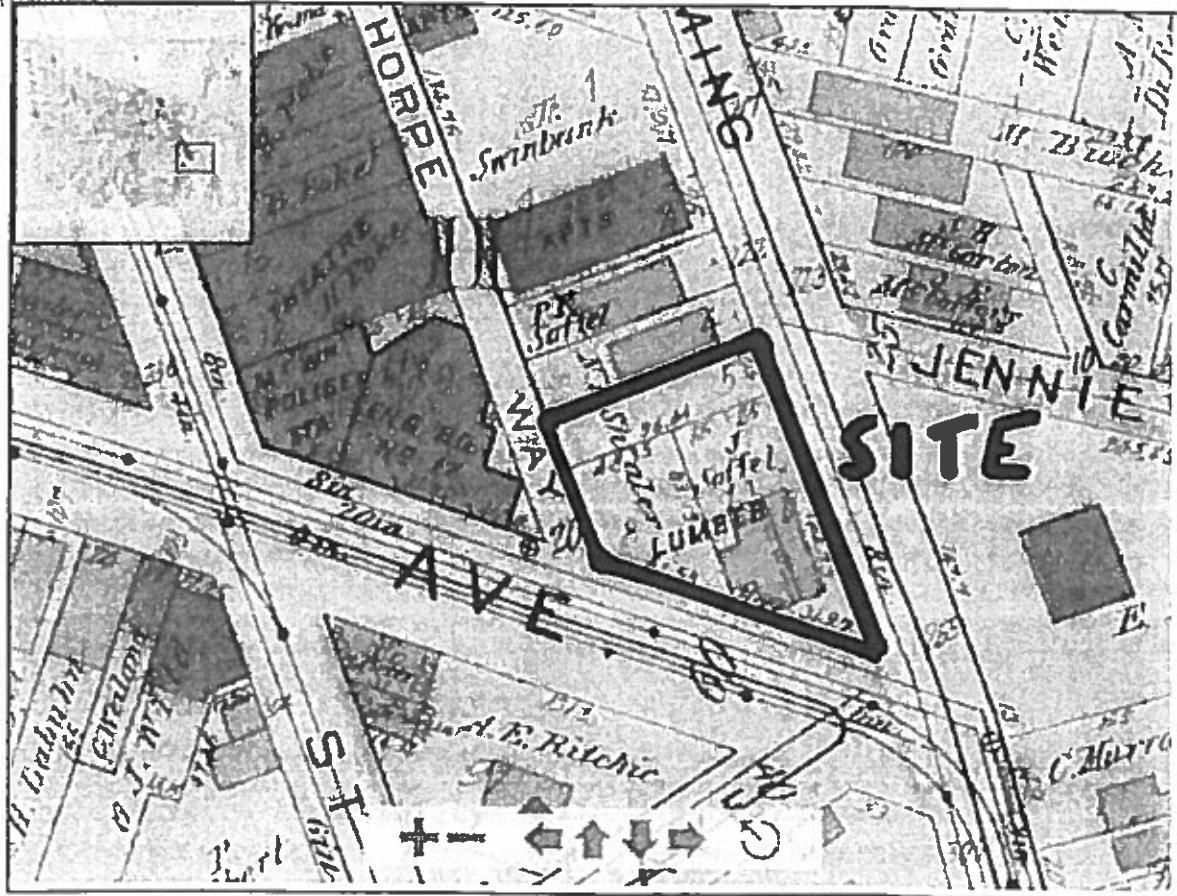
Stormwater Management is not required because the proposed storm flow of 1.54 CFS is equal to the existing storm flow of 1.54 CFS.

Historic Pittsburgh

Texts	Maps	Images	Finding Aids	Census	Chronology
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full-image	description				

Plate 1

Tip: drag edges of image to resize
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**Table 2-1
Sanitary Sewage Flow Estimates**

(Flows are referenced from the PA Code Title 25 Chapter 73 Paragraph 73.17)

Type of Establishment	Projected Sewage Flow (gallons per unit per day)
Single family dwelling (For units of 3 bedrooms or less. For each bedroom over 3, add 100 gallons.)	400
Multiple family dwellings, including townhouses, duplexes, and condominiums	400
Apartments:	
1 bedroom	150
2 bedroom	300
Larger than 2 bedrooms	400
Efficiency Apartments	150
Hotels and motels (per unit)	100
Rooming houses (per unit)	200
Airline catering (per meal served)	3
Airports (per passenger—not including food)	5
Airports (per employee)	10
Schools, day (without cafeterias, gyms or showers per student and employee)	15
Beauty shops (per customer chair)	200
Bus service areas not including food (per patron and employee)	5
Country clubs not including food (per patron and employee)	30
Drive-in theaters (not including food—per space)	10
Factories and plants exclusive of industrial wastes (per employee)	35
Laundries, self-service (gallons/regular washer)	400
Laundries, self-service (gallons/front loading washer)	200
Mobile home parks, independent (per space)	400
Theaters (not including food, per auditorium seat)	5
Offices (per employee)	10
→ Restaurants (toilet and kitchen wastes per patron)	10
→ (Additional for bars and cocktail lounges)	2
Restaurants (kitchen and toilet wastes, single-service utensils/person)	8.5
Restaurant, fast food (kitchen and toilet wastes/patron)	6
Restaurants (kitchen waste only, single-service utensils/patron)	3
→ Stores (per public toilet)	400
Stores (per public urinal)	200
Stores (per public sink)	200
Warehouses (per employee)	35
Work or construction camps (semi-permanent) with flush toilets (per employee)	50
Work or construction camps (semi-permanent) without flush toilets (per employee)	35
Churches (per seat)	3
Churches (additional kitchen waste per meal served)	3
Churches (additional with paper service per meal served)	1.5
Hospitals (per bed space, with laundry)	300
Hospitals (per bed space, without laundry)	220
Institutional food service (per meal)	20
Institutions other than hospitals (per bed space)	125
Personal care home (per bed space)	125

RESOLUTION AND
PLANNING MODULE APPLICATION

Form

Code No.



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

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 # 19 th	APS ID #	AUTH ID #

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

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

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

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

A. PROJECT INFORMATION (See Section A of instructions)

1. Project Name Virginia Hops Restaurant

2. Brief Project Description The plan consists of demolishing an existing gas station and constructing a restaurant with 150 restaurant patrons/employees and 25 bar patrons with 3 turnovers per day.

