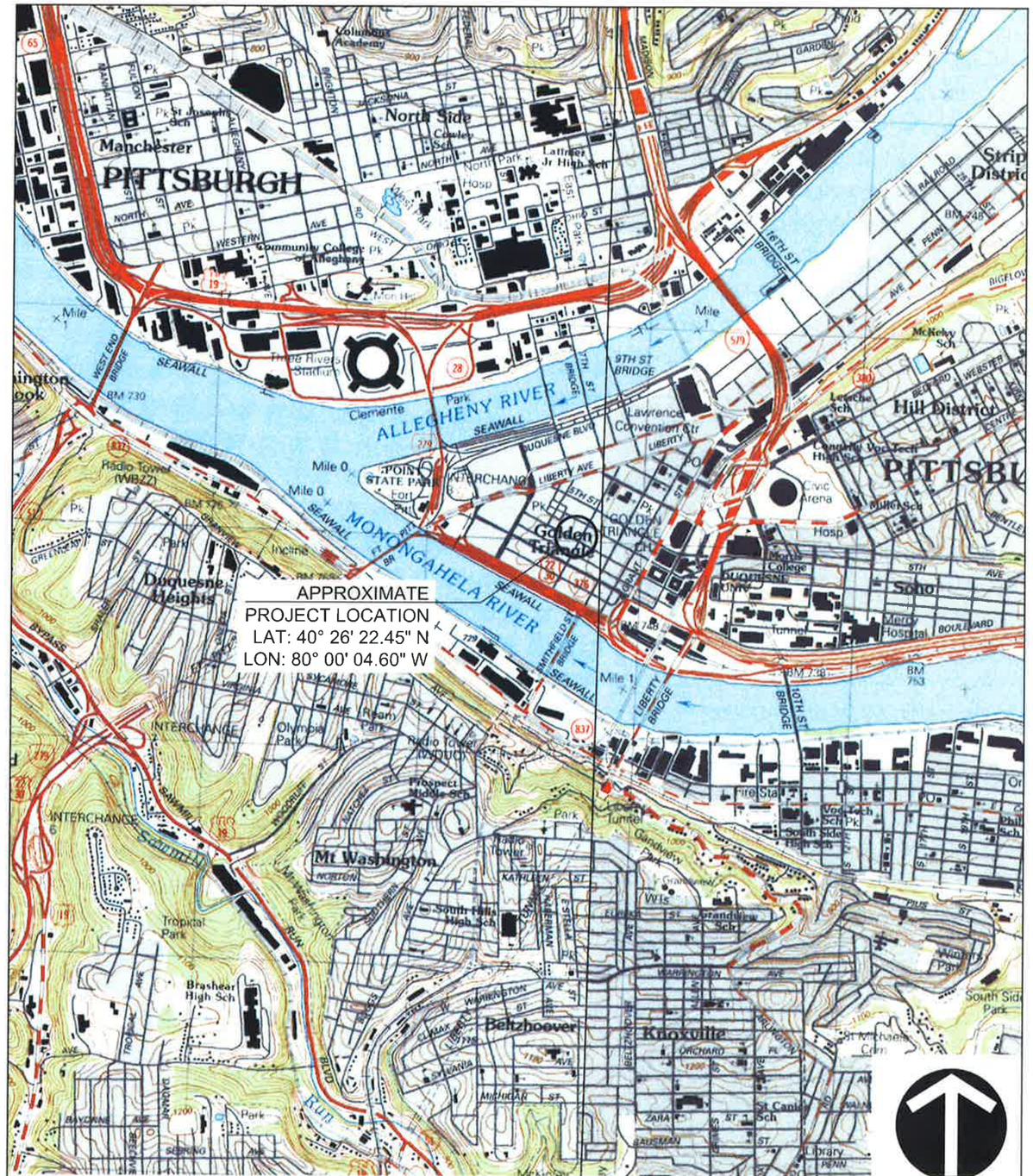

NORTH

SITE LOCATION MAP - USGS PITTSBURGH EAST QUAD

SITE LOCATION MAP	ARROTT BUILDING 401 WOOD STREET FIRST WARD OF THE CITY OF PITTSBURGH	Date	No	REVISION RECORD	GATEWAY The Gateway Engineers, Inc. Full-Service Civil Engineering & Surveying Pittsburgh, PA gatewayengineers.com 855-634-9284
Project Number: C-19919 Drawing Size: 11" x 20.00" Date Issued: FEB 2017 Index Number: Drawn By: CRJ Checked By: Project Manager: BWM USGS	PREPARED FOR: -- -- --		01	-	
			02	-	
			03	-	
			04	-	
			05	-	
			06	-	
			07	-	
			08	-	

