DEP Code No.: 02001-20-113

SEWAGE FACILITIES PLANNING MODULE

for

3213-3215 PENN AVENUE
3213-3215 Penn Avenue
Pittsburgh, PA 15201

Prepared For:

Oxide Real Estate Development, LLC
6101 Penn Avenue, Suite 102
Pittsburgh, PA 15206

Prepared By:

Langan Engineering and Environmental Services, Inc.
2400 Ansys Drive, Suite 403
Canonsburg, Pennsylvania 15317

LANGAN

January 2021
250107301

TABLE OF CONTENTS

APPENDIX A

Transmittal Letter and Correspondence

pennsylvania
DEPARTMENT OF ENVIRONMENTAL PROTECTION

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)
PA DEP Southwest Regional Office
400 Waterfront Drive
Pittsburgh, PA 15222-4745

Date _____

Dear Sir/Madam:

Attached please find a completed sewage facilities planning module prepared by _____ *(Name)*

Langan Engineering and Environmental Services, Inc. *(Title)* for 3213-3215 Penn Avenue *(Name)*

a subdivision, commercial ,or industrial facility located in the City of PIttsburgh

Allegheny *(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.

☐ Resolution of Adoption
☐ Module Completeness Checklist
☐ 2 Individual and Community Onlot Disposal of Sewage
☐ 3 Sewage Collection/Treatment Facilities
☐ 3s Small Flow Treatment Facilities
☐ 4A Municipal Planning Agency Review
☐ 4B County Planning Agency Review
☐ 4C County or Joint Health Department Review

Municipal Secretary (print) *Signature* *Date*

CORRESPONDENCE

PGH2O Pittsburgh Water & Sewer Authority

August 24, 2020

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

Subject: Tap Allocation Authorization Letter

Dear Mr. Flanagan:

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

Project Name:	3213-3215 Penn Avenue
Project Address:	3213-3215 Penn Avenue Pittsburgh, PA 15201
Net Flow, gpd:	19,891
EDU's, 400gpd/EDU:	49.7

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 x5523 or SConnell@pgh2o.com.

Sincerely,

Shannon Connell
Engineering Co-Op

cc: Barry King, P.E. – PWSA (via email)
Kate Mechler, P.E. – PWSA (via email)
Robert Herring, P.E. – PWSA (via email)
Langan – Applicant (via email)
Regis Ryan – DEP (via email)
eBuilder – Filing System (via email)

Pittsburgh Water & Sewer Authority

August 24, 2020

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

Subject: Preliminary Determination on the Need for Sewage Planning
Project Name: 3213-3215 Penn Avenue
PWSA Project No.: 20013.24

Dear Mr. Flanagan:

Please be advised that the Pittsburgh Water and Sewer Authority has approved the Water and Sewer (W/S) Use Application for the aforementioned Project. We have enclosed the W/S Use Approval Letter and the supporting documentation. The approved sanitary flows are summarized below:

Type of Sanitary Flow	Definition	Flow, gpd
Project Flow	Peak daily flow associated with the Project	20,400
Existing Flow	Peak daily flow within the past five years	509
Net Flow	= Project Flow – Existing Flow	19,891

Please see below for our Preliminary Determination on the Need for Sewage Planning:

☒ Yes, we believe the Project requires sewage planning
☐ No, we believe the Project does not require sewage planning

Based on the foregoing, please provide a Final Determination on the Need for Sewage Planning.

Our review was 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 x5523 or SConnell@pgh2o.com.

