

PLANNING MODULE  
FOR  
112-134 BURROWS STREET  
Situates in

4<sup>th</sup> Ward, City of Pittsburgh  
Allegheny County, Pennsylvania

Prepared by

KAG ENGINEERING, INC.  
2704 Brownsville Road  
Pittsburgh, PA 15227

#19-834

May 2019

*Revised November 5, 2019*

Resolution No. \_\_\_\_\_

CITY OF PITTSBURGH

Introduced: \_\_\_\_\_ Bill No: \_\_\_\_\_

Committee: Intergovernmental Affairs Committee Status: \_\_\_\_\_

Sponsored by: \_\_\_\_\_

Resolution adopting Plan Revision to the City of Pittsburgh's Official Sewage Facilities Plan for the 112-134 Burrows Street Land Development project, located at 112-134 Burrows Street of Pittsburgh, PA, 15213.

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

**WHEREAS**, Penn Pioneer Enterprises. LLC has proposed the development of a certain parcel of land identified as 112-134 Burrows Street, Pittsburgh, Pennsylvania 15213, Allegheny County, at Blocks and Lots 0011-H-00048-0000-00, 0011-H-00049-0000-00, 0011-H-00050-0000-00, 0011-H-00051-0000-00, 0011-H-00052-0000-00, 0011-H-00053-0000-00, 0011-H-00054-0000-00, 0011-H-00056-0000-00, 0011-H-00057-0000-00, 0011-H-00058-0000-00, & 0011-H-00059-0000-00 in the 4<sup>th</sup> Ward of the City of Pittsburgh and described in the attached Sewage Facilities Planning Module (the "Planning Module") for land development and proposes that project be served by a sewer tap-in to the City of Pittsburgh sewage systems; and

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

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

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

**SECTION 1.** The City of Pittsburgh hereby adopts and submits to the Department of Environmental Protection for its approval as a Plan Revision to the City of Pittsburgh's Official Sewage Facilities Plan, the above-referenced Planning Module for land development, which is attached hereto as **Exhibit A**.

Said Planning Module includes the proposed 112-134 Burrows Street Land Development project, located at 112-134 Burrows Street of Pittsburgh, PA, 15213, Allegheny County, at Blocks and Lots 0011-H-00048-0000-00, 0011-H-00049-0000-00, 0011-H-00050-0000-00, 0011-H-00051-0000-00, 0011-H-00052-0000-00, 0011-H-00053-0000-00, 0011-H-00054-0000-00, 0011-H-00056-0000-00, 0011-H-00057-0000-00, 0011-H-00058-0000-00, & 0011-H-00059-0000-00 in the 4<sup>th</sup> Ward of the City of Pittsburgh.

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

**Effective Date:** \_\_\_\_\_

**Passed in Council:** \_\_\_\_\_

**Approved:** \_\_\_\_\_

**Recorded in R.B. \_\_\_\_ page \_\_\_\_ in City Clerk's Office.**

**City of Pittsburgh**  
**112-134 Burrows Street Land Development**  
**112-134 Burrows Street, Pittsburgh, PA 15213**  
**Sewer Facilities Planning Module Questionnaire**

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

Previously, the property had been a store, residential home, and vacant land, but has not been in use for over five years.

**2) What is the proposed use for the property?**

The proposed use of the property is 14 residential buildings, driveways, utilities, and pervious paving.

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

The development will meet all requirements for the City of Pittsburgh, as well as the Allegheny County Conservation District. Pervious paving is used to keep postdevelopment stormwater flows less than postdevelopment flows/

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

As the project is using pervious pavement, and meeting all local, state and federal volume, rate and water quality requirements for runoff, the development will result in a net negative change in stormwater flow.



### Fiscal Impact Statement

<b>Department</b>	Civil Engineering		
<b>Preparer</b>	Kimberly Gales Dunn		
<b>Contact</b>	Kimberly Gales-Dunn (KAG Engineering)		
<b>Type of Initiative</b>	<input checked="" type="checkbox"/> Legislation	<input type="checkbox"/> Executive Order	
<b>Type of Legislation</b>	Other		

Penn Pioneer Enterprises, LLC is proposing to construct 14 residential buildings, driveways, utilities, and pervious paving, located in the 4<sup>th</sup> Ward of the City of Pittsburgh, Allegheny County, Pennsylvania, at Blocks and Lots 0011-H-00048-0000-00, 0011-H-00049-0000-00, 0011-H-00050-0000-00, 0011-H-00051-0000-00, 0011-H-00052-0000-00, 0011-H-00053-0000-00, 0011-H-00054-0000-00, 0011-H-00056-0000-00, 0011-H-00057-0000-00, 0011-H-00058-0000-00, & 0011-H-00059-0000-00, and described in the attached Sewage Facilities Planning Module (the "Planning Module") for land development and proposes that project be served by use of existing connections to the City of Pittsburgh sewage systems; and

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

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

**JDE Account Information**

N/A

**Additional Costs**

N/A

**Impact on City Revenue**

N/A

**Attachments**

If required, include any additional attachments and/or exhibits

NARRATIVE  
AND  
CALCULATIONS



COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF ENVIRONMENTAL PROTECTION  
BUREAU OF CLEAN WATER

**TRANSMITTAL LETTER  
FOR SEWAGE FACILITIES PLANNING MODULE**

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

TO: Approving Agency (DEP or delegated local agency)

Date May 2019

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

Dear Sir/Madam:

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

(Name)

Professional Engineer/Land Surveyor for 112-134 Burrows Street

(Title)

(Name)

a subdivision, commercial, or industrial facility located in City of PittsburghAllegheny

(City, Borough, Township)

County.

**Check one**

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

OR

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

**Check Boxes**

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

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

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

Municipal Secretary (print)

Signature

Date

Project No. \_\_\_\_\_

(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 112-134 Burrows Street  
 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 6<sup>th</sup> St.)* 112-134 Burrows Street  
Pittsburgh, PA 15213
  
2. Nature of Development. Check appropriate box and provide total flows.  

	Total Water Consumption (gpd)	Total Sanitary Flows (gpd)	Total Storm Flows (cfs)
<input checked="" type="checkbox"/> Residential	<u>5,600 GPD (4,800 GPD increase)</u>	<u>5,600 GPD (4,800 GPD increase)</u>	<u>2.48 cfs (1.44 cfs increase)</u>
<input type="checkbox"/> Commercial	_____	_____	_____
  
3. Acreage of development 0.66 acres
  
4. Allegheny County Block & Lot Nos. 11-H-48, 11-H-49, 11-H-50, 11-H-51, 11-H-52, 11-H-53, 11-H-54, 11-H-56, 11-H-57, 11-H-58, & 11-H-59
  
5. Ownership of Land Development  

Name	Address
<u>Burrows Street Townhouse, LLC</u>	<u>1 Worth Street, Suite 3F</u>
_____	<u>New York, NY 10013</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) 14 sanitary, 15 storm
  - b. Name of existing collection or conveyance system Burrows Street-15" VCP
  - c. Name of interceptor Allegheny Interceptor
  - 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.)	



Applicant Signature

10-9-19  
Date



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

Code No.

## SEWAGE FACILITIES PLANNING MODULE

### Component 3. Sewage Collection and Treatment Facilities

*(Return completed module package to appropriate municipality)*

DEP USE ONLY				
DEP CODE #	CLIENT ID #	SITE ID #	APS ID #	AUTH ID #

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 112-134 Burrows Street
2. Brief Project Description 14 townhouses

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

Municipality Name	County	City	Boro	Twp
Pittsburgh - 4th Ward	Allegheny	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Municipality Contact Individual - Last Name	First Name	MI	Suffix	Title
Weimar	Robert			Executive Director
Additional Individual Last Name	First Name	MI	Suffix	Title
Municipality Mailing Address Line 1	Mailing Address Line 2			
Pittsburgh Water and Sewer Authority-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)		
412-255-8682	412-393-0517			



September 17, 2019

Al Winkler  
J.R. Gales and Associates  
2704 Brownsville Road  
Pittsburgh, PA 15227

Subject: Pennsylvania Department of Environmental Protection (PaDEP)  
Sewage Facilities Planning Module (SFPM) – Component 3 Form  
Chapter 94 Consistency Determination  
112-134 Burrows Street Development  
Submitted: August 27, 2019

Dear Mr. Winkler:

Pursuant to your request, we have reviewed the DEP Sewage Facilities Planning Module for the 112-134 Burrows Street Development (Project) located at 112-134 Burrows Street, Pittsburgh, PA. We have determined that the proposed Project will not create a dry-weather hydraulic overload within the next five (5) years for any collection facility owned by the Pittsburgh Water and Sewer Authority (PWSA). Please refer to the enclosed and approved "Section J – Chapter 94 Consistency Determination". A copy of the DEP-approved Sewage Facilities Planning Module shall be provided to the PWSA prior to the issuance of the Tap-In Permit for connection to the existing waterline and/or sewerline.

Please be advised that the Sewage Facilities Planning Module shall not be considered complete by the DEP until approved by the Allegheny County Sanitary Authority (ALCOSAN) and Pittsburgh City Council (Council). For additional information, please contact Michael Lichte (412-734-6209) at ALCOSAN or Leslie Stevens (412-255-2005) at the City of Pittsburgh Law Department. Please note that a City Resolution shall be requested prior to Council approval.

Our review was based on information provided by your firm under the assumption that this information was accurate and complete. Should you have any questions, please do not hesitate to contact me directly at 412-255-8800 x5532 or RHerring@pgh2o.com.

Sincerely,

  
Robert Herring, P.E.  
Engineering Consultant

Enclosures

cc: Barry King, P.E. – PWSA (via email)  
Kate Mechler, P.E. – PWSA (via email)  
Julie Asciolla – PWSA (via email)  
Thomas Flanagan – DEP (via email)  
Leslie Stevens – City of Pittsburgh Law Department (via email)  
Michael Lichte, P.E. – ALCOSAN (via email)  
eBuilder File (via email)

**To:** Barry King, P.E.

**From:** Robert Herring, P.E.

**Date:** August 26, 2019

**Subject:** DEP Sewage Facilities Planning Module – Component 3  
Chapter 94 Consistency Determination  
Hydraulic Calculation Review  
112-136 Burrows Street Development

Dear Barry,

Pursuant to your request, we have reviewed the DEP Sewage Facilities Planning Module – Component 3 as submitted by J.R. Gales and Associates (Applicant) for the 112-136 Burrows Street Development (Project) located at 112-136 Burrows Street, Pittsburgh, PA 15213. In accordance with Title 25 of the Pennsylvania Code, the Pittsburgh Water and Sewer Authority (PWSA) is required to prepare an annual Wasteload Management Report on the collection and conveyance of wastewater relative to available capacity. Our review was conducted to understand how the proposed Project will impact available dry-weather capacity and whether the proposed flows will contribute to a dry-weather hydraulic overload within the next five (5) years. Please note that a dry-weather hydraulic overload shall require denial of the Sewage Planning Module and submission of a Corrective Action Plan to the PaDEP.

Based on the foregoing, we have determined that the proposed Project will not contribute to a dry-weather hydraulic overload within the next five years. Please refer to the enclosed hydraulic calculations for the proposed tie-in location. Upon your approval, please sign the enclosed "Section J - Chapter 94 Consistency Determination" from the DEP Sewage Facilities Planning Module – Component 3, as indicated.

Our review was based on information provided by the Applicant under the assumption that this information was accurate and complete. Should you have any questions, please do not hesitate to contact me directly.

Yours truly,

  
Robert Herring, P.E.  
Engineering Consultant

Enclosures



September 17, 2019

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

Subject: Pennsylvania Department of Environmental Protection (PaDEP)  
Sewage Facilities Planning Module – Component 3 Form  
Tap Allocation Authorization Letter


Dear Mr. Flanagan:

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

Project Name:	112-134 Burrows Street
Project Address:	112-134 Burrows Street Pittsburgh, PA 15213
Proposed Flow, gpd:	<b>4,800</b>
EDU's, 400gpd/EDU:	<b>12.00</b>



Our review is based on information provided by others under the assumption that this information was accurate and complete. Should you have any questions, please do not hesitate to contact me directly at 412-255-8800 x5532 or RHerring@pgh2o.com.