Path & Filename=G:\Projects\19000\19919 Arrott Building\Dwg\02-Sheet\USGS Site Location Map.dwg
Plot Date=2/19/2018 12:56 PM Craig R. Jubic, P.E. Save Date=2/19/2018 12:56 PM

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Planning Module Calculation Sheet

Arrott Building Hotel
1st Ward, City of Pittsburgh

Project will involve the conversion of the existing 18 story office building into a hotel with a full service restaurant.

Hotel Units (Rooms)
There will be 125 Hotel units (rooms)
125 Units x 100 GPD = 12,500 GPD

Hotel Employees
38 Employees x 10 GPD = 380 GPD

Slop Sinks
19 x 200 GPD = 3,800 GPD

Air Conditioning Condensate
No condensate will go into sewers (refer to attachment)
0 GPD

Restaurant
There will be seating for 60 with access to bar
60 Seats x 12 GPD x 3 Turnovers = 2,160 GPD

Restaurant/Hotel Catering Employees
36 Employees x 10 GPD = 360 GPD

So

12,500 + 380 + 3,800 + 2,160 + 360 = 19,200 GPD

Credit from existing Office Building

The area of the building is 82,600 Sq. Ft.

82,600 S.F. / 150 S.F. = 551 Employees

551 Employees x 10 GPD = 5,510 GPD

Slop Sinks (Existing)

9 x 200 GPD = 1,800 GPD

Air Conditioning Condensate (Existing)

Presently, there are units on each floor whose condensate flows into the sewer

646 GPD

So

5,510 + 1,800 + 646 = 7,956 GPD *(Credit)*

19,200 GPD – 7,956 GPD = 11,244 GPD

Thus

11,244 GPD / 400 GPD = 28.11 EDU's

3800-FM-BPNPSM0353 Rev. 2/2015
Form

pennsylvania
DEPARTMENT OF ENVIRONMENTAL PROTECTION

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 #	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 Arrott Building Hotel

2. Brief Project Description The exisitng 18 story office building @ 401 Wood Street will be converted into a hotel with restaurant. Using credit form the office use, the project will increase sanitary flow by 11,244 GPD or 28.11 EDU's.

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

Municipality Name	County	City	Boro	Twp
City of Pittsburgh, 1st Ward	Allegheny	☒	☐	☐

Municipality Contact Individual - Last Name	First Name	MI	Suffix	Title
Kiing	Barry		Mr.	Interim Acting Director

Additional Individual Last Name	First Name	MI	Suffix	Title
Smuts	Matthew		Mr.	Project Manager

Municipality Mailing Address Line 1	Mailing Address Line 2	
Pittsburgh Water and Sewer Authority	Penn Liberty Plaza 1	1200 Penn Avenue

Address Last Line -- City	State	ZIP+4
Pittsburgh	Pa	15222

Area Code + Phone + Ext.	FAX (optional)	Email (optional)
412-255-8800 Ext. 2663		msmuts@pgh2o.com

C. SITE INFORMATION (See Section C of instructions)

Site (Land Development or Project) Name

Arrott Building Hotel

Site Location Line 1	Site Location Line 2
401 Wood Street, which is the parcel at the NW corner of the intersection of Wood Street @ 4th Avenue	

Site Location Last Line -- City	State	ZIP+4	Latitude	Longitude
Pittsburgh (1st Ward)	Pa	15201	40 26 22.46	80 00 04.64

Detailed Written Directions to Site Follow Route 28 South, take ramp right for I-579 toward Monroeville then take ramp for 7th Avenue toward 6th Avenue, keep straight onto Bigelow Blvd., turn right onto 6th Avenue, then turn left onto Grant Street, then turn right onto Forbes Avenue, then left onto Wood Street, follow Wood to intersection with 4th Avenue (buildinon right)

Description of Site Flat urban site at the corner of Wood Street and 4th Avenue in downtown Pittsburgh. The property is completely covered with an 18 story terra-cotta tile clad masonary building.