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

Municipality Name	County	City	Boro	Twp
19 th Ward - City of Pittsburgh	Allegheny	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Municipality Contact Individual - Last Name	First Name	MI	Suffix	Title
Robinson	George			Manager of Development Services
Additional Individual Last Name	First Name	MI	Suffix	Title
Municipality Mailing Address Line 1	Mailing Address Line 2			
PWSA-Penn-Liberty Plaza I	1200 Penn Avenue			
Address Last Line -- City	State	ZIP+4		
Pittsburgh	PA	152224203		
Area Code + Phone + Ext.	FAX (optional)	Email (optional)		
	412-393-0517			

C. SITE INFORMATION (See Section C of instructions)

Site (Land Development or Project) Name

Virginia Hops Restaurant

Site Location Line 1

10 Virginia Avenue

Site Location Line 2

Site Location Last Line -- City

Pittsburgh

State

PA

ZIP+4

152111627

Latitude

40°25'45.61"

Longitude

80°0'23.84"

Detailed Written Directions to Site Head SW on Penn Avenue. Take Grant Street and Smithfield Street Bridge to Arlington Avenue. Take E. Sycamore Street to Wyoming Street. Turn left onto Wyoming Street. After traveling 331 feet the site will be on the right.

Description of Site The lot consists of an abandoned gas station and parking area that is slightly sloping towards the northwest. There are no streams on the site.

Site Contact (Developer/Owner)

Last Name

Vetere

First Name

Brian

MI

Suffix

Phone

412-260-0786

Ext.

Site Contact Title

Developer

Site Contact Firm (if none, leave blank)

FAX

Email

Mailing Address Line 1

1401 Carson Street

Mailing Address Line 2

Mailing Address Last Line -- City

Pittsburgh

State

PA

ZIP+4

152031511

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

Last Name

Gales-Dunn

First Name

Kimberly

MI

Suffix

A

Title

Professional Engineer/Surveyor

Consulting Firm Name

J. R. Gales & Associates, Inc.

Mailing Address Line 1

2704 Brownsville Road

Mailing Address Line 2

Address Last Line -- City

Pittsburgh

State

PA

ZIP+4

152272018

Country

USA

Email

kagales.gales.engineers@comcast.net

Area Code + Phone

412-885-8885

Ext.

Area Code + FAX

412-885-1320

E. AVAILABILITY OF DRINKING WATER SUPPLY

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

☐ Individual wells or cisterns.

☐ A proposed public water supply.

☒ An existing public water supply.

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

Name of water company: PWSA

F. PROJECT NARRATIVE (See Section F of instructions)

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

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

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

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

1. COLLECTION SYSTEM

a. Check appropriate box concerning collection system

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

Clean Streams Law Permit Number _____

b. Answer questions below on collection system

Number of EDU's and proposed connections to be served by collection system. EDU's 16
Connections 1

Name of:

existing collection or conveyance system Wyoming Street, Virginia Avenue

owner PWSA

existing interceptor Allegheny

owner PWSA

2. WASTEWATER TREATMENT FACILITY

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

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

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

Name of existing facility ALCOSAN

NPDES Permit Number for existing facility DA0025984

Clean Streams Law Permit Number _____

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

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

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

Name of Permittee Agency, Authority, Municipality ALCOSAN

Name of Responsible Agent Michael D. Lichte

Agent Signature 8/14/17

Date 8/14/17

(Also see Section I. 4.)

G. PROPOSED WASTEWATER DISPOSAL FACILITIES (Continued)

3. PLOT PLAN

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

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

4. WETLAND PROTECTION

YES NO

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

5. PRIME AGRICULTURAL LAND PROTECTION

YES NO

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

6. HISTORIC PRESERVATION ACT

YES NO

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

7. PROTECTION OF RARE, ENDANGERED OR THREATENED SPECIES

Check one:

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

Applicant or Consultant Initials _____

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 4650 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.).

- Enter average and peak sewage flows for each proposed or existing facility as designed or permitted.
- Enter the average and peak sewage flows for the most restrictive sections of the existing sewage facilities.
- 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	3922221	13727773	64632	226212	72746	254611
Conveyance		2.44	0.74	0.85	0.75	0.86
Treatment		250mgd	194.8	250mgd	194.8	250mgd

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 Pittsburgh Water & Sewer Authority

Name of Responsible Agent George Robinson II

Agent Signature [Signature] Date 8/3/17

SECTION J-CHAPTER 94 CONSISTENCY DETERMINATION FOOTNOTES

PWSA COLLECTION-VIRGINIA HOPS RESTAURANT

PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION
PLANNING MODULE

- (1) Average Design/permitted collection system capacity computed using Manning's analysis based on a 4.09% pipeline slope and Manning's n value of 0.013 for the existing 18" PWSA system divided by a peaking factor of 3.5 = 3,922,221 gpd
- (2) Peak Design/permitted collection system capacity computed using Manning's analysis based on 4.09% pipeline slope and Manning's n-value of 0.013 for the existing 18" PWSA system = 13,727,773 gpd
- (3) Present average flows measured 1" of flow = 64,632 gpd
- (4) Present Peaks flows calculated by multiplying present average flow by peaking factor of 3.5 = 226,212 gpd
- (5) Projected flows calculated from present average flow (64,632 gpd), plus anticipated project flow (4,650 gpd), per year for x 1.05 = 72,746 gpd
- (6) Projected Peaks flows calculated by multiplying projected average flow by peaking factor of 3.5 = 254,611 gpd

Virginia Hops Restaurant

Sewer Pipes

CIVIL TOOLS PRO

English Units

07-21-2017 11:58:48

Results

Flow (cfs)	Diameter (in)	Manning's N	Slope (%)	Velocity (fps)	
21.24	18.00	0.013	4.09	12.02	= 9,528,196 gpd
0.01	1.00	0.013	4.09	1.75	= 1,387,217 gpd

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

c. Conveyance System

Name of Agency, Authority, Municipality ALCOSAN

Name of Responsible Agent Michael D. Luchter

Agent Signature [Signature]

Date 8/14/17

4. Treatment Facility

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

YES NO

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

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

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

b. Name of Agency, Authority, Municipality ALCOSAN

Name of Responsible Agent Michael D. Luchter

Agent Signature [Signature]

Date 8/14/17

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

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

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

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

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

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

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

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

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

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

O. SEWAGE MANAGEMENT (See Section O of instructions)

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

Yes No

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

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

2. Project Flows _____ gpd

Yes No

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

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

(For completion by non-municipal facility agent)