Sincerely,

  
Robert Herring, P.E.  
Consultant - Engineering

cc: Barry King, P.E. – PWSA (via email)  
Kate Mechler, P.E. – PWSA (via email)  
Julie Asciolla – PWSA (via email)  
J.R. Gales and Associates, Inc. (via email)  
Regis Ryan – PaDEP (via email)  
eBuilder File (via email)



DEP Sewage Planning Module				Date: 5/28/2019	
Section J. Chapter 94 Consistency Determination				Calculation Review	
				By: S.L.	
PROJECT NAME:		112-134 Burrows Street			
PROJECT FLOW:		4,800 gpd			
Formulas					
Manning Equation:					
$Q = (1.49/n) * A * R^{2/3} * S^{1/2}$		Q, flow, cfs			
$\Theta = 2 \arccos((r-d/r))$		n, roughness coefficient			
$A = r^2 (\Theta - \sin \Theta) / 2$		S, slope from PWSA records (ft/ft)			
$P_w = r * \Theta$		D, sewer diameter, ft			
$R_H = A / P_w$		d, depth of flow measured, ft, (SUBMITTED WITH REPORT)			
		$\Theta$ , central angle, radians			
		A, cross sectional area, ft <sup>2</sup>			
		$P_w$ , wetted perimeter, ft			
		$R_H$ , hydraulic radius, ft			
SEWER PROPERTIES					
n=	0.013	D=	1.25	ft	
S=	0.024	Material:	VCP		
				Peaking Factor	
				3.5 combined sewers	
				3 sanitary sewers	
DESIGN PEAK FLOW ( FLOWING FULL)					
$Q_{FULL} =$	6,473,812	gpd			
D=	1.250	ft			
r=	0.625	ft			
$\Theta =$	6.28	rad			
A=	1.23	ft <sup>2</sup>			
$P_w =$	3.93	ft			
$R_H =$	0.313	ft			
Q=	10.03	cfs			
AVERAGE DESIGN FLOW					
(Average flow is peak flow divided by peaking factor)					
$Q_{FULL, avg} =$	1,849,661	gpd			
PRESENT AVERAGE FLOW					
$Q_{AVG} =$	361,203	gpd			
d=	0.200	ft			
r=	0.630	ft			
$\Theta =$	1.64	rad			
A=	0.1273	ft <sup>2</sup>			
$P_w =$	1.033	ft			
$R_H =$	0.1233	ft			
Q=	0.560	cfs			
PRESENT PEAK FLOW					
(Peak flow is peaking factor times the average flow)					
$Q_{peak} =$	1,264,211	gpd			
PROJECTED AVERAGE FLOW					
$Q_{AVG, PROJECTED} =$	Qpeak projected / Peaking factor		$Q_{PK, PROJECTED} =$ (Present Peak flow + Project Flow) * 1.05		
$Q_{AVG, PROJECTED} =$	380,703	gpd		$Q_{PEAK, PROJECTED} =$	1,332,462 gpd
					

Project No. \_\_\_\_\_

(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 Components are made subject to the penalties of 18 PA C.S.A. § 4904 relating to unsworn falsification to authorities.

112-134 Burrows Street

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

8-8-19

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**

Signature of Responsible Agent  
Pittsburgh Water and Sewer Authority

Date

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

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

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

112-134 Burrows Street

Site Location Line 1

134 Burrows Street

Site Location Line 2

Site Location Last Line -- City

Pittsburgh

State

PA

ZIP+4

1522132457

Latitude

40°26'21.9"

Longitude

79°58'00"

Detailed Written Directions to Site Southwest on Penn Avenue, left on 12<sup>th</sup> Street, right onto Liberty Avenue, straight onto Grant Street, left onto Sixth Avenue, left onto Centre Avenue, right onto Kirpatrick Street, left onto Bentley Drive, and then right onto Burrows Street. Site is on the left after traveling 0.3 miles.

Description of Site The site is a store, single family dwelling, various sidewalks and stairways, and vacant land.

**Site Contact (Developer/Owner)**

Last Name

Gesue

First Name

Phillip

MI

A

Suffix

Phone

412-380-2600

Ext.

Site Contact Title

President

Site Contact Firm (if none, leave blank)

Burrows Street Townhouses, LLC

FAX

Email

Mailing Address Line 1

1 Worth Street

Mailing Address Line 2

Suite 3F

Mailing Address Last Line -- City

New York

State

NY

ZIP+4

100132925

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

Last Name

Gales-Dunn

First Name

Kimberly

MI

A

Suffix

Title

Professional Engineer/Surveyor

Consulting Firm Name

KAG Engineering, 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: 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 14

Connections 1

Name of:

existing collection or conveyance system Burrows Street - 15" VCP

owner PWSA

existing interceptor Allegheny Interceptor

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 PA 0005984

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

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

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

As an authorized representative of the permittee, I confirm that the ALCOSAN  
(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 Mel D. Luke

Agent Signature [Signature] Date 10/16/19

(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](http://www.dep.state.pa.us), select "subject" then select "technical guidance"). As a minimum this includes copies of the completed Cultural Resources Notice (CRN), a return receipt for its submission to the PHMC and the PHMC review letter.

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

Check one:

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

Applicant or Consultant Initials KAG

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

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

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

**1. Waters designated for Special Protection**

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

**2. Pennsylvania Waters Designated As Impaired**

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

**3. Interstate and International Waters**

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

**4. Tributaries To The Chesapeake Bay**

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

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

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

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

**DEP Sewage Facilities Planning Module**  
**Chapter 94 Consistency Determination**  
**Hydraulic Calculations Review**

**LEGEND:**

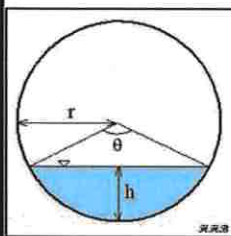
Input Data

Output Data

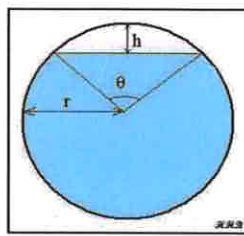
**PROJECT NAME:**  
**PROJECT LOCATION:**  
**TIE-IN LOCATION:**  
**PWSA REVIEWER:**  
**DATE:**

112-134 Burrows Street Plan  
 112-134 Burrows Street, Pittsburgh, PA 15213  
 Burrows Street - 15" VCP  
 Robert Herring, P.E.  
 June 26, 2019

**Section A: Manning Equation for Partially Filled Pipes**



Partially Full Pipe Flow Parameters  
(Less Than Half Full)



Partially Full Pipe Flow Parameters  
(More Than Half Full)

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

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

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

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

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

OR

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

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

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

**Section B: Data for Calculations**

Variable	Value	Units
n	0.013	unitless
Material	VCP	
S	0.024	ft/ft
h	0.200	ft
D	1.25	ft
h/D	0.16	ft/ft
P.F.	3.5	unitless

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

Proposed Project Flows		
Variable	Value	Units
Q <sub>p</sub>	4,800	gpd

**Section C: Design Flow Calculations**

Variable	Description	Definition
Q <sub>d, peak</sub>	Design Peak Flow	full pipe flow conditions
Q <sub>d, avg</sub>	Design Avg. Flow	full pipe flow conditions divided by the peaking factor



Peak Design Flow Calcs		
Variable	Value	Unit
D	1.250	ft
r	0.625	ft
A	1.227	ft^2
P	3.927	ft
R	0.313	ft
Q <sub>d, peak</sub>	10	cfs
Q <sub>d, peak</sub>	6,485,408	gpd

Average Design Flow Calcs		
Variable	Value	Unit
Q <sub>d, avg</sub>	1,852,974	gpd

#### Section D: Existing Flow Calculations

Variable	Description	Definition
Q <sub>ex, avg</sub>	Existing Avg. Flow	existing flow conditions based on flow depth measurement
Q <sub>ex, peak</sub>	Existing Peak Flow	the average existing flow multiplied by the peaking factor

Existing Average Flow Calcs		
Variable	Value	Unit
D	1.250	ft
r	0.625	ft
Θ	1.65	rad
A	0.13	ft^2
P	1.03	ft
R	0.123	ft
Q <sub>ex, peak</sub>	1	cfs
Q <sub>ex, peak</sub>	360,098	gpd

Existing Peak Flow Calcs		
Variable	Value	Unit
Q <sub>ex, avg</sub>	1,260,343	gpd

#### Section E: Projected Flow Calculations

Variable	Description	Definition
Q <sub>proj, peak</sub>	Projected Peak Flow	$= (Q_{ex, peak} + Q_p) \times 1.05$
Q <sub>proj, avg</sub>	Projected Avg. Flow	$= Q_{proj, peak} \div P.F.$

Projected Flow Calculations		
Variable	Value	Unit
Q <sub>proj, peak</sub>	1,328,400	gpd
Q <sub>proj, avg</sub>	379,543	gpd

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

Variable	PWSA Calcs, gpd	Applic. Calcs, gpd	Difference, gpd	Difference, %
Q <sub>d, peak</sub>	6,485,408	6,473,812	11,596	0%
Q <sub>d, avg</sub>	1,852,974	1,849,661	3,313	0%
Q <sub>ex, peak</sub>	1,260,343	1,264,211	-3,868	0%
Q <sub>ex, avg</sub>	360,098	361,203	-1,105	0%
Q <sub>proj, peak</sub>	1,328,400	1,333,302	-4,902	0%
Q <sub>proj, avg</sub>	379,543	380,943	-1,400	0%



## SECTION J-CHAPTER 94 CONSISTENCY DETERMINATION FOOTNOTES

## PWSA COLLECTION-112-134 BURROWS STREET

PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION  
PLANNING MODULE

- (1) Design/Permitted collection system average design capacity computed using static Manning's analysis based on existing 15" vitrified clay sewer, with a slope of 2.4%, Manning's n value of 0.013 and full flow depth, divided by a peaking factor of 3.5 for combination sewers = 1,849,661 gpd
- (2) Design/Permitted collection system peak design capacity computed using static Manning's analysis based on existing 15" vitrified clay sewer, with a slope 2.4%, Manning's n-value of 0.013 and full flow depth = 6,473,812 gpd
- (3) Present collection system peak flow computed using static Manning's analysis based on existing 15" vitrified clay sewer, with slope of 2.4%, Manning's n-value of 0.013 and measured flow depth of 0.2 feet = 1,264,211 gpd
- (4) Present collection system average flow computed using the present peak flows computed in footnote 3, divided by a peaking factor of 3.5 for combination sewers = 361,203 gpd
- (5) Projected collection system average flow computed using the present average flows computed in Footnote 3 plus project flows of 4,800 gpd, multiplied by a 5% growth factor = 380,703 gpd
- (6) Projected collection system peak flow using the present peak flows computed in Footnote 4 plus project flows of 4,800 gpd, multiplied by a 5% growth factor = 1,332,462 gpd

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

## NARRATIVE

---

Name of Project: 112-134 Burrows Street

Address: 112-134 Burrows Street, Pittsburgh, PA 15213

Block & Lot Numbers: 11-H-48, 11-H-49, 11-H-50, 11-H-51, 11-H-52, 11-H-53, 11-H-54, 11-H-56, 11-H-57, 11-H-58, & 11-H-59

Ward: 4<sup>th</sup> Ward

Current Use: One-story block store and two and one-half story brick home

Proposed Use: 14 townhouses

The method of determining the sewer slope was by surveying the manholes and inverts.

The flow depth of 0.2 feet was measured by KAG Engineers on April 29, 2019 at 8:00 AM.

The Water Usage Breakdown is as follows:

**Existing Sanitary Flows:**

One Store = 1 x 400 gpd = 400 gpd

One Single Family Dwelling = 1 x 400 gpd = 400 gpd

***Total Existing Flow = 800 gpd***

**Proposed Sanitary Flows:**

14 Townhouses = 14 x 400 gpd = 5,600 gpd

***Total Existing Flow = 5,600 gpd***

Increase in sanitary: 5,600 gpd – 800 gpd = 4,800 gpd

**Conclusion**

The proposed sanitary flow increase of 4,800 gpd is greater than the 799 gpd allowable increase, therefore, a planning module is required

## Storm Flows

### Existing Impervious Area:

Store, single family dwelling, stairs, & sidewalks = 2,880 s.f.

### Proposed Impervious Area:

Townhouses = 23,555 s.f.

- 2,880 s.f.