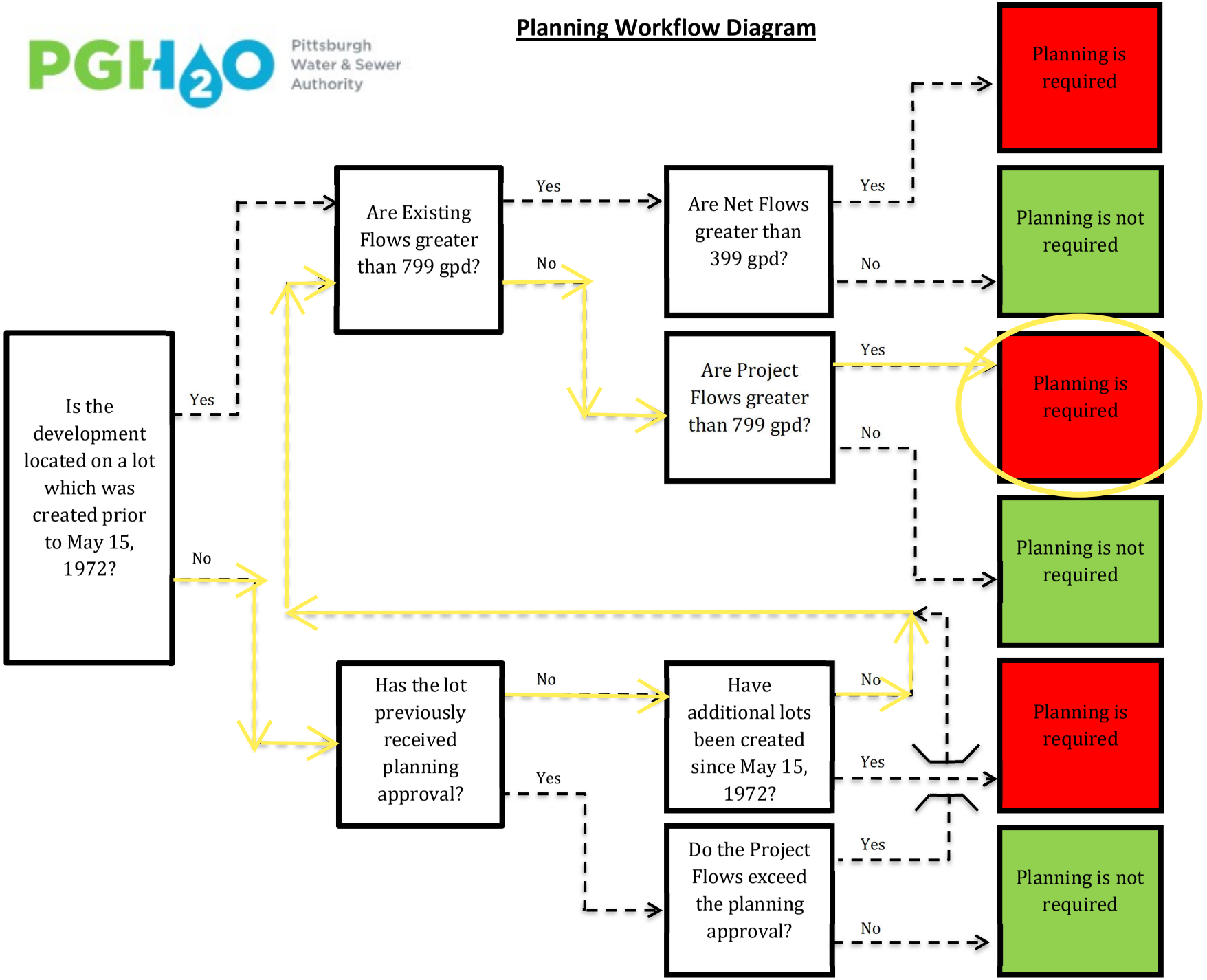
Sincerely,

Shannon Connell
Engineering Co-Op

Enclosure(s)
cc: Barry King, P.E. – PWSA (via email)
Kate Mechler, P.E. – PWSA (via email)
Robert Herring, P.E. – PWSA (via email)
Rob Gehris – Applicant (via email)
eBuilder – Filing System (via email)