4. Collection and Conveyance Facilities

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

Yes No

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

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

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

- b. Collection System

Name of Responsible Organization _____

Name of Responsible Agent _____

Agent Signature _____

Date _____

- c. Conveyance System

Name of Responsible Organization _____

Name of Responsible Agent _____

Agent Signature _____

Date _____

5. Treatment Facility

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

Yes No

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

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

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

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

(For completion by the municipality)

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

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

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

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

Yes No

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

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

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

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

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

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

Name (Print)

Professional Engineer/Land Surveyor

Title

2704 Brownsville Road, Pittsburgh, PA 15227

Address

412-885-8885

Telephone Number

Signature

Date

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 \$800.00 payable to "Commonwealth of PA, DEP". Include DEP code number on check. I understand DEP will not begin review of my project unless it receives the fee and determines the fee is correct. If the fee is incorrect, DEP will return my check or money order, send me an invoice for the correct amount. I understand DEP review will NOT begin until I have submitted the correct fee.
- ☐ I request to be exempt from the DEP planning module review fee because this planning module creates only one new lot and is the only lot subdivided from a parcel of land as that land existed on December 14, 1995. I realize that subdivision of a second lot from this parcel of land shall disqualify me from this review fee exemption. I am furnishing the following deed reference information in support of my fee exemption.

County Recorder of Deeds for _____ County, Pennsylvania

Deed Volume _____ Book Number _____

Page Number _____ Date Recorded _____

R. REVIEW FEE (continued)

Formula:

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

$$\#16 \quad \text{Lots (or EDUs)} \times \$50.00 = \$800.00$$

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:

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

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

The fee is based upon:

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

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

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



Consulting Engineers & Land Surveyors
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July 18, 2017
#15-137,047

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

ATTN: Mr. George Robinson
Manager of Development Service

RE: Virginia Hops Restaurant
City of Pittsburgh – 19th. Ward
Allegheny County, PA

Dear Mr. Robinson:

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

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

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

Very Truly Yours,
J.R. GALES & ASSOCIATES, INC.

A handwritten signature in blue ink that reads "Kimberly Gales-Dunn". The signature is fluid and cursive, with the first name "Kimberly" being more prominent than the last name "Gales-Dunn".

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

Enclosures

July 26, 2017

Ms. Kim Gales-Dunn
J.R. Gales and Associates, Inc.
2704 Brownsville Road
Pittsburgh, PA 15227

**RE: Water and Sewer Availability
Virginia Hops Restaurant
10 Virginia Avenue - 15211**

Dear Ms. Gales-Dunn:

In response to your inquiry on 7/24/2017 concerning water and sewer availability for the area referenced above, please be advised that both water and sewers are available near the site, and water and sewer service will be provided in accordance with the policies and procedures of the Pittsburgh Water and Sewer Authority.

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

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

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

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

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

Sincerely,


Michelle E. Carney
Engineering Technician III

MEC

cc: PWSA File



PITTSBURGH WATER AND SEWER AUTHORITY

WATER AND SEWER AVAILABILITY LETTER REQUEST FORM

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

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

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

Information to be submitted by the Applicant:			
Property Owner Name:	Mazzarini Real Estate Group, LLC (Virginia Hop Restaurant)		
Address of Property:	10 Virginia Avenue 15211 004-G-087		
Proposed Use of Site:	Restaurant / Bar		
Closest street intersection to the property:	Thorpe Way & Wyoming Street		
Requestor Name:	Kim Coates-Dunn - JR Gates	Date of Request:	7-24-2017
Requestor Address:	2704 Brownsuille Road 15227		
Requestor Phone Number:	412 885-8885		

Please submit the completed form to:

Pittsburgh Water and Sewer Authority
Engineering and Construction Division
1200 Penn Avenue
Pittsburgh, PA 15222
Attn: Ms. Michelle Carney (mcarney@pgh2o.com)

PWSA Use Only:	
PWSA Water Service Available:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
PWSA Sewer Service Available:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Water Size / Location:	12" Wyoming Street
Sewer Size / Location:	12" & 20" Virginia Ave 18" Virginia Avenue 15" Wyoming Street
Applicant must contact separate agency for water and/or sewer service:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Name of separate agency:	N/A
PWSA Approval Authority:	Signature and Date Michelle E. Carney 7/26/2017 Name (printed) Michelle Carney Title Engineering Tech 3