20,695 s.f. increase in impervious area

### Existing Storm Flow:

0.07 Acres Impervious (C = 0.95)

0.59 Acres Suburban, normal residential (C = 0.60)

$Q = CIA$

$Q = (0.95)(5.8)(0.07) + (0.60)(5.8)(0.59)$

$Q = 0.39 + 2.05$

$Q = 2.44 \text{ c.f.s.}$

### Proposed Storm Flow:

0.58 Acres Impervious (C = 0.95)

0.08 Acres Suburban, normal residential (C = 0.60)

$Q = CIA$

$Q = (0.95)(5.8)(0.58) + (0.60)(5.8)(0.08)$

$Q = 3.20 + 0.28$

$Q = 3.48 \text{ c.f.s.}$

### Conclusion

Stormwater management is required because the 20,695 s.f. increase in impervious area is greater than the allowable 5,000 s.f. of impervious area.

Proposed earth disturbance = 0.66 acres

### Conclusion:

Stormwater management is required because the proposed earth disturbance is greater than 10,000 s.f.

**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 4800 gpd
2. Total Sewage Flows to Facilities (pathway from point of origin through treatment plant)

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

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

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

	a. Design and/or Permitted Capacity (gpd)		b. Present Flows (gpd)		c. Projected Flows in 5 years (gpd) (2 years for P.S.)	
	Average	Peak	Average	Peak	Average	Peak
Collection	1849661	6473812	361203	1264211	380703	1332462
Conveyance	—	2.45 mgd	0.35	0.41 mgd	0.35 mgd	0.41 mgd
Treatment	—	250 mgd	216.1 mgd	252 mgd	202.9 mgd	250 mgd

3. Collection and Conveyance Facilities

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

- YES ☐ NO ☒
- a. ☐ 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 The Pittsburgh Water and Sewer Authority  
 Name of Responsible Agent Barry King, P.E. / Director of Engineering  
 Agent Signature [Signature] Date 9/16/2019



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

c. Conveyance System

Name of Agency, Authority, Municipality ALCOSAN

Name of Responsible Agent Muel D. Luchito

Agent Signature [Signature]

Date 10/16/19

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 Muel D. Luchito

Agent Signature [Signature]

Date 10/16/19

☐ **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 \$700.00 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.

$$\#14 \quad \text{Lots (or EDUs)} \times \$50.00 = \$700.00$$

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)

May 28, 2019  
#19-834

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

ATTN: Ms. Martina Battistone  
Manager of Development Service

RE: 112-134 Burrows Street  
City of Pittsburgh –4th Ward  
Allegheny County

Dear Ms. Battistone,

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,

KAG ENGINEERING, INC.



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

Enclosures



**CITY OF  
PITTSBURGH**

**Department of City Planning**

**William Peduto**  
Mayor

**Raymond W. Gastil, AICP**  
Director

October 21, 2019

Kimberly Ann Gales-Dunn  
KAG Engineering, Inc.  
2704 Brownsville Road  
Pittsburgh, PA 15227

RE: Burrows Street Townhouses Stormwater Management Review

Dear Ms. Gales-Dunn,

The Stormwater Plan submitted to the City of Pittsburgh for review has been studied and the adequacy of the plan has been evaluated. The above referenced Plan is adequate.

The City of Pittsburgh reviews the Plan to determine whether it is adequate to satisfy the requirements of City of Pittsburgh's Zoning Code Title Nine – 906.07 SM-O, Stormwater Management Overlay District as well as Title Thirteen – Stormwater Management. When determining a plan is adequate to meet these requirements, the City of Pittsburgh does not assume any responsibility for the implementation and operation of the facility(s) contained in the Plan.

The design, structure integrity, and installation of the control measures are the responsibility of the owner (initial, interim, and final). Before any construction or stormwater facilities may begin, the appropriate and necessary local, state and federal permits/approvals must be secured from the agency(s) having specific permitting/approval authority.

Please contact me with any questions.

Sincerely,

Martina Battistone  
*Senior Environmental Planner*



COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF ENVIRONMENTAL PROTECTION  
BUREAU OF CLEAN WATER

DEP Code #:

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

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

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

Project Name

112-134 Burrows Street

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

1. Date plan received by municipal planning agency 10-11-192. Date review completed by agency 10-21-19

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

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

**SECTION C. AGENCY REVIEW (continued)**

Yes

No



13. Is this proposal consistent with the ordinance?

If no, describe the inconsistencies \_\_\_\_\_



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

If no, describe the inconsistencies \_\_\_\_\_



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

If yes, describe \_\_\_\_\_



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



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

If no, describe the inconsistencies \_\_\_\_\_

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

Name: Martina BattistoneTitle: senior environmental plannerSignature: MBattistoneDate: 10-21-19Name of Municipal Planning Agency: City of Pittsburgh, Dept. City PlanningAddress 200 Ross St. 4th Floor Pittsburgh, PA 15219Telephone 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 needed, attach additional sheets.

The planning agency must complete this component within 60 days.

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

May 28, 2019  
#19-834

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

ATTN: Mr. Sam Shamsi  
Environmental Health Engineer

RE: 112-134 Burrows Street  
City of Pittsburgh – 4<sup>th</sup> Ward  
Allegheny County

Dear Mr. Shamsi:

Enclosed is a copy of the Transmittal Letter, Resolution and Component 4c and the Completeness Checklist for completion and signature by the Borough for the above referenced Planning Module. Once completed, please return it to our office so that we may insert 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 do not hesitate to call our office.

Very Truly Yours,  
KAG ENGINEERING, INC.



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

Enclosures



COUNTY OF



ALLEGHENY

**RICH FITZGERALD**  
COUNTY EXECUTIVE

October 17, 2019

Kimberly Gates-Dunn, P.E., P.L.S.  
KAG Engineering, Inc.  
2704 Brownsville Road  
Pittsburgh, PA 15227

**RE: SEWAGE FACILITIES PLANNING MODULE**  
**112 – 134 Burrows Street**  
**City of Pittsburgh, ALLEGHENY COUNTY**

Dear Ms. Gates-Dunn:

Enclosed is a signed copy of Component 4C, County or Joint County Health Department Review, for the above-referenced development. This Planning Module Component was received on October 16, 2019. The project proposes the following:

**Project Description:**

112-134 Burrows Street. Proposing to demolish 2 existing buildings on one commercial lot (current one-story block store, Lot # 11-H-51) & one residential lot (current two and one half story block home, Lot # 11-H-58) and construct 14 townhouses on these 2 lots currently with buildings and 9 adjacent vacant residential lots (Lot #s 11-H-48, 11-H-49, 11-H-50, 11-H-52, 11-H-53, 11-H-54, 11-H-56, 11-H-57, & 11-H-59) located on Burrows Street in the City of Pittsburgh, Allegheny County.

**Sewage Flow:**

4,800 GPD

**Conveyance:**

The flow from this site will be conveyed to the Pittsburgh Water & Sewer Authority (PWSA) collection system to the ALCOSAN POC M-19B to the Monongahela River interceptor and then to the ALCOSAN Treatment Plant at Woods Run.

**Sewer's Owner:**

PWSA (collection) and ALCOSAN (interceptor)

**Name of Sewage Treatment Plant:**

ALCOSAN



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

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, you can call Ivo Miller, 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 412-578-8046.

Sincerely,

A handwritten signature in blue ink, appearing to read "Freddie Fields".

Freddie Fields, M.B.A.  
Environmental Health Engineer III  
Water Pollution Control & Solid Waste Management

FF/cb  
Enclosure

cc: Thomas Flanagan, PA DEP w/attachment (electronically)  
Ivo Miller, ACHD w/attachment (electronically)



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

---

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

---

**Background**

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

**Who Should Complete the Component?**

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

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

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

---

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

---

**Section A. Project Name**

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

**Section B. Review Schedule**

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

**Section C. Agency Review**

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

**Section D. Additional Comments**

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



## 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

112 - 134 Burrows Street

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

1. Date plan received by county or joint county health department October 16, 2019Agency name Allegheny County Health Department (ACHD)2. Date review completed by agency October 17, 2019

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

Yes No

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

If no, what are the inconsistencies? \_\_\_\_\_

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

If yes, describe \_\_\_\_\_

☐ ☒ 3. Is there any known groundwater degradation in the area of this proposal?

If yes, describe \_\_\_\_\_

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

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

Name: Freddie FieldsTitle: Environmental Health Engineer IIISignature: Date: October 17, 2019Name of County Health Department: ACHDAddress: 3901 Penn Avenue, Building #5, Pittsburgh, PA 15224-1318Telephone 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: **112-134 Burrows Street**

Date of Review: **6/4/2019 11:29:42 AM**

Project Category: **Development, Residential, Subdivision containing more than 2 lots and/or 2 single-family units**

Project Area: **0.66 acres**

County(s): **Allegheny**

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

ZIP Code: **15213**

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

Watersheds HUC 8: **Lower Monongahela**

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

Decimal Degrees: **40.439377, -79.966768**

Degrees Minutes Seconds: **40° 26' 21.7574" N, 79° 58' 0.3633" 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.



## 112-134 Burrows Street



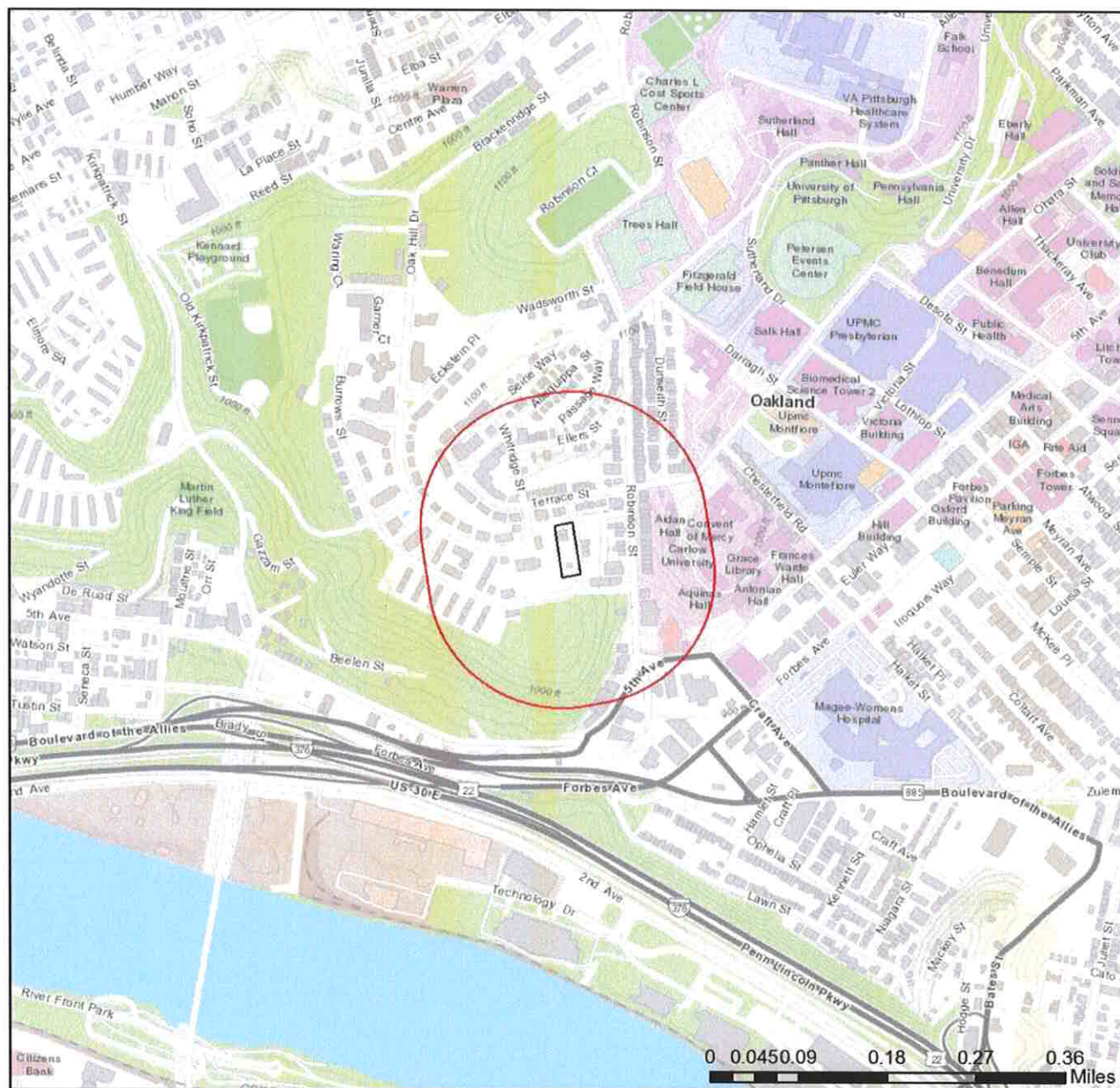
- ☐ Project Boundary
- ☐ Buffered Project Boundary



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, Garmin, (c) OpenStreetMap contributors, and the GIS user community



## 112-134 Burrows Street



- 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  
Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS,



## 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:** The project will affect 1 to 39 acres of forests, woodlots and trees.