Site Contact (Developer/Owner)

Last Name	First Name	MI	Suffix	Phone	Ext.
Vaselaar	Kristen		Ms	504-679-5076	

Site Contact Title	Site Contact Firm (if none, leave blank)
Vice President- Development Management	

FAX	Email
504-525-3932	kvaselaar@hriproperties.com

Mailing Address Line 1	Mailing Address Line 2
Urban Pittsburgh Downtown Hotel Company,LLC	812 Gravier Street, Suite 200

Mailing Address Last Line -- City	State	ZIP+4
New Orleans	LA	70112

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

Last Name	First Name	MI	Suffix
Matt	Robert	W	Mr.

Title	Consulting Firm Name
Project Manager	Gateway Engineers, Inc.

Mailing Address Line 1	Mailing Address Line 2
Gateway Engineers, Inc.	100 McMorris Road

Address Last Line – City	State	ZIP+4	Country
Pittsburgh	Pa	15205	USA

Email	Area Code + Phone	Ext.	Area Code + FAX
bmatt@gatewayengineers.com	412-921-4030	127	412-921-9960

E. AVAILABILITY OF DRINKING WATER SUPPLY

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

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

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

Name of water company: Pittsburgh Water and Sewer Authority

F. PROJECT NARRATIVE (See Section F of instructions)

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

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

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

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

1. **COLLECTION SYSTEM**

a. Check appropriate box concerning collection system

☒ New collection system ☐ Pump Station ☐ Force Main

☐ Grinder pump(s) ☐ Extension to existing collection system ☐ Expansion of existing facility

Clean Streams Law Permit Number _____

b. Answer questions below on collection system

Number of EDU's and proposed connections to be served by collection system. EDU's 28.11

Connections 2

Name of:

existing collection or conveyance system Wood Street

owner Pittsburgh Water and Sewer Authority

existing interceptor Monongahela River

owner ALCOSAN

2. **WASTEWATER TREATMENT FACILITY**

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

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

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

Name of existing facility ALCOSAN

NPDES Permit Number for existing facility PA0025984

Clean Streams Law Permit Number _____

Location of discharge point for a new facility. Latitude 402832 Longitude 800244

b. The following certification statement must be completed and signed by the wastewater treatment facility permitee 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, P.E.

Agent Signature _____ Date 7/24/18

(Also see Section I. 4.)

G. PROPOSED WASTEWATER DISPOSAL FACILITIES (Continued)

3. PLOT PLAN

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

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

4. WETLAND PROTECTION

	YES	NO	
a.	☐	☒	Are there wetlands in the project area? If yes, ensure these areas appear on the plot plan as shown in the mapping or through on-site delineation.
b.	☐	☒	Are there any construction activities (encroachments, or obstructions) proposed in, along, or through the wetlands? If yes, Identify any proposed encroachments on wetlands and identify whether a General Permit or a full encroachment permit will be required. If a full permit is required, address time and cost impacts on the project. Note that wetland encroachments should be avoided where feasible. Also note that a feasible alternative **MUST BE SELECTED** to an identified encroachment on an exceptional value wetland as defined in Chapter 105. Identify any project impacts on streams classified as HQ or EV and address impacts of the permitting requirements of said encroachments on the project.

5. PRIME AGRICULTURAL LAND PROTECTION

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

6. HISTORIC PRESERVATION ACT

YES	NO	
☒	☐	Sufficient documentation is attached to confirm that this project is consistent with DEP Technical Guidance 012-0700-001 *Implementation of the PA State History Code* (available online at the DEP website at www.dep.state.pa.us, select "subject" then select "technical guidance"). As a minimum this includes copies of the completed Cultural Resources Notice

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

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

Check one:

☒ The "Pennsylvania Natural Diversity Inventory (PNDI) Project Environmental Review Receipt" resulting from my search of the PNDI database and all supporting documentation from jurisdictional agencies (when necessary) is/are attached.