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

10 Virginia Avenue



Legend

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

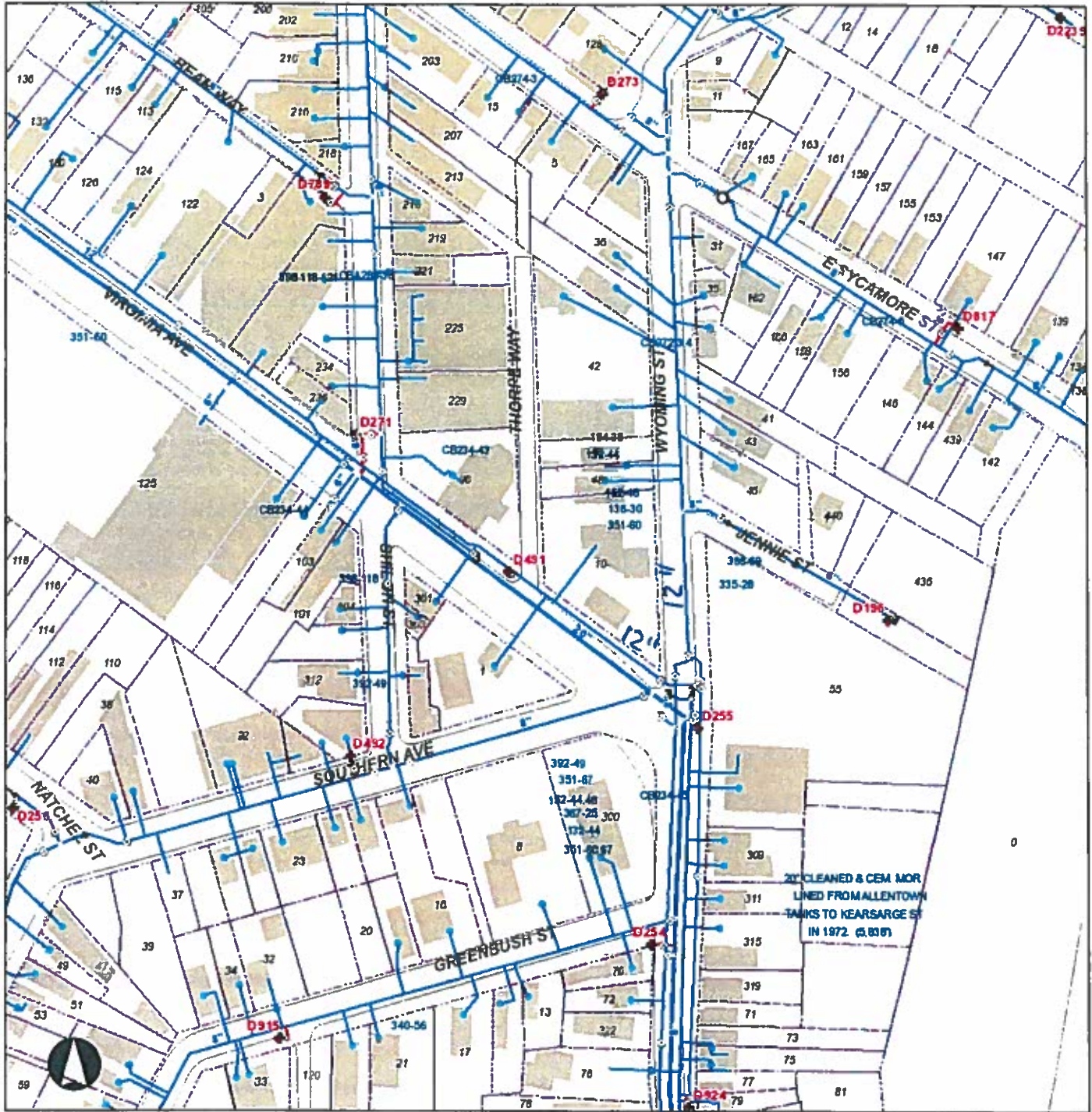
0 85 170 Feet

PGH₂O

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

Date: 7/26/2017

10 Virginia Avenue



Legend

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

0 85 170 Feet



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

Date: 7/26/2017

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

Remove and recycle these instructions prior to mailing component to the approving agency (DEP or delegated local 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 or agencies 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 (DEP 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, 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 it deems necessary, as described in the form. Attach additional sheets, if necessary.



COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF WATER STANDARDS AND FACILITY REGULATION

DEP Code #
02001-15-004

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

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

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

Project Name

Virginia Hops Restaurant

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

1. Date plan received by municipal planning agency. 8-2-17

2. Date review completed by agency. 8-3-17

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

Yes

No

☐
☒

1. Is there a municipal comprehensive plan adopted under the Municipalities Planning Code (53 P.S. 10101, *et seq.*)?

☐
☐

2. Is this proposal consistent with the comprehensive plan for land use?

If no, describe the inconsistencies _____

☒
☐

3. Is this proposal consistent with the use, development, and protection of water resources?

If no, describe the inconsistencies _____

☒
☐

4. Is this proposal consistent with municipal land use planning relative to Prime Agricultural Land Preservation?

☐
☒

5. Does this project propose encroachments, obstructions, or dams that will affect wetlands?

If yes, describe impacts _____

☐
☒

6. Will any known historical or archaeological resources be impacted by this project?

If yes, describe impacts _____

☐
☒

7. Will any known endangered or threatened species of plant or animal be impacted by this project?

If yes, describe impacts _____

☒
☐

8. Is there a municipal zoning ordinance?

☐
☒

9. Is this proposal consistent with the ordinance?

If no, describe the inconsistencies in review

☒
☐

10. Does the proposal require a change or variance to an existing comprehensive plan or zoning ordinance?

☐
☒

11. Have all applicable zoning approvals been obtained?

☒
☐

12. Is there a municipal subdivision and land development ordinance?

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

- ☐ ☒ 13. Is this proposal consistent with the ordinance?
If no, describe the inconsistencies in review
- ☒ ☐ 14. Is this plan consistent with the municipal Act 537 Official Sewage Facilities Plan?
If no, describe the inconsistencies _____
- ☐ ☒ 15. Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality?
If yes, describe _____
- ☐ ☒ 16. Has a waiver of the sewage facilities planning requirements been requested for the residual tract of this subdivision?
- ☐ ☐ If yes, is the proposed waiver consistent with applicable ordinances?

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

Name: Joshua LippertTitle: Senior Environmental Planner

Signature: _____



Digitally signed by Joshua Lippert
DN: cn=Joshua Lippert, o=City of Pittsburgh,
ou=Department of City Planning,
email=Joshua.Lippert@pittsburghpa.gov, c=US
Date: 2017.08.03 08:03:23 -0400

Date: 8-3-17Name of Municipal Planning Agency: City of PittsburghAddress 200 Ross Street Pittsburgh, PA 15219Telephone Number: 412-255-2200**SECTION D. ADDITIONAL COMMENTS (See Section D of instructions)**

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

The planning agency must complete this Component within 60 days.

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



Consulting Engineers & Land Surveyors
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July 18, 2017
#15-137,047

Allegheny County Health Department
Fran B. Clack Health Center
3901 Penn Avenue, Building No. 5
Pittsburgh, PA 15224

ATTN: Ms. Deborah Williamson
Environmental Health Engineer

RE: Virginia Hops Restaurant
City of Pittsburgh – 19th. Ward
Allegheny County, PA

Dear Ms. Williamson:

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

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

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

Very Truly Yours,
J.R. GALES & ASSOCIATES, INC.

A handwritten signature in blue ink that reads "Kimberly Gales-Dunn".

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

Enclosures

COUNTY OF



ALLEGHENY

RICH FITZGERALD
COUNTY EXECUTIVE

August 11, 2017

Ms. Kimberly Gales-Dunn, PE, PLS
J.R. Gales & Associates, Inc.
2704 Brownsville Road
Pittsburgh, PA 15227

RE: SEWAGE FACILITIES PLANNING MODULE
VIRGINIA HOPS RESTAURANT
CITY OF PITTSBURGH

Dear Ms. Gales-Dunn,

Enclosed is a signed copy of Component 4C, County or Joint County Health Department Review, for the above-referenced development located at 10 Virginia Avenue. This Planning Module Component was received on August 10, 2017. The project proposes the following:

Project Description:	Proposed Restaurant
Sewage Flow:	4,650 GPD
Conveyance:	PWSA collection system to POC S-38 to the Saw Mill Run interceptor
Sewer's Owner:	PWSA and ALCOSAN
Name of Sewage Treatment Plant:	ALCOSAN

Please be advised that a permit must be obtained from the Allegheny County Health Department's (ACHD) Plumbing Section prior to commencing any plumbing work for the proposed project. Plumbing work for which an ACHD Plumbing Permit must be obtained includes any plumbing work done on the site and any sewers, which will not be owned and operated by a municipality or a sewer authority. In addition, it should be noted that the approval of this sewage facilities planning module does not include approval of pipe size and/or type. Approval for pipe size and/or type must be obtained by filing a specific plumbing plan with the ACHD's Plumbing Section. If you should have any questions relative to ACHD's plumbing requirements, please contact Andrew Grese, Plumbing Program Manager at 412-578-7934.