**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](http://www.naturalheritage.state.pa.us)). Also note that the PNDI Environmental Review Tool only contains information about species occurrences that have actually been reported to the PNHP.

## 6. AGENCY CONTACT INFORMATION

### PA Department of Conservation and Natural Resources

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

### 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](mailto: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](mailto:RA-PGC_PNDI@pa.gov)  
NO Faxes Please

## 7. PROJECT CONTACT INFORMATION

Name: Kimberly Gales-Dunn  
Company/Business Name: KAG Engineering, 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

6-9-19  
date

## ACT 14 NOTIFICATIONS



**KAG ENGINEERING, INC.**

Consulting Engineering & Land Surveying

2704 BROWNSVILLE ROAD  
PITTSBURGH, PA 15227  
PHONE: (412) 885-8888 FAX: (412) 885-5146

May 28, 2019  
#19-834

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

RE: 112-134 Burrows Street  
City of Pittsburgh – 4<sup>th</sup> Ward  
Allegheny County

Dear County Council:

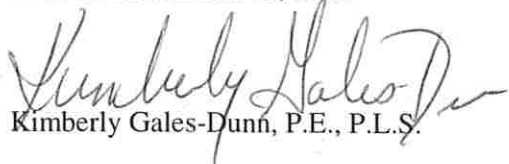
In accordance with Act 14, "Municipal/County Notifications of application for Water Quality Management and Related Permits", this is notification that Penn Pioneer Enterprises LLC have made application for Planning Modules for 118-134 Burrows Street development in the City of Pittsburgh-4<sup>th</sup> Ward, Allegheny County, Pennsylvania.

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

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

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

Very Truly Yours,  
KAG ENGINEERING, INC.

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

CERTIFIED MAIL

x

# KAG ENGINEERING, INC.

Consulting Engineering & Land Surveying

2704 BROWNSVILLE ROAD  
PITTSBURGH, PA 15227  
PHONE: (412) 885-8888 FAX: (412) 885-5146

May 28, 2019  
#19-834

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

ATTN: Mr. Robert A. Weimar  
Executive Director

RE: 112-134 Burrows Street  
City of Pittsburgh – 4<sup>th</sup> Ward  
Allegheny County

Dear Mr. Robinson:

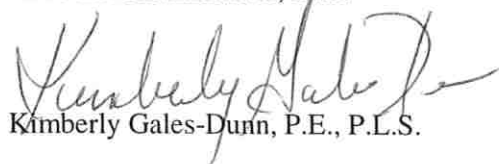
In accordance with Act 14, "Municipal/County Notifications of application for Water Quality Management and Related Permits", this is notification that Penn Pioneer Enterprises LLC have made application for Planning Modules for 118-134 Burrows Street development in the City of Pittsburgh-4<sup>th</sup> Ward, Allegheny County, Pennsylvania.

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

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

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

Very Truly Yours,  
KAG ENGINEERING, INC.



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

CERTIFIED MAIL

SERVICE  
AVAILABILITY  
REQUEST

**KAG ENGINEERING, INC.**

Consulting Engineering & Land Surveying

2704 BROWNSVILLE ROAD  
PITTSBURGH, PA 15227  
PHONE: (412) 885-8888 FAX: (412) 885-5146

May 28, 2019 - Oct. 11, 2019  
#19-834

M-19B

ALCOSAN  
3300 Preble Avenue  
Pittsburgh, PA 15233

RECEIVED  
10/16/19

ATTN: Mr. Michael Lichte

RE: 112-134 Burrows Street  
City of Pittsburgh - 4<sup>th</sup> Ward  
Allegheny County

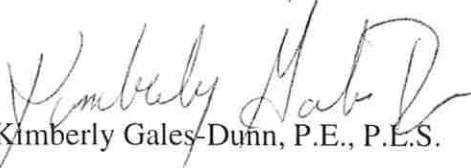
Dear Mr. Lichte:

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

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

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

Very Truly Yours,  
KAG ENGINEERING, INC.

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

Enclosures



October 16, 2019

**Members of the Board**

Sylvia C. Wilson  
*Chair Person*

Jack Shea  
Rep. Harry Readshaw  
John Weinstein  
Corey O'Connor  
Brenda L. Smith  
Shannah Tharp-Gilliam, Ph.D.

Arletta Scott Williams  
*Executive Director*

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

Jan M. Oliver  
*Director  
Regional Conveyance*

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

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

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

Jeanne K. Clark  
*Director  
Governmental Affairs*

Joseph Vallarian  
*Director  
Communications*

Kimberly Gales-Dunn, P.E., P.L.S.  
KAG Engineering  
2704 Brownsville Road  
Pittsburgh, PA 15227

**Re: 112-134 Burrows Street – City of Pittsburgh  
PA DEP Sewage Facilities Planning Module  
ALCOSAN Regulator Structure M-19B-00**

Dear Ms. Gales-Dunn:

We have reviewed the Planning Module Component 3 for the referenced project to be located in the City of Pittsburgh. The project will generate an estimated flow of 4,800 GPD in the ALCOSAN Monongahela Interceptor and Woods Run Treatment Plant.

The capacity at the M-19B-00 Regulator Structure is approximately 2.45 MGD. The monitored peak dry weather flow is approximately 0.41 MGD. Dry weather capacity exists for this connection. However, the ALCOSAN Monongahela Interceptor and the Woods Run Treatment Plant do not have the capacity for the flows generated during wet weather periods. This limitation will be addressed as ALCOSAN implements the Clean Water Plan.

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

Sincerely,

**ALLEGHENY COUNTY SANITARY AUTHORITY**

Michael Lichte, P.E.  
Manager of Planning

**Attachment**

cc: T. Dean (w/o attachment)  
D. Thornton (w/o attachment)  
Shawn McWilliams (w/o attachment)  
Barry King, PWSA (w/o attachment)  
T. Flanagan/ PaDEP (w/o attachment)  
Mike Moskorisin, ACHD (w/o attachment)



# 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.

<b>Information to be submitted by the Applicant:</b>			
Property Owner Name:	Burrows Street Townhouses, LLC		
Address of Property:	112-134 Burrows Street		
Proposed Use of Site:	14 townhouse dwellings		
Closest street intersection to the property:		Burrows Street & Dunbar Way	
Requestor Name:	Kimberly Gales-Dunn	Date of Request:	5/24/19
Requestor Address:	2704 Brownsville Road, Pittsburgh, PA 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)

<b>PWSA Use Only:</b>	
PWSA Water Service Available:	<input type="checkbox"/> Yes <input type="checkbox"/> No
Water Size / Location:	_____
PWSA Sewer Service Available:	<input type="checkbox"/> Yes <input type="checkbox"/> No
Sewer Size / Location:	_____
Applicant must contact separate agency for water service:	<input type="checkbox"/> Yes <input type="checkbox"/> No
Name of separate agency:	_____
PWSA Approval Authority:	Signature and Date _____
	Name (printed) _____
	Title _____

*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.*

**REPORT ON  
ALTERNATIVE ANALYSIS**

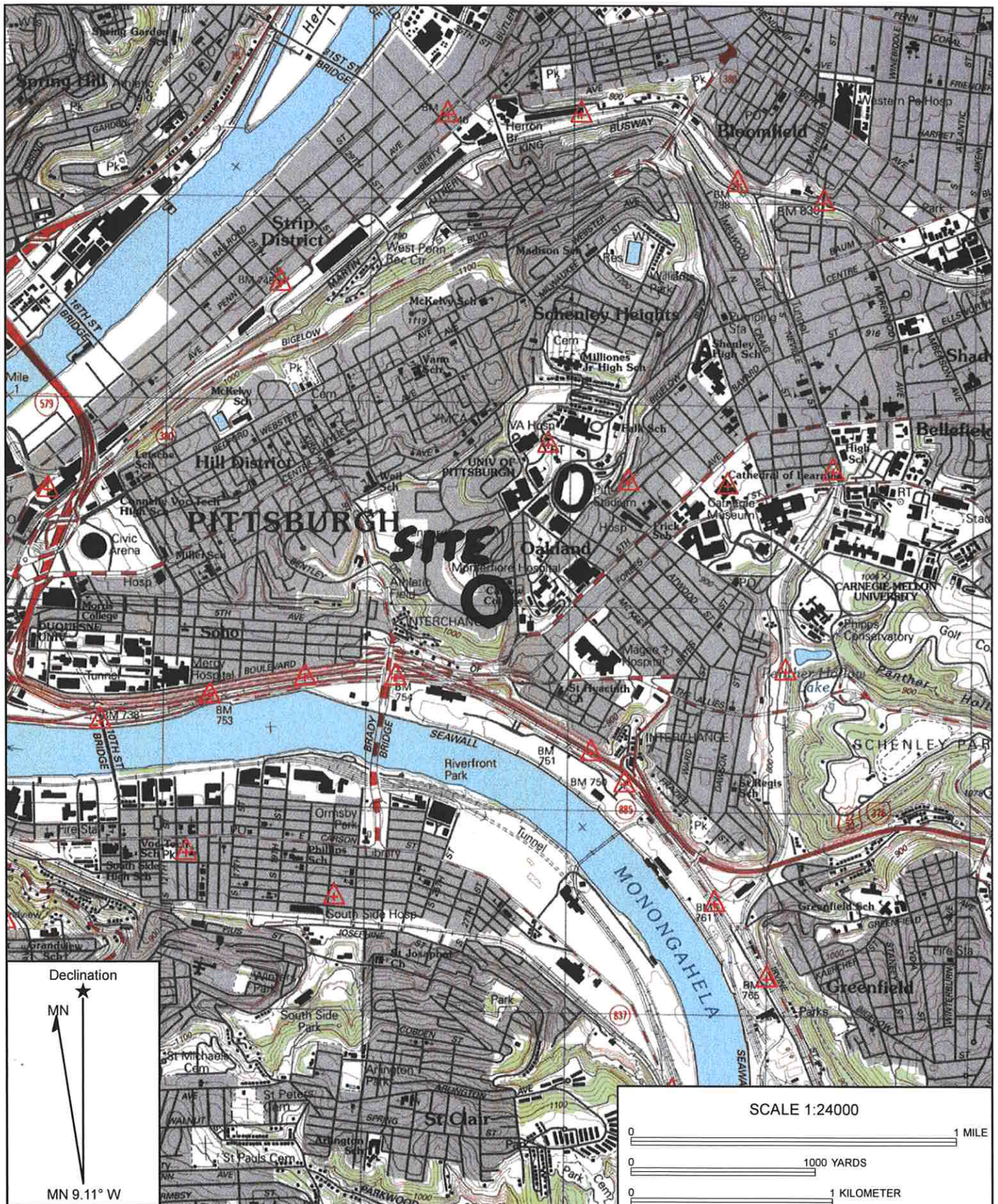
### **ALTERNATIVE ANALYSIS**

---

There currently are sanitary sewers available to service this project, which will provide for a connection for the proposed lots. The sewers have adequate capacity for the proposed development. The existing sanitary sewers are located on Burrows Street. There is no alternative way to service these lots.

# LOCATION MAP





Name: PITTSBURGH EAST  
 Date: 05/24/19  
 Scale: 1 inch = 2,000 ft.