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

Applicant or Consultant Initials _____.

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

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

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

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

1. **Waters designated for Special Protection**

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

2. **Pennsylvania Waters Designated As Impaired**

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

3. **Interstate and International Waters**

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

4 **Tributaries To The Chesapeake Bay**

☐ The proposed project result in a new or increased discharge of sewage into a tributary to the Chesapeake Bay. This proposal for a new sewage treatment facility or new flows to an existing facility includes total nitrogen and total phosphorus in the following amounts: _____ pounds of TN per year, and _____ pounds of TP per year. Based on the process design and effluent limits, the total nitrogen treatment capacity of the wastewater treatment facility is _____ pounds per year and the total phosphorus capacity is _____ pounds per year as determined by the wastewater treatment facility permitee. The permitee 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 11244 gpd
2. Total Sewage Flows to Facilities (pathway from point of origin through treatment plant)

   When providing "treatment facilties" 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	112029000	392103000	404000	1414000	415244	1453354
Conveyance						
Treatment						

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 Barry King

   Agent Signature _____ Date 6/26/2018

☒ 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 11244 gpd
2. Total Sewage Flows to Facilities (pathway from point of origin through treatment plant)

When providing "treatment facilties" 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	112029000	392103000	404000	1414000	415244	1453354
Conveyance		166	1.31 mgd	1.72 mgd	1.32 mgd	1.74 mgd
Treatment		250	194.8	250	194.8	250 mgd

3. Collection and Conveyance Facilities

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

	YES	NO	
a.	☐	☒	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 Barry King

Agent Signature _____ Date 6/26/2018

☐ 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. Lichte, P.E.

Agent Signature

Date 7/24/18

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. Lichte, P.E.

Agent Signature

Date 7/24/18

☐ 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)

☐ 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 puchase the necessary credits and describe the assurance that these credits and offsets will be available for the remaining design life of the non-municipal sewage facility;

(For completion by non-municipal facility agent)

4. Collection and Conveyance Facilities

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

	Yes	No	
a.	☐	☐	If this project proposes sewer extensions or tap-ins, will these actions create a hydraulic overload on any existing collection or conveyance facilities that are part of the system?

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

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

b. Collection System
Name of Responsible Organization _____
Name of Responsible Agent _____
Agent Signature _____
Date _____

c. Conveyance System
Name of Responsible Organization _____
Name of Responsible Agent _____
Agent Signature _____
Date _____

5. Treatment Facility

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

	Yes	No	
a.	☐	☐	If this project proposes the use of an existing non-municipal wastewater treatment plant for the disposal of sewage, will this action create a hydraulic or organic overload at that facility?

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

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

b. Name of Facility _____

Name of Responsible Agent _____

Agent Signature _____

Date _____

(For completion by the municipality)

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

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

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

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

	Yes	**No**	
1.	☐	☒	Does the project propose the construction of a sewage treatment facility ?
2.	☐	☒	Will the project change the flow at an existing sewage treatment facility by more than 50,000 gallons per day?
3.	☐	☒	Will the project result in a public expenditure for the sewage facilities portion of the project in excess of $100,000?
4.	☐	☒	Will the project lead to a major modification of the existing municipal administrative organizations within the municipal government?
5.	☐	☒	Will the project require the establishment of *new* municipal administrative organizations within the municipal government?
6.	☐	☒	Will the project result in a subdivision of 50 lots or more? (onlot sewage disposal only)
7.	☐	☒	Does the project involve a major change in established growth projections?
8.	☐	☒	Does the project involve a different land use pattern than that established in the municipality's Official Sewage Plan?

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

9. ☐ ☒ Does the project involve the use of large volume onlot sewage disposal systems (Flow > 10,000 gpd)?
10. ☐ ☒ Does the project require resolution of a conflict between the proposed alternative and consistency requirements contained in §71.21(a)(5)(i), (ii), (iii)?
11. ☐ ☒ Will sewage facilities discharge into high quality or exceptional value waters?