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

Sincerely,

Handwritten signature of Deborah Williamson.

Deborah Williamson, PE
Environmental Health Engineer III

Enclosure

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



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

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



COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF WATER STANDARDS AND FACILITY REGULATION

DEP Code #

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

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

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

Project Name

Virginia Hops Restaurant - City of Pittsburgh

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

1. Date plan received by county or joint-county health department. August 10, 2017

Agency name Allegheny County Health Department (ACHD)

2. Date review completed by agency August 11, 2017

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

Yes No

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

If no, what are the inconsistencies? _____

☐ ☒ 2. Are there any waste water disposal needs in the area adjacent to the new land development that should be considered by the municipality?

If yes, describe _____

☐ ☒ 3. Is there any known groundwater degradation in the area of the proposed subdivision?

If yes, describe _____

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

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

Name: Deborah Williamson, PE

Title: Environmental Health Engineer III

Signature: *Deborah Williamson*

Date: August 11, 2017

Name of County Health Department: ACHD

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

Telephone Number: 412-578-8046

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

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

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

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

**PNDI
SEARCH**

1. PROJECT INFORMATION

Project Name: Virginia Hops Restaurant

Date of Review: 7/18/2017 10:05:00 AM

Project Category: Development, New commercial/industrial development (store, gas station, factory)

Project Area: 0.28 acres

County(s): Allegheny

Township/Municipality(s): PITTSBURGH

ZIP Code: 15211

Quadrangle Name(s): PITTSBURGH WEST

Watersheds HUC 8: Lower Monongahela

Watersheds HUC 12: Streets Run-Monongahela River

Decimal Degrees: 40.429322, -80.006614

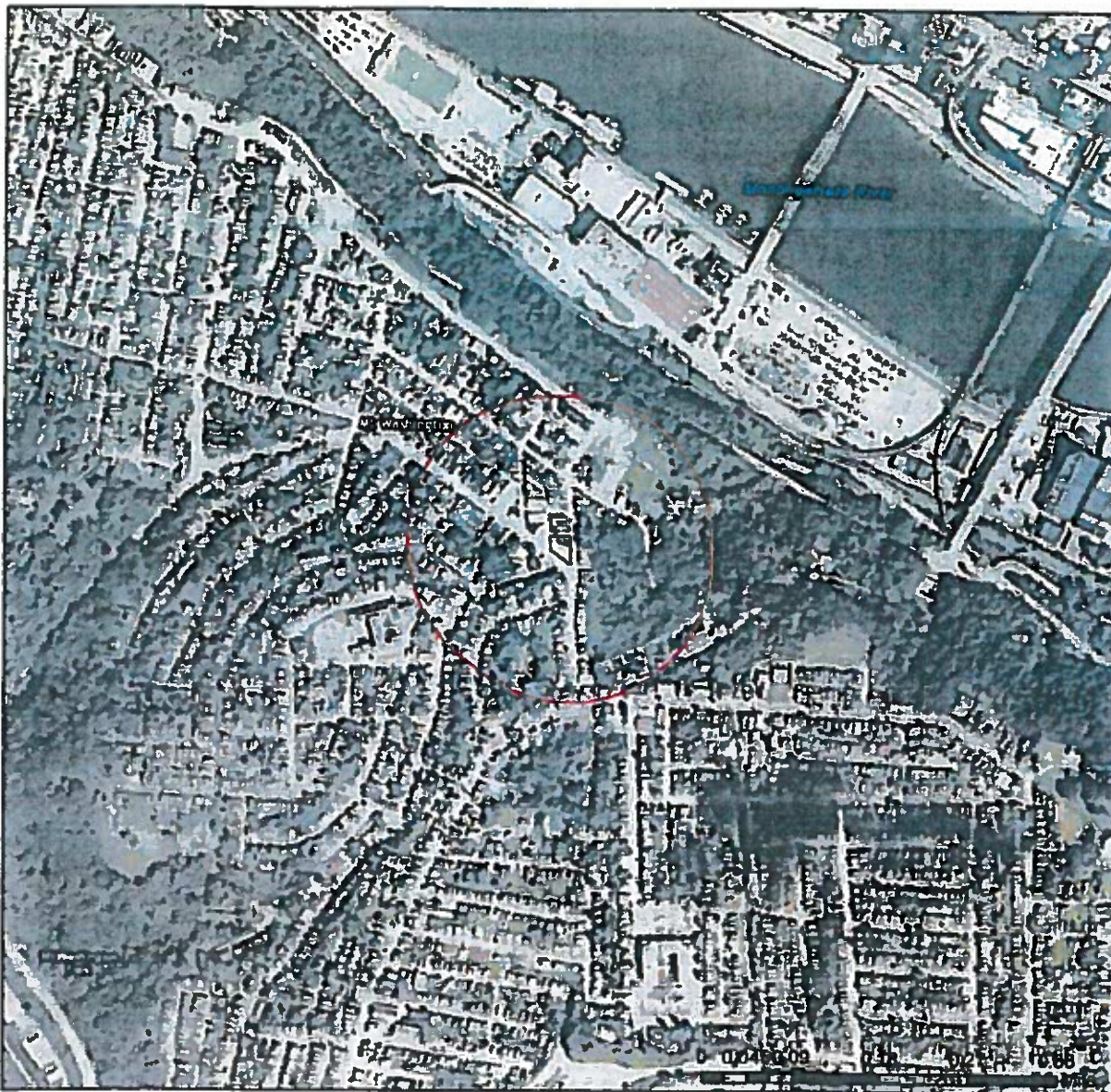
Degrees Minutes Seconds: 40° 25' 45.5595" N, 80° 0' 23.8096" W