Pittsburgh Water & Sewer Authority

Planning Workflow Diagram



Water and Sewer (W/S) Use Application Form

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

Requirements

- ☒ Application Fee
- ☒ Application Form
- ☒ Narrative
- ☒ Flow Calculations
- ☒ Site Plan
- ☒ Floor Plan

Project Info

Project Name: 3213-3215 Penn Avenue

Address: 3213-3215 Penn Avenue, Pittsburgh, PA 15201

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

Owner/Developer

Name: Oxide Real Estate Development

Address: 6101 Penn Avenue, Suite 102
Pittsburgh, PA 15206

Email: skichline@oxidedev.com

Phone Number: 412-315-4731

Consultant

Firm Name: Langan Engineering & Environmental Services

Address: 2400 Ansys Drive, Suite 403
Canonsburg, PA 15317

Contact Name: Benjamin Hunter

Email: bhunter@langan.com

Phone Number: 724-514-5125

Flow Data

Type of Flow	Sanitary, gpd	Water, gpd	Storm, cfs
Project Flow	20,400	20,400	3.57
Existing Flow	509	509	3.57
Net Flow	19,891	19,891	Not Required

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

Name, printed: Robert Gehris (Langan Engineering)

Signature: 

Date: August 5, 2020

PROJECT NARRATIVE

Existing Conditions

The project site is located at 3213-3215 Penn Avenue, on the intersection of Penn Avenue and 32nd Street in the Lower Lawrenceville neighborhood of the City of Pittsburgh, and is comprised of two parcels to be consolidated in consideration for the proposed development. The site is located on City of Pittsburgh parcel numbers 25-D-61, & 25-D-68. The site is generally bound by Mulberry Street to the north, Pittsburgh Parcel 25-D-69 to the east, Penn Avenue to the south, and 32nd Street to the west (refer to Figure 1). The site is currently occupied by single story 3900 SF automotive center, and a 1400 SF separate single story garage. Both properties, as existing, are active and metered by PWSA. The existing service laterals for water and sewer will be at the main in Mulberry Street prior to construction of the proposed development.

Proposed Development

Oxide Real Estate Development, LLC is proposing to construct a new, 6-story residential building with a footprint of approximately 23,000 SF. The proposed building will consist of 5 stories of dwelling units (15 micro apartments, 23 studio apartments, 60 one-bedroom apartments, 2 one-bedroom apartments with dedicated living space, and 18 two-bedroom apartments) with a ground-level parking area on the first floor.

Proposed Water and Sewer Use

The proposed project includes a storm service connection from the proposed building to the existing 15-inch sewer in Mulberry Street via a proposed 12-inch HDPE storm drainage lateral. The proposed sanitary line would also connect to the 15-inch sewer in Mulberry Street via a proposed 8-inch PVC lateral. See Table 1A for existing sanitary sewage flow estimations, and Table 1B for proposed flow estimation computations.

The proposed project also includes a 6-inch fire service tapping into the 8-inch water main in 32nd Street. A 4-inch domestic service line will tee off the 6-inch fire service at the curb.

The existing municipal system is expected to meet the proposed demands for water, sanitary sewer, and storm sewer services for the development.

FLOW CALCULATIONS

Existing Water Consumption and Sanitary Flows

The estimation of the total existing sanitary flows is based upon correspondence between Langan Engineering and the PWSA, using PWSA metered readings for the property at 3213 Penn Ave, and assuming 400 gallons of existing flow for 3215 Penn Avenue. As shown in Table 1A, the estimated average sewage flow for the existing site is 509 GPD, or 1.7 EDUs. The existing water consumption is expected to be the same as the existing sanitary flows for the garage and automotive service shop (509 gallons per day).