☐ Attached is a copy of:
- ☐ the public notice,
- ☐ all comments received as a result of the notice,
- ☐ the municipal response to these comments.

☐ No comments were received. A copy of the public notice is attached.

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

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

Robert W. Matt, Jr.	Signature
Name (Print)	
Project Manager	MAY 8, 2018
Title	Date
100 McMorris Road, Pittsburgh, Pa 15205	412-921-4030 Ext. 127
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 $1,405.50 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.

   #__28.11__ Lots (or EDUs) X $50.00 = $ ___1,405.50_____

   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:

   #_____ 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)

3800-FM-BPNPSM0362A 11/2012

pennsylvania
DEPARTMENT OF ENVIRONMENTAL PROTECTION

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

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 existing local municipal planning agency for their comments.

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

Project Name
Arrott Building Hotel

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

1. Date plan received by municipal planning agency. August 1, 2018
2. Date review completed by agency. August 2, 2018

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.*)?
☐ N/A	☐	2.	Is this proposal consistent with the comprehensive plan for land use? If no, describe the inconsistencies N/A
☒	☐	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 _____
☐	☒	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
☒	☐	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: Martina Battistone

Title: Senior Environmental Planner

Signature: MBattistone

Date: August 2, 2018

Name of Municipal Planning Agency: City of Pittsburgh, Dept. of City Planning

Address 200 Ross Street, 4th Floor Pittsburgh, PA 15219

Telephone Number: (412) 255-2516

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.

COUNTY OF ALLEGHENY

RICH FITZGERALD
COUNTY EXECUTIVE

August 6, 2018

Robert Matt Jr.
The Gateway Engineers, Inc.
400 Holiday Drive, Suite 300
Pittsburgh, PA 15220

RE: **SEWAGE FACILITIES PLANNING MODULE**
AAROTT HOTEL
CITY OF PITTSBURGH

Dear Mr. Matt,

Enclosed is a signed copy of Component 4C, County or Joint County Health Department Review, for the above-referenced development located on Wood Street in the City of Pittsburgh, Allegheny County. This Planning Module Component was received on August 1, 2018. The project proposes the following:

Project Description:	Retrofit of an 18 story existing building
Sewage Flow:	11,244 GPD
Conveyance:	On site to PWSA owned 68 inch combination sewer to M-03 interceptor to ALCOSAN.
Sewer's Owner:	PWSA, 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, Ivo Miller, Acting Plumbing Program Manager at 412-578-8393.

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

Sincerely,

Michael Scheer
Environmental Health Administrator II

Enclosure
cc: Thomas Flanagan, PA Department of Environmental Protection w/attachment
Ivo Miller, ACHD w/attachment

3800-FM-WSFR0362C 8/2005

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
Aarott Hotel

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

1. Date plan received by county or joint-county health department. August 1, 2018

   Agency name Allegheny County Health Department (ACHD)

2. Date review completed by agency Augtust 6, 2018

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

Yes	No		
☒	☐	1.	Is the proposed plan consistent with the municipality's Official Sewage Facilities Plan? If no, what are the inconsistencies?
☐	☒	2.	Are there any waste water disposal needs in the area adjacent to the new land development that should be considered by the municipality? If yes, describe
☐	☒	3.	Is there any known groundwater degradation in the area of the proposed subdivision? If yes, describe
☒	☐	4.	The county or joint county health department recommendation concerning this proposed plan is as follows: ACHD recommends approval. See attached letter.
		5.	Name, title and signature of person completing this section:

Name: Michael Scheer

Title: Environmental Health Administrator II

Signature:

Date: August 6, 2018

Name of County Health Department: ACHD

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

Telephone Number: 412-578-8388

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

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

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

City of Pittsburgh

Sewer Facilities Planning Module Questionnaire

Aarott Building Hotel

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

- Office Building

2) What is the proposed use for the property?