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

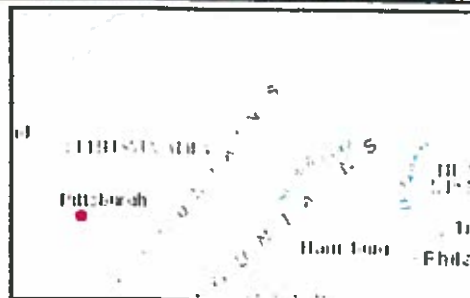
As summarized above, Pennsylvania Natural Diversity Inventory (PNDI) records indicate no known impacts to threatened and endangered species and/or special concern species and resources within the project area. Therefore, based on the information you provided, no further coordination is required with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

Virginia Hops Restaurant

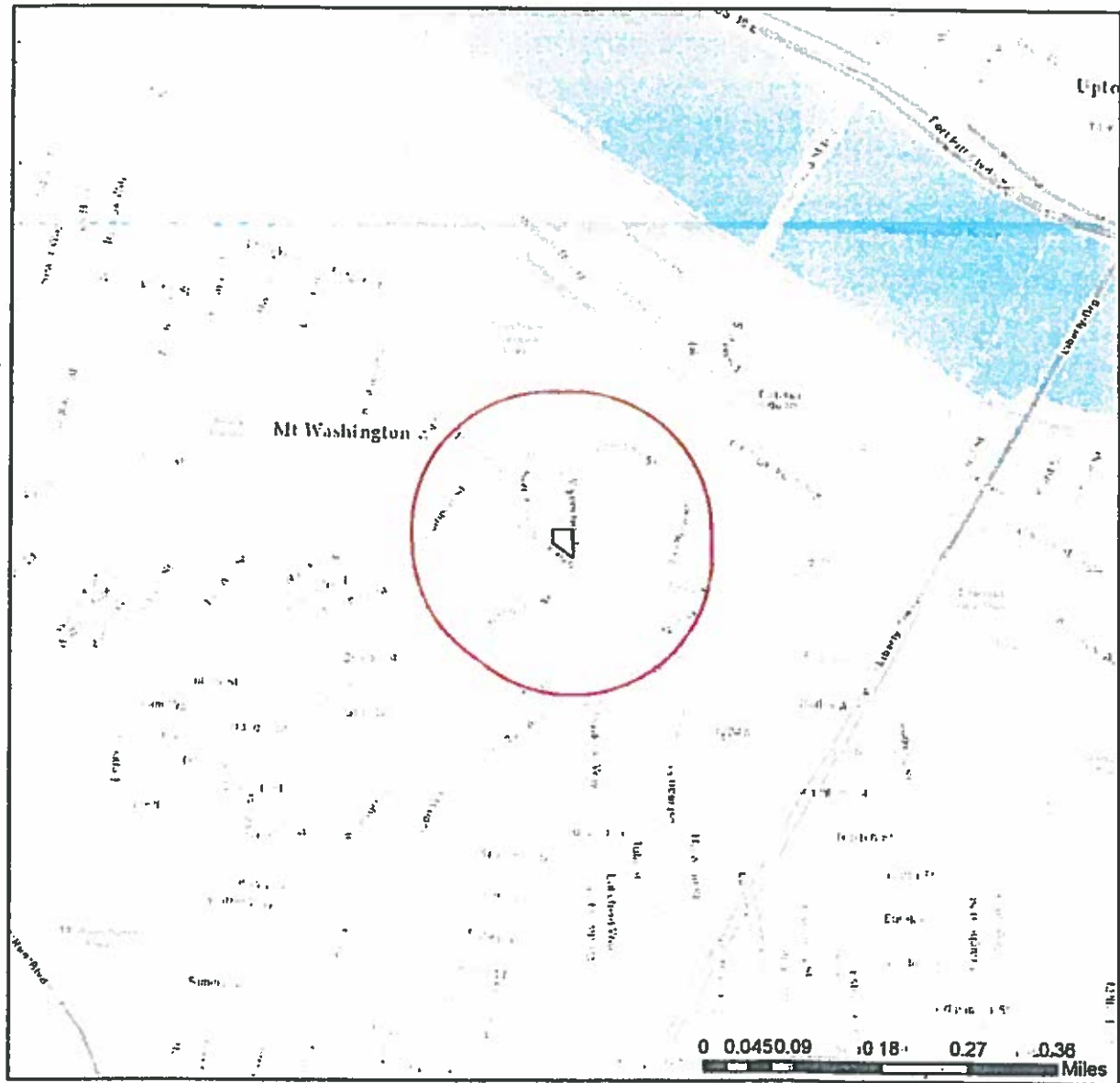


- ☐ Project Boundary
- ☐ Buffered Project Boundary

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

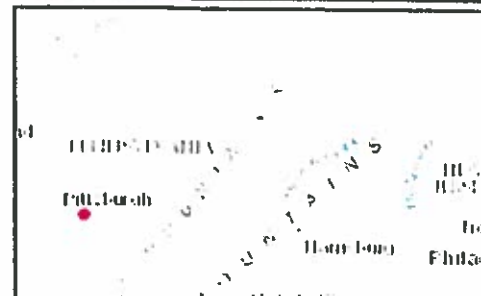


Virginia Hops Restaurant



- ☐ Project Boundary
- ☐ Buffered Project Boundary

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



RESPONSE TO QUESTION(S) ASKED

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

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

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

Your answer is: No

3. AGENCY COMMENTS

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

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

PA Game Commission

RESPONSE:

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

PA Department of Conservation and Natural Resources

RESPONSE:

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

PA Fish and Boat Commission

RESPONSE:

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

U.S. Fish and Wildlife Service

RESPONSE:

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

4. DEP INFORMATION

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

5. ADDITIONAL INFORMATION

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

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

6. AGENCY CONTACT INFORMATION

PA Department of Conservation and Natural Resources

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

U.S. Fish and Wildlife Service

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

PA Fish and Boat Commission

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

PA Game Commission

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

7. PROJECT CONTACT INFORMATION

Name: Kimberly Ann Gales-Dunn, P.E., P.L.S.

Company/Business Name: J.R. Gales & Associates, Inc.

Address: 2704 Brownsville Road

City, State, Zip: Pittsburgh, PA 15227

Phone: (412) 885-8885 Fax: (412) 885-1320

Email: kagales.gales.engineers@comcast.net

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

7-24-17
date

ACT 14 NOTIFICATIONS



Consulting Engineers & Land Surveyors
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July 18, 2017
#15-137,047

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

RE: Virginia Hops Restaurant
City of Pittsburgh – 19th. Ward
Allegheny County

Dear County Council:

In accordance with Act 14, "Municipal/County Notifications of application for Water Quality Management and Related Permits", this is notification that Brian Vetere has made application for the Planning Modules for the Virginia Hops Restaurant in the City of Pittsburgh-19th. Ward, Allegheny County, Pennsylvania.