Location: 040° 26' 20.20" N 079° 58' 00.16" W



**PROPERTY  
INFORMATION**

Parcel ID : 0011-H-00048-0000-00  
 Property Address : BURROWS ST  
 PITTSBURGH, PA 15213

Municipality : 104 4th Ward - PITTSBURGH  
 Owner Name : PENN PIONEER ENTERPRISES LLC

School District :	Pittsburgh	Neighborhood Code :	10402
Tax Code :	Taxable	Owner Code :	Corporation
Class :	Residential	Recording Date :	5/12/2017
Use Code :	VACANT LAND	Sale Date :	5/10/2017
Homestead :	No	Sale Price :	\$55,000
Farmstead :	No	Deed Book :	16794
Clean And Green	No	Deed Page :	163
Other Abatement :	No	Lot Area :	2,100 SQFT

SaleCode : Multi-Parcel Sale

#### 2019 Full Base Year Market Value

#### 2019 County Assessed Value

Land Value	\$4,200	Land Value	\$4,200
Building Value	\$0	Building Value	\$0
Total Value	\$4,200	Total Value	\$4,200

#### 2018 Full Base Year Market Value

#### 2018 County Assessed Value

Land Value	\$4,200	Land Value	\$4,200
Building Value	\$0	Building Value	\$0
Total Value	\$4,200	Total Value	\$4,200

#### Address Information

Owner Mailing : 422 CAVITT AVE  
 TRAFFORD, PA 15085-5085

PIN: 0011H00048000000



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WGS84 Web Mercator



Parcel ID : 0011-H-00049-0000-00  
 Property Address : BURROWS ST  
 PITTSBURGH, PA 15213

Municipality : 104 4th Ward - PITTSBURGH  
 Owner Name : PENN PIONEER ENTERPRISES LLC

School District :	Pittsburgh	Neighborhood Code :	10402
Tax Code :	Taxable	Owner Code :	Corporation
Class :	Residential	Recording Date :	5/12/2017
Use Code :	VACANT LAND	Sale Date :	5/10/2017
Homestead :	No	Sale Price :	\$55,000
Farmstead :	No	Deed Book :	16794
Clean And Green	No	Deed Page :	163
Other Abatement :	No	Lot Area :	2,100 SQFT

SaleCode : Multi-Parcel Sale

#### 2019 Full Base Year Market Value

#### 2019 County Assessed Value

Land Value	\$4,200	Land Value	\$4,200
Building Value	\$0	Building Value	\$0
Total Value	\$4,200	Total Value	\$4,200

#### 2018 Full Base Year Market Value

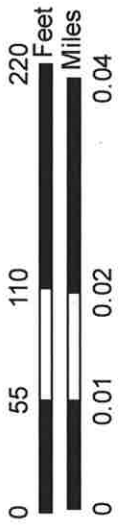
#### 2018 County Assessed Value

Land Value	\$4,200	Land Value	\$4,200
Building Value	\$0	Building Value	\$0
Total Value	\$4,200	Total Value	\$4,200

#### Address Information

Owner Mailing : 422 CAVITT AVE  
 TRAFFORD , PA 15085-5085

PIN: 0011H00049000000



WGS84 Web Mercator

# LEGEND

- Parcels
- LotLines
- Streets
- Municipalities
- Image
- Red: Band\_1
- Green: Band\_2
- Blue: Band\_3

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Parcel ID : 0011-H-00050-0000-00  
 Property Address : 134 BURROWS ST  
 PITTSBURGH, PA 15213

Municipality : 104 4th Ward - PITTSBURGH  
 Owner Name : PENN PIONEER ENTERPRISES LLC

School District :	Pittsburgh	Neighborhood Code :	10402
Tax Code :	Taxable	Owner Code :	Corporation
Class :	Residential	Recording Date :	5/12/2017
Use Code :	VACANT LAND	Sale Date :	5/10/2017
Homestead :	No	Sale Price :	\$55,000
Farmstead :	No	Deed Book :	16794
Clean And Green	No	Deed Page :	163
Other Abatement :	No	Lot Area :	2,100 SQFT

SaleCode : Multi-Parcel Sale

## 2019 Full Base Year Market Value

## 2019 County Assessed Value

Land Value	\$4,200	Land Value	\$4,200
Building Value	\$0	Building Value	\$0
Total Value	\$4,200	Total Value	\$4,200

## 2018 Full Base Year Market Value

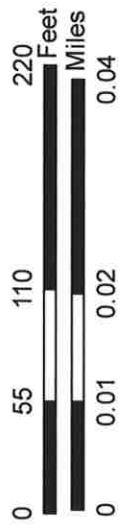
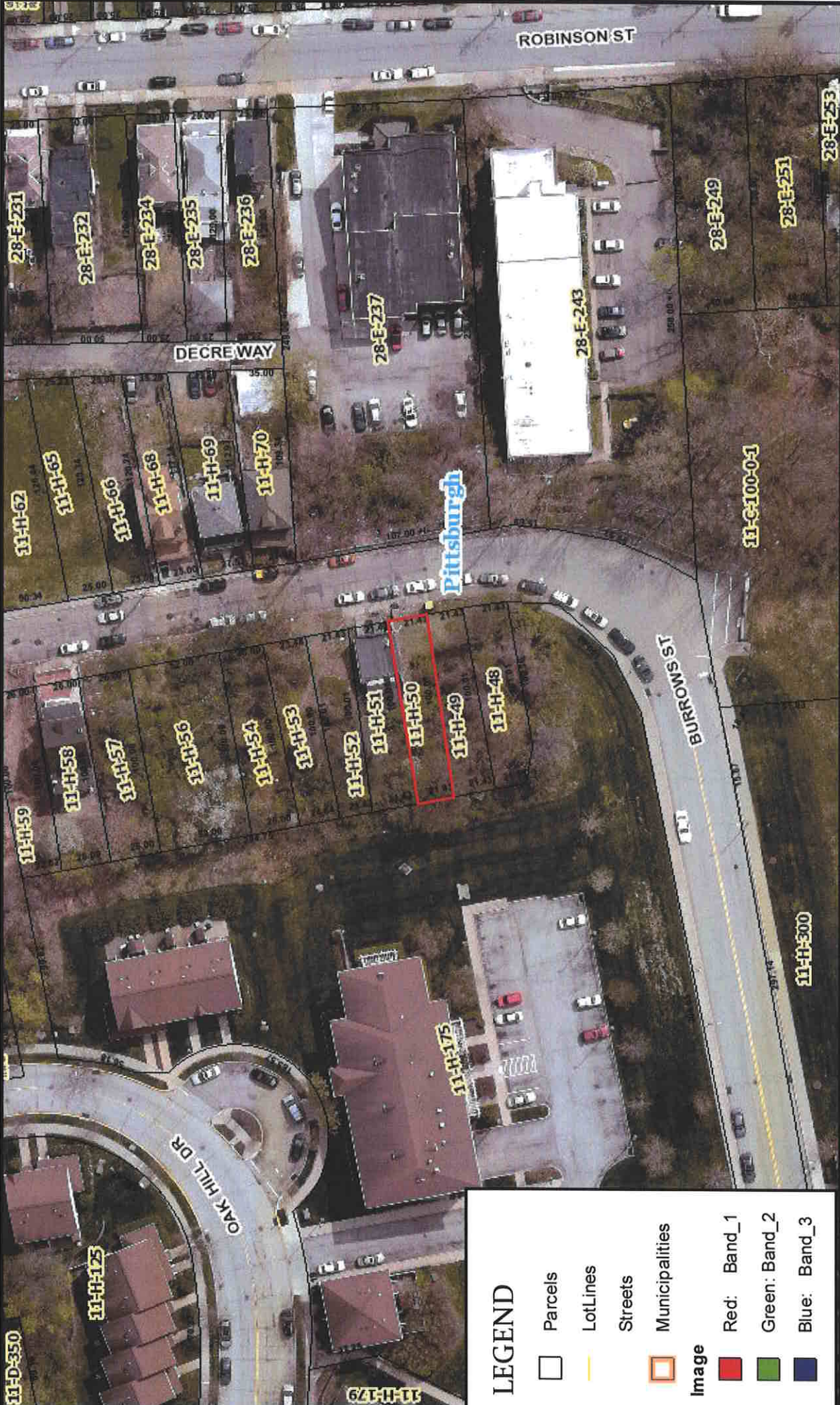
## 2018 County Assessed Value

Land Value	\$4,200	Land Value	\$4,200
Building Value	\$0	Building Value	\$0
Total Value	\$4,200	Total Value	\$4,200

## Address Information

Owner Mailing : 422 CAVITT AVE  
 TRAFFORD, PA 15085-5085

PIN: 0011H00050000000



WGS84 Web Mercator

# LEGEND

- Parcels
- LotLines
- Streets
- Municipalities
- Red: Band\_1
- Green: Band\_2
- Blue: Band\_3

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Parcel ID : 0011-H-00051-0000-00  
Property Address : 132 BURROWS ST  
PITTSBURGH, PA 15213

Municipality : 104 4th Ward - PITTSBURGH  
Owner Name : PENN PIONEER ENTERPRISES LLC

School District :	Pittsburgh	Neighborhood Code :	51C18
Tax Code :	Taxable	Owner Code :	Corporation
Class :	Commercial	Recording Date :	5/12/2017
Use Code :	SMALL DETACHED RET (UNDER 10000	Sale Date :	5/10/2017
Homestead :	No	Sale Price :	\$55,000
Farmstead :	No	Deed Book :	16794
Clean And Green	No	Deed Page :	163
Other Abatement :	No	Lot Area :	2,100 SQFT

SaleCode : Multi-Parcel Sale

#### 2019 Full Base Year Market Value

#### 2019 County Assessed Value

Land Value	\$4,200	Land Value	\$4,200
Building Value	\$2,200	Building Value	\$2,200
Total Value	\$6,400	Total Value	\$6,400

#### 2018 Full Base Year Market Value

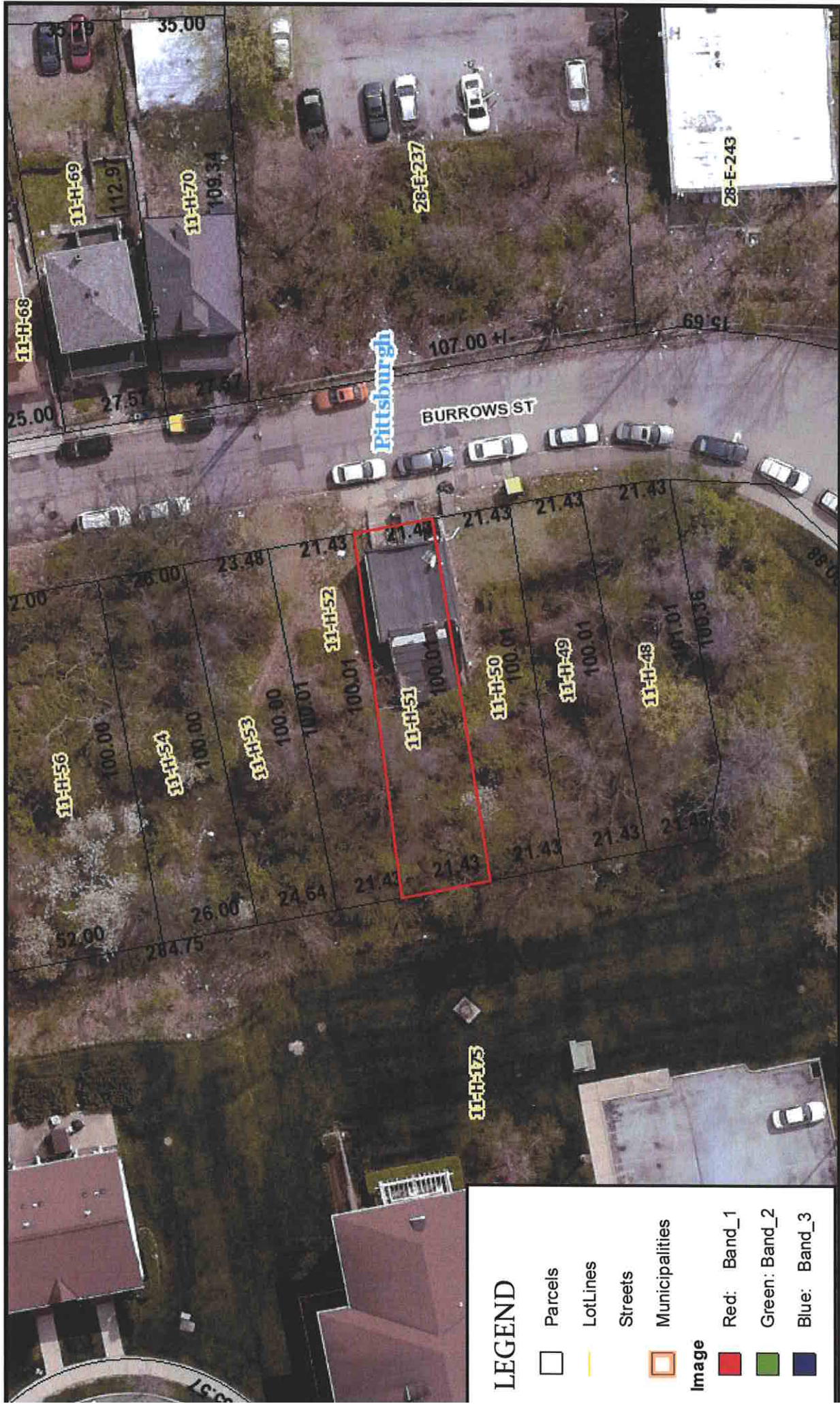
#### 2018 County Assessed Value

Land Value	\$4,200	Land Value	\$4,200
Building Value	\$2,200	Building Value	\$2,200
Total Value	\$6,400	Total Value	\$6,400