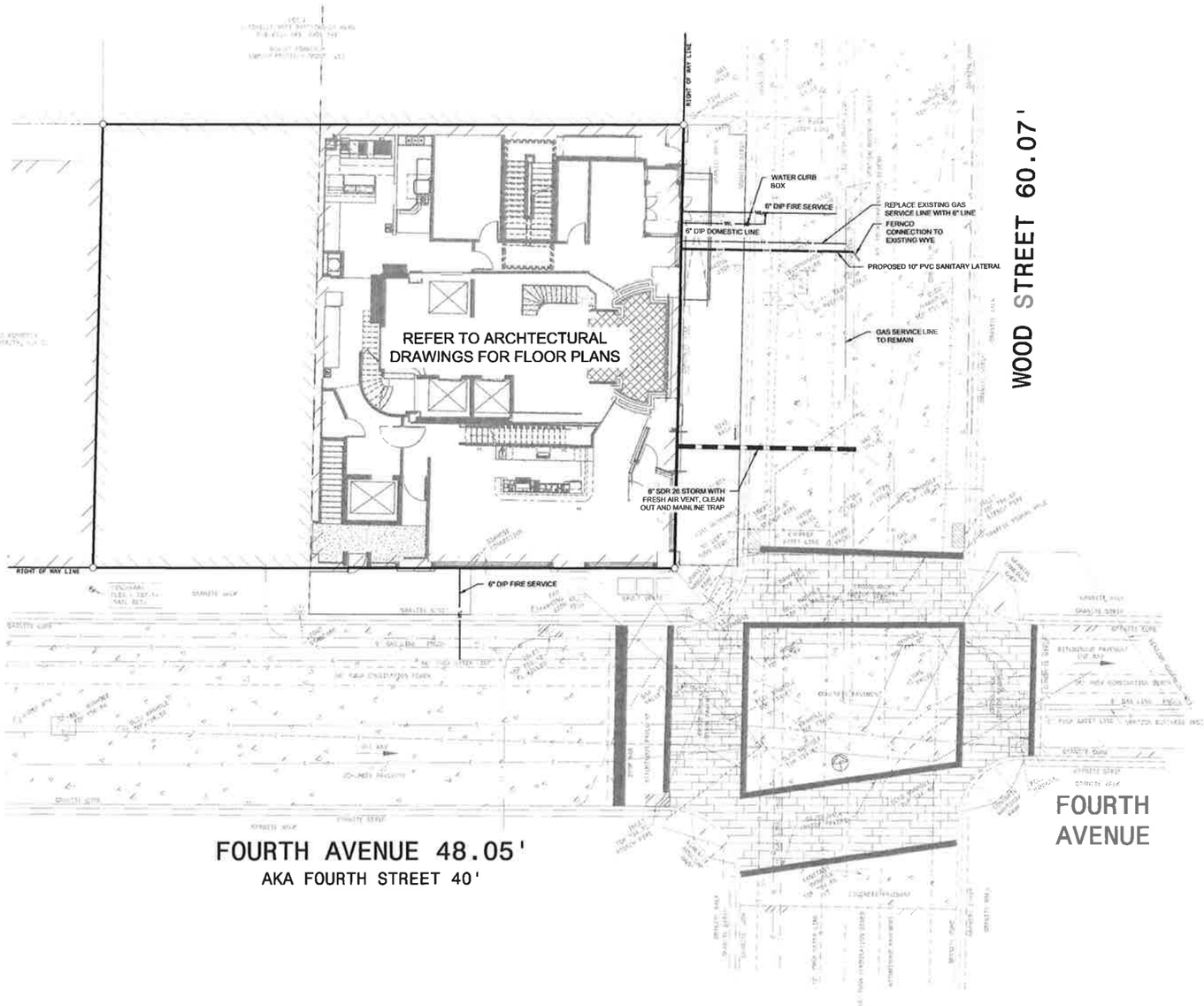
- Repurposing of the existing 18 story office building into a hotel with full service restaurant.

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

- The existing 18 story building occupies the entire parcel and only ground disturbance will involve utility connections and sidewalk replacement. This disturbance will involve well under 10,000 square feet and there will be no increase in impervious surface, thus no stormwater mitigation will be required.