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

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

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

Very Truly Yours,

J.R. GALES & ASSOCIATES, INC.

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

CERTIFIED MAIL: 7016 2140 0000 5593 4535

J. R. Gales & Associates, Inc. • 2704 Brownsville Road • Pittsburgh, Pennsylvania 15227 • (412) 885-8885 • Fax (412) 885-1320
email: jrgales.engineers@comcast.net

Member NSPE PSPE ASCE • Professional Engineer PA OH WV NJ NC GA MD DE • Professional Land Surveyor PA OH WV

SENDER: COMPLETE THIS SECTION

- ☒ Complete items 1, 2, and 3.
- ☒ Print your name and address on the reverse so that we can return the card to you.
- ☒ Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
 County of Allegheny
 Office of the County Council
 Courthouse
 436 Grant Street, Room 119
 Pittsburgh, PA 15219



9590 9402 2404 6249 8573 55

2. Article Number (Transfer from service label)

7016-2140-0000-5593-4535

PS Form 3811, July 2016 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature [Signature] ☐ Agent ☐ Addressee

B. Received by [Signature] ☐ Date of Delivery 7/21/17

☐ Is delivery address different from item 1? ☐ Yes ☐ No

If YES, enter delivery address below:

3. Service Type

☐ Adult Signature ☐ Priority Mail Express®

☐ Adult Signature Restricted Delivery ☐ Registered Mail™

☐ Certified Mail® ☒ Return Receipt for Merchandise

☐ Collect on Delivery ☐ Signature Confirmation™

☐ Collect on Delivery Restricted Delivery ☐ Signature Confirmation Restricted Delivery

☐ Insured Mail ☐ Insured Mail Restricted Delivery (over \$500)

Domestic Return Receipt



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July 18, 2017
#15-137,047

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

ATTN: Mr. George Robinson
Manager of Development Service

RE: Virginia Hops Restaurant
City of Pittsburgh - 19th. Ward
Allegheny County

Dear County Council:

In accordance with Act 14, "Municipal/County Notifications of application for Water Quality Management and Related Permits", this is notification that Briah Vetere has made application for the Planning Modules for the Virginia Hops Restaurant in the City of Pittsburgh-19th. Ward, Allegheny County, Pennsylvania.

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

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

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

Very Truly Yours,

J.R. GALES & ASSOCIATES, INC.


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

CERTIFIED MAIL: 7016 2140 0000 5593 4542

J. R. Gales & Associates, Inc. • 2704 Brownsville Road • Pittsburgh, Pennsylvania 15227 • (412) 885-8885 • Fax (412) 885-1320
email: jrgales.engineers@comcast.net

Member NSPE PSPE ASCE • Professional Engineer PA OH WV NJ NC GA MD DE • Professional Land Surveyor PA OH WV

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
 Pittsburgh Water & Sewer Auth.
 ATTN: George Robinson
 Penn Liberty Plaza I
 1200 Penn Avenue
 Pittsburgh, PA 15222



9590 9402 2404 6249 8573 48

2. Article Number (Transfer from service label)

7016 - 2140-0000-5593-4542

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature ☒ Agent
☒ Addressee
 B. Received by (Printed Name) Vanessa R
 C. Date of Delivery 7/21/12
 D. Is delivery address different from item 1? ☐ Yes
 If YES, enter delivery address below: ☐ No

3. Service Type
- ☐ Adult Signature
 - ☐ Adult Signature Restricted Delivery
 - ☐ Certified Mail®
 - ☐ Certified Mail Restricted Delivery
 - ☐ Collect on Delivery
 - ☐ Collect on Delivery Restricted Delivery
 - ☐ Insured Mail
 - ☐ Insured Mail Restricted Delivery (over \$500)
 - ☐ Priority Mail Express®
 - ☐ Registered Mail™
 - ☐ Registered Mail Restricted Delivery
 - ☒ Return Receipt for Merchandise
 - ☐ Signature Confirmation™
 - ☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

SERVICE AVAILABILITY REQUEST



Consulting Engineers & Land Surveyors
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July 18, 2017
#15-137,047

ALCOSAN
3300 Preble Avenue
Pittsburgh, PA 15233

ATTN: Mr. Michael Lichte

RE: Virginia Hops Restaurant
City of Pittsburgh – 19th. Ward
Allegheny County, PA

Dear Mr. Lichte:

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

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

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

Very Truly Yours,
J.R. GALES & ASSOCIATES, INC.

A handwritten signature in blue ink that reads "Kimberly Gales-Dunn".

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

Enclosures



Members of the Board

Sylvia C. Wilson
Chair Person

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

Arletta Scott Williams
Executive Director

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

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

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

Jan M. Oliver
*Director
Regional Conveyance*

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

Jeanne Clark
*Director
Communications*

August 8, 2017

Ms. Kimberly Gales-Dunn, P.E.
Gales Consulting Engineers and Land Surveyors
2704 Brownsville Road
Pittsburgh, PA 15227

**Re: Virginia Hops Restaurant, City of Pittsburgh
PA DEP Sewage Facilities Planning Module Component 3
ALCOSAN Regulator Structure S-38-00**

Dear Ms. Gales-Dunn:

We have reviewed the Water and Sewer Use Application for the referenced project to be located in the City of Pittsburgh. The project will generate an estimated flow of 4650 GPD (3,850 GPD increase) in the ALCOSAN Saw Mill Run Interceptor and Treatment Plant.

The capacity at the ALCOSAN Regulator S-38 is approximately 2.44 MGD. The monitored peak dry weather flow is approximately 0.85 MGD. Dry weather capacity exists for this connection. However, the ALCOSAN Saw Mill Run Interceptor and the Treatment Plant do not have the capacity for the flows generated during wet weather periods. This limitation will be addressed as ALCOSAN implements its wet weather facilities plan.

ALCOSAN requests that this letter be made part of the planning module submission. If you have any questions regarding this matter, please contact me at 412-732-8004.

Sincerely,

ALLEGHENY COUNTY SANITARY AUTHORITY

A handwritten signature in black ink, appearing to read "Michael Lichte", is written over a horizontal line.