#### Address Information

Owner Mailing : 422 CAVITT AVE  
TRAFFORD , PA 15085-5085

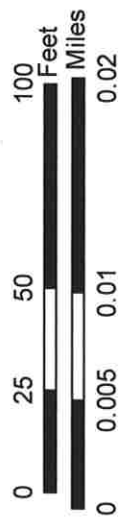
PIN: 0011H000510000000



LEGEND

- Parcels
- LotLines
- Streets
- Municipalities
- Image
- Red: Band\_1
- Green: Band\_2
- Blue: Band\_3

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WGS84 Web Mercator

Parcel ID : 0011-H-00052-0000-00  
 Property Address : 130 BURROWS ST  
 PITTSBURGH, PA 15213

Municipality : 104 4th Ward - PITTSBURGH  
 Owner Name : PENN PIONEER ENTERPRISES LLC

School District :	Pittsburgh	Neighborhood Code :	10402
Tax Code :	Taxable	Owner Code :	Corporation
Class :	Residential	Recording Date :	5/12/2017
Use Code :	VACANT LAND	Sale Date :	5/10/2017
Homestead :	No	Sale Price :	\$55,000
Farmstead :	No	Deed Book :	16794
Clean And Green	No	Deed Page :	163
Other Abatement :	No	Lot Area :	2,100 SQFT

SaleCode : Multi-Parcel Sale

#### 2019 Full Base Year Market Value

#### 2019 County Assessed Value

Land Value	\$4,200	Land Value	\$4,200
Building Value	\$0	Building Value	\$0
Total Value	\$4,200	Total Value	\$4,200

#### 2018 Full Base Year Market Value

#### 2018 County Assessed Value

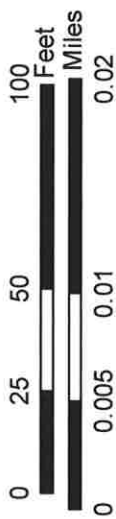
Land Value	\$4,200	Land Value	\$4,200
Building Value	\$0	Building Value	\$0
Total Value	\$4,200	Total Value	\$4,200

#### Address Information

Owner Mailing : 422 CAVITT AVE  
 TRAFFORD, PA 15085-5085



PIN: 0011H00052000000



WGS84 Web Mercator

LEGEND

- Parcels
- LotLines
- Streets
- Municipalities
- Image
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  - Green: Band\_2
  - Blue: Band\_3

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Parcel ID : 0011-H-00053-0000-00  
Property Address : BURROWS ST  
PITTSBURGH, PA 15213

Municipality : 104 4th Ward - PITTSBURGH  
Owner Name : PENN PIONEER ENTERPRISES LLC

School District :	Pittsburgh	Neighborhood Code :	10402
Tax Code :	Taxable	Owner Code :	Corporation
Class :	Residential	Recording Date :	1/3/2018
Use Code :	VACANT LAND	Sale Date :	12/20/2017
Homestead :	No	Sale Price :	\$1
Farmstead :	No	Deed Book :	17068
Clean And Green	No	Deed Page :	408
Other Abatement :	No	Lot Area :	2,400 SQFT

## 2019 Full Base Year Market Value

Land Value	\$900
Building Value	\$0
Total Value	\$900

## 2019 County Assessed Value

Land Value	\$900
Building Value	\$0
Total Value	\$900

## 2018 Full Base Year Market Value

Land Value	\$900
Building Value	\$0
Total Value	\$900

## 2018 County Assessed Value

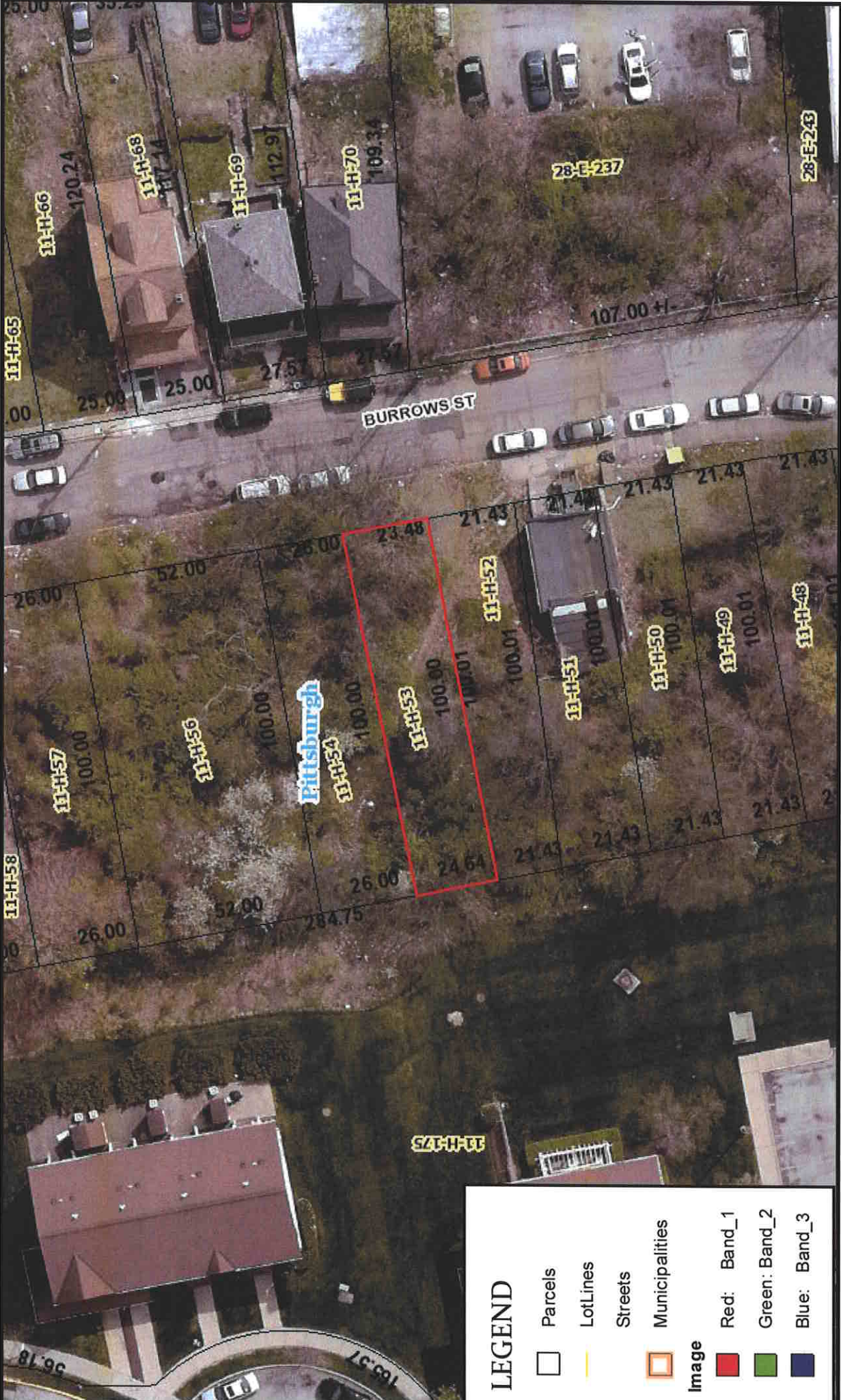
Land Value	\$900
Building Value	\$0
Total Value	\$900

## Address Information

Owner Mailing : PO BOX 185  
TRAFFORD , PA 15085-0185



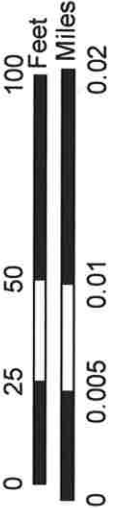
PIN: 0011H000530000000



LEGEND

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WGS84 Web Mercator

Parcel ID : 0011-H-00054-0000-00  
Property Address : BURROWS ST  
PITTSBURGH, PA 15213

Municipality : 104 4th Ward - PITTSBURGH  
Owner Name : PENN PIONEER ENTERPRISES LLC

School District :	Pittsburgh	Neighborhood Code :	10402
Tax Code :	Taxable	Owner Code :	Corporation
Class :	Residential	Recording Date :	5/12/2017
Use Code :	VACANT LAND	Sale Date :	5/10/2017
Homestead :	No	Sale Price :	\$55,000
Farmstead :	No	Deed Book :	16794
Clean And Green	No	Deed Page :	163
Other Abatement :	No	Lot Area :	2,600 SQFT

SaleCode : Multi-Parcel Sale

## 2019 Full Base Year Market Value

## 2019 County Assessed Value

Land Value	\$5,200	Land Value	\$5,200
Building Value	\$0	Building Value	\$0
Total Value	\$5,200	Total Value	\$5,200

## 2018 Full Base Year Market Value

## 2018 County Assessed Value

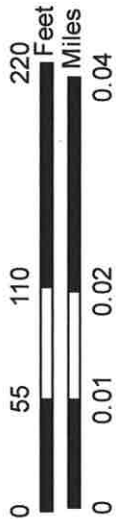
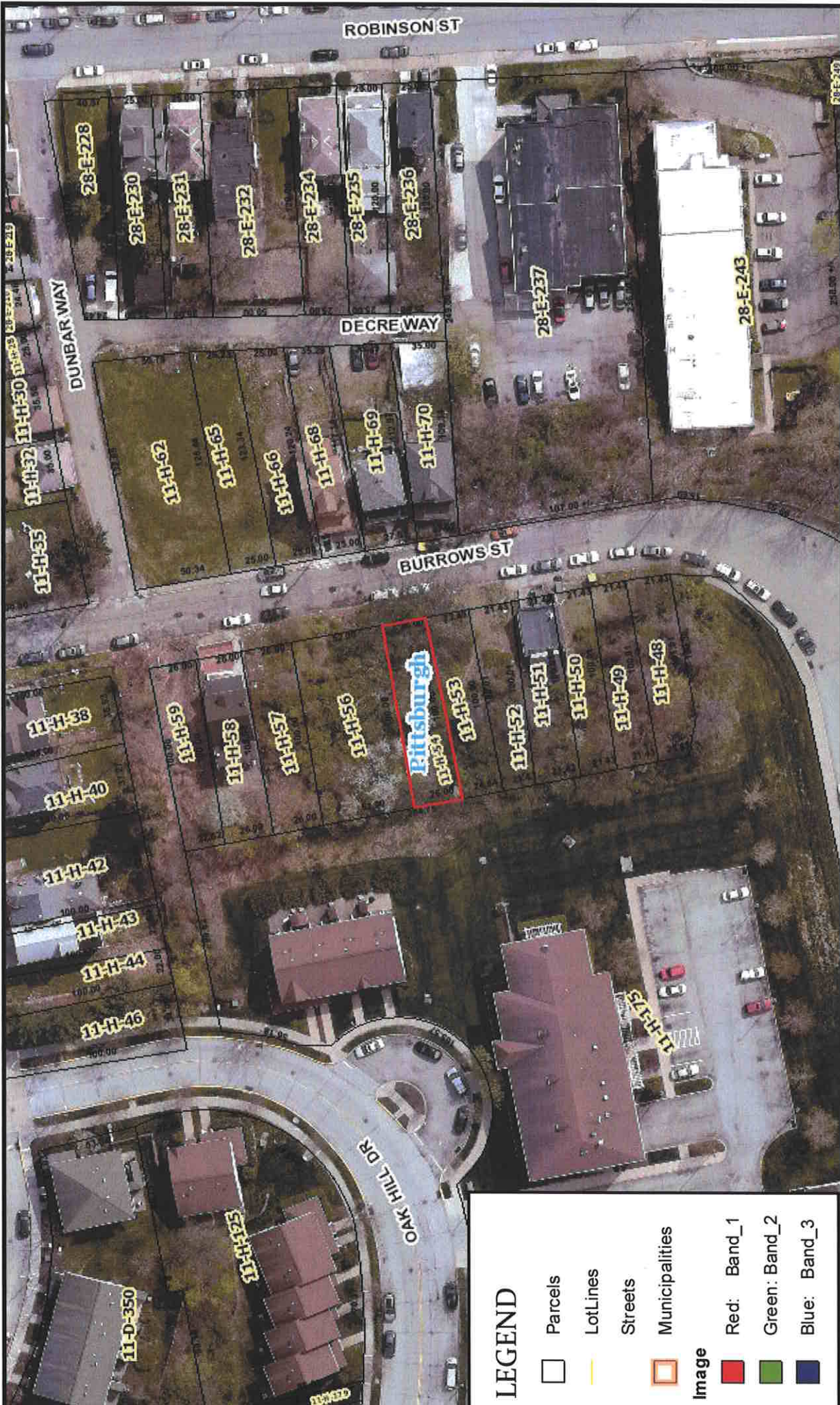
Land Value	\$5,200	Land Value	\$5,200
Building Value	\$0	Building Value	\$0
Total Value	\$5,200	Total Value	\$5,200