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

- There will be no change in stormwater flow, however the storm and sanitary flow will be separated and separate connections made into the public sewer in Wood Street.



UTILITY LEGEND

SAN	PROPOSED SANITARY LINE
SAN SAN SAN	PROPOSED SANITARY LATERAL
	PROPOSED STORM LINE
WL	PROPOSED WATER LINE
WL	PROPOSED WATER LATERAL
ELE	PROPOSED ELECTRIC LINE
ETD	PROPOSED ELECTRIC, TELEPHONE, & DATA LINE
TEL	PROPOSED TELEPHONE LINE
GAS	PROPOSED GAS LINE
	PROPOSED UTILITY POLE
GV	PROPOSED GAS VALVE
WV	PROPOSED WATER VALVE
	PROPOSED WYE

UTILITY ABBREVIATIONS

STM	STORM
SAN	SANITARY
MH	MANHOLE
OS	OUTLET STRUCTURE
CO	CLEANOUT
RD	ROOF DRAIN
HW	HEADWALL
EW	ENDWALL

SITE PLAN NOTES:

1. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR THE EXACT LOCATION OF UTILITY ENTRANCES, BUILDING DIMENSIONS, ROOF LEADERS, EXIT DOORS, EXIT RAMPS AND PORCHES.
2. ALL DIMENSIONS ARE TO BUILDING FACE, FACE OF CURB OR EDGE OF SIDEWALK UNLESS NOTED OTHERWISE.
3. CONTRACTOR SHALL PROVIDE ALL LABOR AND MATERIALS FOR THE INSTALLATION OF SIGNAGE AND PAVEMENT MARKINGS AS SHOWN ON THE CONSTRUCTION PLANS.
4. LABELED DIMENSIONS OVERRIDE SCALED DIMENSIONS
5. ALL NEW MATERIALS AND CONSTRUCTION METHODS MUST MEET PADOT PUBLICATION 408 STANDARDS
6. CONTRACTOR TO WORK AROUND EXISTING UTILITIES, IF ADJUSTMENTS ARE NECESSARY, WORK WILL BE CONSIDERED INCIDENTAL.
7. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE NECESSARY SAFETY MEASURES TO SECURE THE SITE DURING CONSTRUCTION ACTIVITIES.
8. THE GATEWAY ENGINEERS, INC. IS NOT RESPONSIBLE TO INSPECT PROJECT SITES TO ENSURE COMPLIANCE WITH OCCUPATIONAL SAFETY HEALTH ADMINISTRATION (OSHA) STANDARDS.
9. WATER AND SEWER SERVICE INSTALLATION AND CONNECTIONS INTO PWSA MAINS TO BE DONE IN ACCORDANCE WITH APPROVED PWSA TAP CONNECTION/TERMINATION PLANS.
10. RESTORATION OF SIDEWALKS AND ROADWAY TO BE DONE IN ACCORDANCE WITH CITY OF PITTSBURGH DOMI SPECIFICATIONS.

811 Know what's below. Call before you dig.
Serial No. 20180620332

NORTH

GRAPHIC SCALE
0 5 10 20 40
(IN FEET)
1 inch = 10 ft.

DESMONE ARCHITECTS

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ONE DOUGHBOY SQUARE
3400 BUTLER STREET
PITTSBURGH
PENNSYLVANIA, 15201
TEL : 412. 683. 3230
FAX : 412. 683. 3563

MORGANTOWN:
265 HIGH STREET
SUITE 7
MORGANTOWN
WEST VIRGINIA, 26505
TEL : 304. 602. 7880
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GATEWAY PROJECT #: C-19919
GATEWAY INDEX #: –

75% Construction Documents
for
The Arrott Building Hotel
401 & 407 Wood Street, Pittsburgh PA 15222

Seal: GMP Set

NOT FOR CONSTRUCTION

Drawn By:	Edited By:	Checked By:
Author	Designer	Checker

Revisions:

Date:
08.03.18

Project Number:
4506

Client:
Continental Building Company

Drawing Title:
UTILITY PLAN

Scale: 1" = 10'
Drawing Number:
C300

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