Michael Lichte, P.E.
Manager of Planning

Attachment

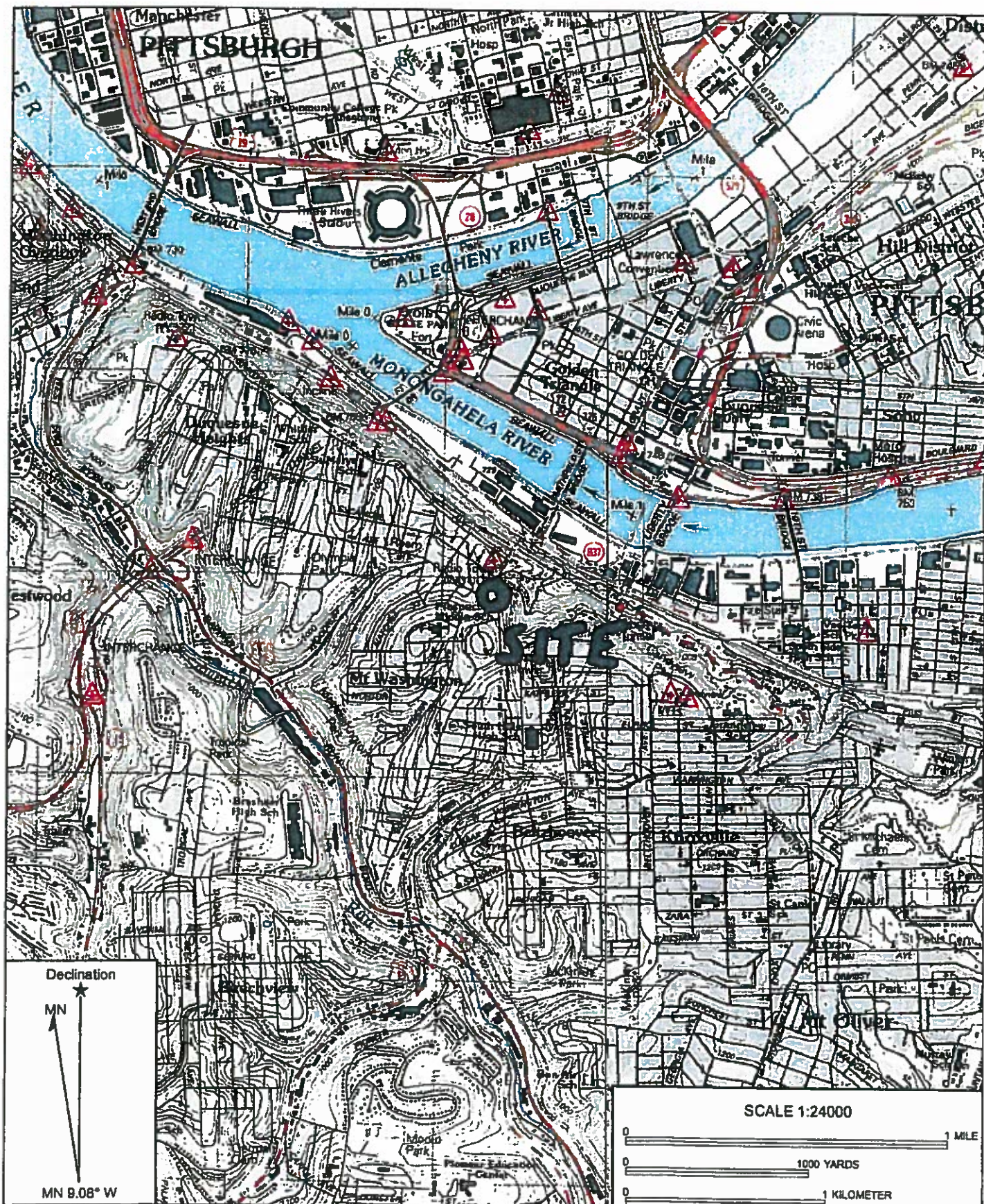
cc: F. Fields (w/o attachment)
D. Thornton (w/o attachment)
Shawn McWilliams (w/o attachment)
Michelle Carney, PWSA (w/o attachment)
T. Flanagan/PADEP (w/o attachment)
M. Scheer/ACHD (w/o attachment)

REPORT ON ALTERNATIVE ANALYSIS

ALTERNATIVE ANALYSIS

There is currently an existing sanitary sewers located on Wyoming Street/Virginia Avenue which will provide for a connection for the proposed development. The sewer has adequate capacity for the proposed development. There is no alternative way to service the lot.

LOCATION MAP



Name: PITTSBURGH WEST
 Date: 12/23/16
 Scale: 1 inch = 2,000 ft.

Location: 040° 25' 44.35" N 080° 00' 24.43" W

**PROPERTY
INFORMATION**

Parcel ID : 0004-G-00087-0000-00
Property Address : 10 VIRGINIA AVE
PITTSBURGH, PA 15211

Municipality : 119 19th Ward - PITTSBURGH
Owner Name : MAZZARINI REAL ESTATE GROUP LLC

School District :	City Of Pittsburgh	Neighborhood Code :	51C61A
Tax Code :	Taxable	Owner Code :	Corporation
Class :	Commercial	Recording Date :	10/20/2009
Use Code :	COMMERCIAL GARAGE	Sale Date :	10/20/2009
Homestead :	No	Sale Price :	\$150,000
Farmstead :	No	Deed Book :	14076
Clean And Green	No	Deed Page :	252
Other Abatement :	No	Lot Area :	12,205 SQFT

2017 Full Base Year Market Value

Land Value	\$83,900
Building Value	\$52,000
Total Value	\$135,900

2017 County Assessed Value

Land Value	\$83,900
Building Value	\$52,000
Total Value	\$135,900

2016 Full Base Year Market Value

Land Value	\$83,900
Building Value	\$52,000
Total Value	\$135,900

2016 County Assessed Value

Land Value	\$83,900
Building Value	\$52,000
Total Value	\$135,900

Address Information

Owner Mailing : 1714 BORLAND RD
PITTSBURGH, PA 15243-1524

Parcel ID : 0004-G-00087-0000-00
Property Address : 10 VIRGINIA AVE
PITTSBURGH, PA 15211

Municipality : 119 19th Ward - PITTSBURGH
Owner Name : MAZZARINI REAI ESTATE GROUP
LLC

Data displayed on this map is for informational purposes only. It is not survey accurate and is meant to only show a representation of property lines.

Print

Note: This button uses pop-ups. Please click help button for further printing instructions.