## Address Information

Owner Mailing : 422 CAVITT AVE  
TRAFFORD, PA 15085-5085



PIN: 0011H00054000000



WGS84 Web Mercator

LEGEND

- Parcels
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  - Red: Band\_1
  - Green: Band\_2
  - Blue: Band\_3

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Parcel ID : 0011-H-00056-0000-00  
 Property Address : 118 BURROWS ST  
 PITTSBURGH, PA 15213

Municipality : 104 4th Ward - PITTSBURGH  
 Owner Name : PENN PIONEER ENTERPRISES LLC

School District :	Pittsburgh	Neighborhood Code :	10402
Tax Code :	Taxable	Owner Code :	Corporation
Class :	Residential	Recording Date :	5/12/2017
Use Code :	VACANT LAND	Sale Date :	5/10/2017
Homestead :	No	Sale Price :	\$55,000
Farmstead :	No	Deed Book :	16794
Clean And Green	No	Deed Page :	163
Other Abatement :	No	Lot Area :	5,200 SQFT

SaleCode : Multi-Parcel Sale

## 2019 Full Base Year Market Value

## 2019 County Assessed Value

Land Value	\$10,000	Land Value	\$10,000
Building Value	\$0	Building Value	\$0
Total Value	\$10,000	Total Value	\$10,000

## 2018 Full Base Year Market Value

## 2018 County Assessed Value

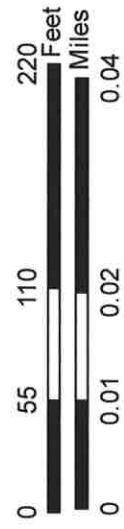
Land Value	\$10,000	Land Value	\$10,000
Building Value	\$0	Building Value	\$0
Total Value	\$10,000	Total Value	\$10,000

## Address Information

Owner Mailing : 422 CAVITT AVE  
 TRAFFORD, PA 15085-5085



PIN: 0011H00056000000



WGS84 Web Mercator

# LEGEND

- Parcels
- LotLines
- Streets
- Municipalities
- Image
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- Green: Band\_2
- Blue: Band\_3

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Parcel ID : 0011-H-00057-0000-00  
Property Address : 116 BURROWS ST  
PITTSBURGH, PA 15213

Municipality : 104 4th Ward - PITTSBURGH  
Owner Name : CITY OF PITTSBURGH

School District :	Pittsburgh	Neighborhood Code :	10402
Tax Code :	Exempt	Owner Code :	Corporation
Class :	Residential	Recording Date :	8/19/2016
Use Code :	VACANT LAND	Sale Date :	8/19/2016
Homestead :	No	Sale Price :	\$16,122
Farmstead :	No	Deed Book :	TR 17
Clean And Green	No	Deed Page :	00004
Other Abatement :	No	Lot Area :	2,600 SQFT

## 2019 Full Base Year Market Value

## 2019 County Assessed Value

Land Value	\$5,200	Land Value	\$5,200
Building Value	\$0	Building Value	\$0
Total Value	\$5,200	Total Value	\$5,200

## 2018 Full Base Year Market Value

## 2018 County Assessed Value

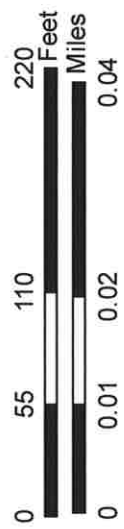
Land Value	\$5,200	Land Value	\$5,200
Building Value	\$0	Building Value	\$0
Total Value	\$5,200	Total Value	\$5,200

## Address Information

Owner Mailing : CITY-COUNTY BUILDING  
414 GRANT ST RM 200  
PITTSBURGH, PA 15219-2409



PIN: 0011H00057000000



WGS84 Web Mercator

### LEGEND

- Parcels
- LotLines
- Streets
- Municipalities
- Red: Band\_1
- Green: Band\_2
- Blue: Band\_3

This map is for informational purposes only. Parcel information is provided from the Office of Property Assessments in Allegheny County. Content and availability are subject to change. Property characteristics and values change due to a variety of factors such as court rulings, municipality permit processing and subdivision plans. Excludes name and contact information for property owners, as required by Ordinance 3478-07. For additional information, call the Allegheny County GIS Help Desk at (412) 350-4774 or email at [GISHelp@AlleghenyCounty.PA](mailto:GISHelp@AlleghenyCounty.PA).

Parcel ID : 0011-H-00058-0000-00  
 Property Address : 114 BURROWS ST  
 PITTSBURGH, PA 15213

Municipality : 104 4th Ward - PITTSBURGH  
 Owner Name : GUY DOUGLAS L

School District :	Pittsburgh	Neighborhood Code :	10402
Tax Code :	Taxable	Owner Code :	Regular
Class :	Residential	Recording Date :	
Use Code :	SINGLE FAMILY	Sale Date :	6/2/1981
Homestead :	No	Sale Price :	\$25,000
Farmstead :	No	Deed Book :	6371
Clean And Green	No	Deed Page :	757
Other Abatement :	No	Lot Area :	2,600 SQFT

## 2019 Full Base Year Market Value

## 2019 County Assessed Value

Land Value	\$15,200	Land Value	\$15,200
Building Value	\$39,400	Building Value	\$39,400
Total Value	\$54,600	Total Value	\$54,600

## 2018 Full Base Year Market Value

## 2018 County Assessed Value

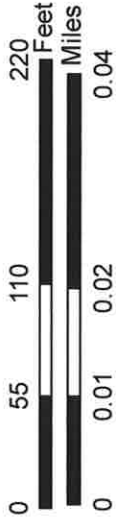
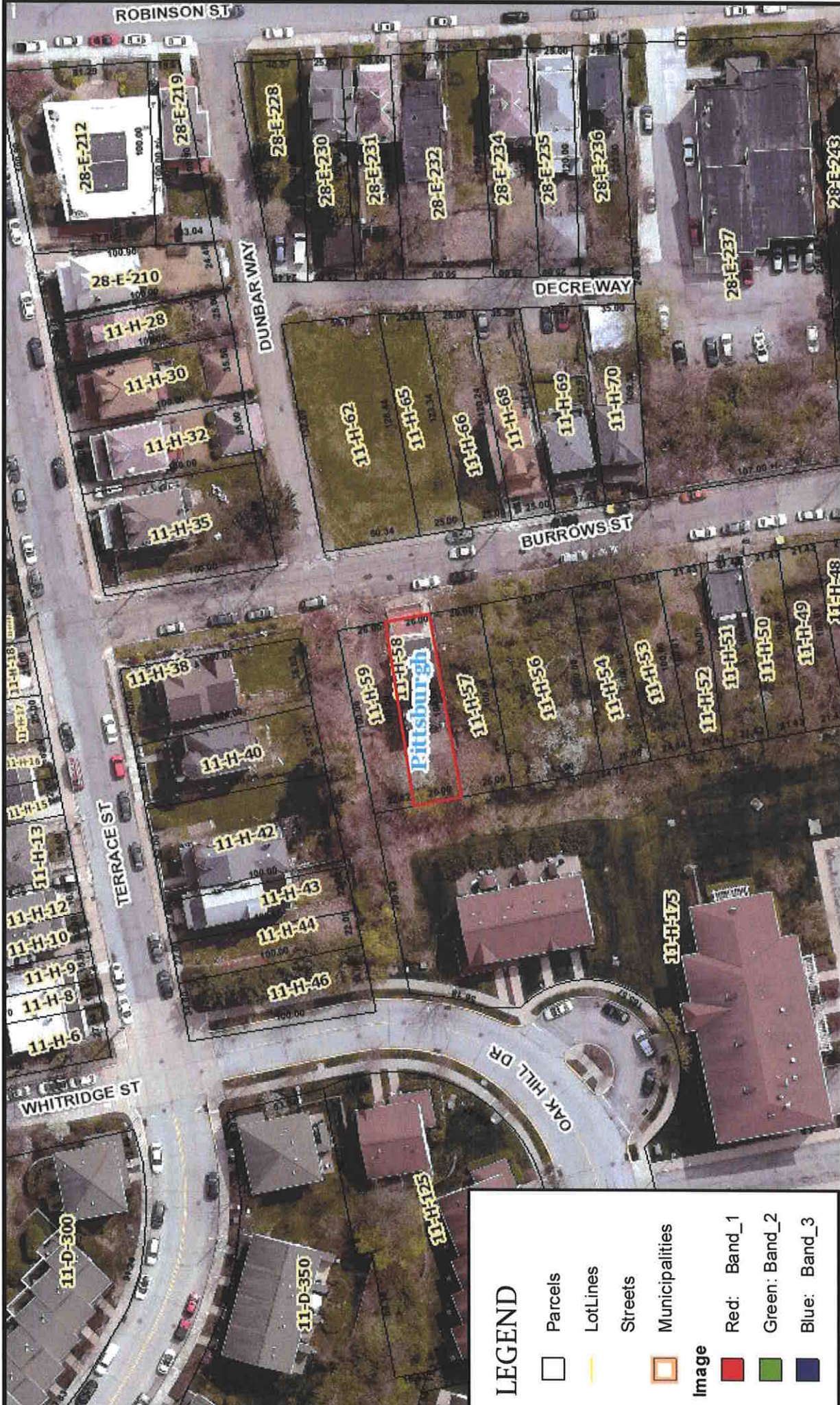
Land Value	\$15,200	Land Value	\$15,200
Building Value	\$39,400	Building Value	\$39,400
Total Value	\$54,600	Total Value	\$54,600

## Address Information

Owner Mailing : 5413 BLACK ST  
 PITTSBURGH, PA 15206-2813



PIN: 0011H00058000000



WGS84 Web Mercator

# LEGEND

- Parcels
- LotLines
- Streets
- Municipalities
- Image
- Red: Band\_1
- Green: Band\_2
- Blue: Band\_3

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Parcel ID : 0011-H-00059-0000-00  
 Property Address : BURROWS ST  
 PITTSBURGH, PA 15213

Municipality : 104 4th Ward - PITTSBURGH  
 Owner Name : GUY DOUGLAS

School District :	Pittsburgh	Neighborhood Code :	10402
Tax Code :	Taxable	Owner Code :	Regular
Class :	Residential	Recording Date :	
Use Code :	VACANT LAND	Sale Date :	10/25/1982
Homestead :	No	Sale Price :	\$550
Farmstead :	No	Deed Book :	6552
Clean And Green	No	Deed Page :	129
Other Abatement :	No	Lot Area :	2,600 SQFT

## 2019 Full Base Year Market Value

## 2019 County Assessed Value

Land Value	\$900	Land Value	\$900
Building Value	\$0	Building Value	\$0
Total Value	\$900	Total Value	\$900

## 2018 Full Base Year Market Value

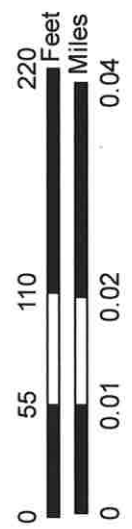
## 2018 County Assessed Value

Land Value	\$900	Land Value	\$900
Building Value	\$0	Building Value	\$0
Total Value	\$900	Total Value	\$900

## Address Information

Owner Mailing: 5413 BLACK ST  
 PITTSBURGH, PA 15206-2813

PIN: 0011H000590000000



WGS84 Web Mercator

# LEGEND

- Parcels
- LotLines
- Streets
- Municipalities
- Image
  - Red: Band\_1
  - Green: Band\_2
  - Blue: Band\_3

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# COMPLETENESS CHECKLIST



## Checklist



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

## Completeness Checklist

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

### Sewage Collection and Treatment Facilities

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

### Municipal Action

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

---

Signature of Municipal Official

---

Date submittal determined complete

# **APPENDIX A**

## **ADMINISTRATIVE CHECKLIST**

Project No. 

(PWSA USE ONLY)

## THE PITTSBURGH WATER AND SEWER AUTHORITY ENGINEERING AND CONSTRUCTION DIVISION

### Administrative Checklist

The following is a list of items that are to be completed or included with the submittal of any sewer or water application to the PWSA. Place a checkmark in the column provided for all items completed and/or attached. Provide a reason why any item is not included with the submittal. The checklist **must be** enclosed with **all** materials submitted to the PWSA. Failure to include a properly completed checklist will result in the submittal materials being returned to the applicant.

Applicant Name: <u>BURROWS STREET TOWNHOUSES, LLC</u>					
Name of Land Development and Address:		<u>112-134 BURROWS ST</u>			
		<u>112-134 BURROWS ST</u>			
Applicant Phone Number: <u>917-892-0060</u>					
<b>PWSA Water and Sewer Use Application</b>		<b>Yes</b>	<b>No</b>	<b>Explanation</b>	<b>PWSA Use Only</b>
1.	Sections A through C are completed.	X		If No, explain why.	
2.	Technical Checklist is attached.	X		If No, explain why.	
3.	Site Plan (or Tap-in Drawing) is attached.	X		If No, explain why.	
4.	Plumbing floor plans are attached.	X		If No, explain why.	
5.	Review fee submitted with this Checklist.	X		If No, explain why.	
<b>Water and/or Sewer Tap-in Drawings</b>		<b>Yes</b>	<b>No</b>	<b>Explanation</b>	<b>PWSA Use Only</b>
6.	PWSA Water and Sewer Use Application has been submitted.	X		If No, explain why.	
7.	PWSA Water and Sewer Use Application has been approved by PWSA.		X	If No, explain why.	
8.	<u>WE JUST SUBMITTED APPLICATION</u> Appropriate Technical Checklist(s) is (are) attached.	X		If No, explain why.	
9.	Tap-in drawings are attached.	X		If No, explain why.	
10.	Review fee submitted with this Checklist.	X		If No, explain why.	

Applicant Signature \_\_\_\_\_

Date \_\_\_\_\_



**APPENDIX C**  
**PWSA WATER AND SEWER**  
**USE APPLICATION**  
**TECHNICAL CHECKLIST**

Project No.

(PWSA USE ONLY)

## THE PITTSBURGH WATER AND SEWER AUTHORITY ENGINEERING AND CONSTRUCTION DIVISION

### Technical Checklist for PWSA Water and Sewer Use Application

The following is a list of items that are to be completed or included with the submittal of the PWSA Sewer Use Application. Place a checkmark in the column provided for all items completed and/or attached. Failure to provide all of the requested information could result in the rejection of the submittal package.

Applicant Name:		BURROWS STREET TOWNHOUSES, LLC	
Name of Land Development and Address:		112 - 134 BURROWS ST	
		112 - 134 BURROWS ST	
Applicant Phone Number:		917-892-0060	
		Check if Included	PWSA Use Only
A.1	Name and Location of Land Development Project	<input checked="" type="checkbox"/>	
A.2	Nature of Development	<input checked="" type="checkbox"/>	
	Total Water Consumption (gpd)	<input checked="" type="checkbox"/>	
	Total Sanitary Flows (gpd)	<input checked="" type="checkbox"/>	
	Total Storm Flows (cfs)	<input checked="" type="checkbox"/>	
A.3	Acreage of Development	<input checked="" type="checkbox"/>	
A.4	Allegheny County Lot and Block Nos.	<input checked="" type="checkbox"/>	
A.5	Ownership of Land Development	<input checked="" type="checkbox"/>	
A.6	Applicant Information	<input checked="" type="checkbox"/>	
B.1	Number of proposed connections	<input checked="" type="checkbox"/>	
	Name of existing collection or conveyance system	<input checked="" type="checkbox"/>	
	Name of interceptor	<input checked="" type="checkbox"/>	
	Name of treatment facility	<input checked="" type="checkbox"/>	
B.2	Site Plan (or Tap-in Drawings)	<input checked="" type="checkbox"/>	
	a. Existing building	<input checked="" type="checkbox"/>	
	b. Lot lines and lot sizes	<input checked="" type="checkbox"/>	
	c. Remainder of tract	<input checked="" type="checkbox"/>	
	d. Orientation to North	<input checked="" type="checkbox"/>	
	e. Proposed sewer line shown to point of connection to existing system.	<input checked="" type="checkbox"/>	
	f. Existing and proposed right(s)-of-way.	<input checked="" type="checkbox"/>	
	g. Existing and proposed street, roadway, etc.	<input checked="" type="checkbox"/>	
	h. Water bodies and wetland areas	<input checked="" type="checkbox"/>	
---	Signature and Date on Page 1.	<input checked="" type="checkbox"/>	
C.	Applicant contact information and signature	<input checked="" type="checkbox"/>	
---	Calculation sheet is completed and attached.	<input checked="" type="checkbox"/>	
---	Project Narrative is attached.	<input checked="" type="checkbox"/>	
---	Review fee submitted with this Checklist.	<input checked="" type="checkbox"/>	

Applicant Signature

Date

# **APPENDIX F TECHNICAL CHECKLIST FOR SEWER TAP-IN DRAWINGS**



Project No.

(PWSA USE ONLY)

## THE PITTSBURGH WATER AND SEWER AUTHORITY ENGINEERING AND CONSTRUCTION DIVISION

### Technical Checklist for Sewer Tap-in Drawings

The following is a list of items that are to be included on the sewer tap-in drawings. Place a checkmark in the column provided for all items completed and/or attached. Failure to provide all of the requested information will delay the processing of the application or could result in the rejection of the submittal package. The checklist **must be** enclosed with the drawing submission.

Applicant Name:		BURROWS STREET TOWNHOUSES, LLC	
Name of Land Development and Address:		112-134 BURROWS ST	
		112-134 BURROWS ST	
Applicant Phone Number:		917-892-0060	
Sewer Tap-In Drawing		Check if Included	PWSA Use Only
1.	Drawing size is 24" x 36".	<input checked="" type="checkbox"/>	
2.	Drawn to scale with a North arrow.	<input checked="" type="checkbox"/>	
3.	Drawing includes a plan view of the site.	<input checked="" type="checkbox"/>	
4.	Existing building footprint is displayed in plan view.	<input checked="" type="checkbox"/>	
5.	Existing manholes and wyes are shown by stationing.	<input checked="" type="checkbox"/>	
6.	Existing sewer mains that will be tapped are shown.	<input checked="" type="checkbox"/>	
7.	Proposed service lines are shown in bold line weight and text.	<input checked="" type="checkbox"/>	
8.	Location and size of proposed service lines are displayed.	<input checked="" type="checkbox"/>	
9.	Standard details for tapping are shown.	<input checked="" type="checkbox"/>	
1.	Termination detail is shown (if applicable).	<input checked="" type="checkbox"/>	
2.	All other appropriate schematic details are shown.	<input checked="" type="checkbox"/>	
3.	Water and Sewer Flow Data Block is completed and shown on each drawing.	<input checked="" type="checkbox"/>	
4.	Lot lines and lot sizes are displayed.	<input checked="" type="checkbox"/>	
5.	Existing and proposed rights-of-way are shown.	<input checked="" type="checkbox"/>	
6.	Existing and proposed streets and roadways are shown.	<input checked="" type="checkbox"/>	
7.	Sizes of existing PWSA facilities are displayed.	<input checked="" type="checkbox"/>	
8.	Existing PWSA facilities are labeled by type (i.e., storm sewer, sanitary sewer, combination sewer, water main)	<input checked="" type="checkbox"/>	
9.	Title Block is complete and displayed on each drawing.	<input checked="" type="checkbox"/>	
10.	PWSA Approval Block is located on each drawing.	<input checked="" type="checkbox"/>	

Applicant Signature

Date

# **APPENDIX H**

## **TECHNICAL CHECKLIST FOR WATER TAP-IN DRAWINGS**

Project No.

(PWSA USE ONLY)

## THE PITTSBURGH WATER AND SEWER AUTHORITY ENGINEERING AND CONSTRUCTION DIVISION

### Technical Checklist for Water Tap-in Drawings

The following is a list of items that are to be included on the water tap-in drawings. Place a checkmark in the column provided for all items completed and/or attached. Failure to provide all requested information will delay the processing of the application or could result in the rejection of the submittal package. The checklist **must be** enclosed with the drawing submission.

Applicant Name:	BURROWS STREET TOWNHOUSES, LLC		
Name of Land Development and Address:	112-134 BURROWS ST		
	112-134 BURROWS ST		
Applicant Phone Number:	917-892-0060		
<b>Water Tap-In Drawing</b>	<b>Check if Included</b>	<b>PWSA Use Only</b>	
1.	Drawing size is 24" x 36".	<input checked="" type="checkbox"/>	
2.	Drawn to scale with a North arrow.	<input checked="" type="checkbox"/>	
3.	Drawing includes a plan view of the site.	<input checked="" type="checkbox"/>	
4.	Existing building footprint is displayed in plan view.	<input checked="" type="checkbox"/>	
5.	Existing water mains that will be tapped are shown.	<input checked="" type="checkbox"/>	
6.	Proposed service lines are shown in bold line weight and text.	<input checked="" type="checkbox"/>	
7.	Location and size of proposed service lines are displayed.	<input checked="" type="checkbox"/>	
8.	Standard details for tapping are shown.	<input checked="" type="checkbox"/>	
9.	Termination detail is shown (if applicable).	<input checked="" type="checkbox"/>	
10.	All other appropriate schematic details are shown.	<input checked="" type="checkbox"/>	
11.	Water and Sewer Flow Data Block is completed and shown on each drawing.	<input checked="" type="checkbox"/>	
12.	Lot lines and lot sizes are displayed.	<input checked="" type="checkbox"/>	
13.	Existing and proposed rights-of-way are shown.	<input checked="" type="checkbox"/>	
14.	Existing and proposed streets and roadways are shown.	<input checked="" type="checkbox"/>	
15.	Sizes of existing PWSA facilities are displayed.	<input checked="" type="checkbox"/>	
16.	Existing PWSA facilities are labeled by type (i.e., storm sewer, sanitary combination sewer, water main)	<input checked="" type="checkbox"/>	
17.	Title block is complete and displayed on each drawing.	<input checked="" type="checkbox"/>	
18.	PWSA Approval Block is located on each drawing.	<input checked="" type="checkbox"/>	
19.	Hydrant Flow Test Data table is complete and shown on each drawing.	<input checked="" type="checkbox"/>	
20.	Notes section for Fire Service Mains is shown on each drawing.	<input checked="" type="checkbox"/>	
21.	Drawing includes a schematic detail for each water meter.	<input checked="" type="checkbox"/>	
22.	Calculations for the peak domestic water demand (in gpm) are provided.	<input checked="" type="checkbox"/>	
23.	The City of Pittsburgh was contacted in order to determine if the proposed development requires a fire protection system?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	

Applicant Signature

Date