Proposed Water Consumption and Sanitary Flows

The calculations of the total anticipated sanitary flows are based on the flow estimates found in Table 2-1: Sanitary Flow Estimates in the PWSA Procedures Manual for Developers. As shown in Table 1B, the anticipated average sewage flow for the proposed development is 20,400 gallons per day, or 68 EDUs. The proposed water consumption is expected to be the same as the proposed sanitary flows for the proposed building (68 EDUS / 20,400 gallons per day). The net increase in both the sanitary flows and water demand is estimated at 66.3 EDUs (19,891 gallons per day).

TABLE 1A: EXISTING SANITARY SEWAGE FLOW ESTIMATION

Type of Establishment	Unit	Qty.[1]	Anticipated Average Rate (GPD/Unit)[1]	Anticipated Average Sewage Flow (GPD)
3213 Penn Ave - Automotive Center	Per Structure	1	109	109
3215 Penn Ave - Garage	Per Structure	1	400	400
			Existing GPD =	**509**
			Existing EDUs[2] =	**1.7**

1 – Rate is based upon correspondence between Langan Engineering and PWSA as of July 13, 2020.
2 – EDUs are based on 300 GPD/EDU.

TABLE 1B: PROPOSED SANITARY SEWAGE FLOW ESTIMATION

Type of Establishment	Unit	Qty.	Anticipated Average Rate (GPD/Unit)[1]	Anticipated Average Sewage Flow (GPD)
Apartments (Efficiency)	Per Resident	38	150	5,700
Apartments (1 Bedroom)	Per Resident	62	150	9,300
Apartments (2 Bedrooms)	Per Resident	18	300	5,400
			Required GPD =	**20,400**
			Existing GPD =	**509**
			Net GPD =	**19,891**
			Requested TOTAL EDUs[2] =	**66.3**

1 – Rate is based on the flow estimate defined in Table 2-1 of the PWSA Procedures Manual for Developers.
2 – EDUs are based on 300 GPD/EDU.

Proposed Stormwater Flows

The stormwater management design for this site follows Section 906.07 and Title 13 of the City of Pittsburgh Code and Chapter 7 of the Pennsylvania Department of Transportation Publication 584, which was adopted and approved in accordance with the Pennsylvania Storm Water Management Act.

The stormwater management design for the site follows the City of Pittsburgh Stormwater Management Ordinance (Title Thirteen).

The total area of disturbance for the development will be greater than 10,000 square feet, but less than 1 acre; therefore, the project will be complying with City stormwater management regulations per Section 1303.01.A of the City of Pittsburgh Code.

Stormwater discharge rates for the existing and proposed development are based on the Rational Method described within the PWSA Procedures Manual for Developers. Refer to Table 3 and 4 for summarized results using the Rational Method. Stormwater runoff from the site will discharge into the existing 15-inch sewer in Mulberry Street (see Drawing GI-102 for sewer location).

Rational Method

This study was prepared using methods contained in the PWSA Procedures Manual for Developers. The Rational Method was used to estimate the maximum rate of runoff (Q) from the site for a 25-year design storm.

The Rational Method for calculating the quantity of stormwater is defined by the following equation:

EQUATION 1: RATIONAL METHOD

$$Q = CIA$$

*PWSA Procedures Manual for Developers - PWSA Basic Information for Calculation of Stormwater Flow Using the Rational Method - Publication Version 6 - Issued 04/15.

The value for the average rainfall intensity (I) was taken from the NOAA Atlas 14 for the 25-year, 5-minute storm event. Values for area (A), time of concentration (Tc), and coefficient of runoff (C) were entered for the existing and proposed watersheds. An average C was chosen based on the percentage of each type of land cover using the following coefficients:

TABLE 2: RUNOFF COEFFICIENT VALUES

LAND COVER	C
Improved Surface (concrete, asphalt, brick, surface treated)	0.95
Building Footprint	0.95

*Values from the PWSA Procedures Manual for Developers – Table 2-2 Values for the Coefficient of Runoff - Publication Version 6 - Issued 01/18.

The peak stormwater runoff rates using the rational method are summarized in Tables 3 & 4.

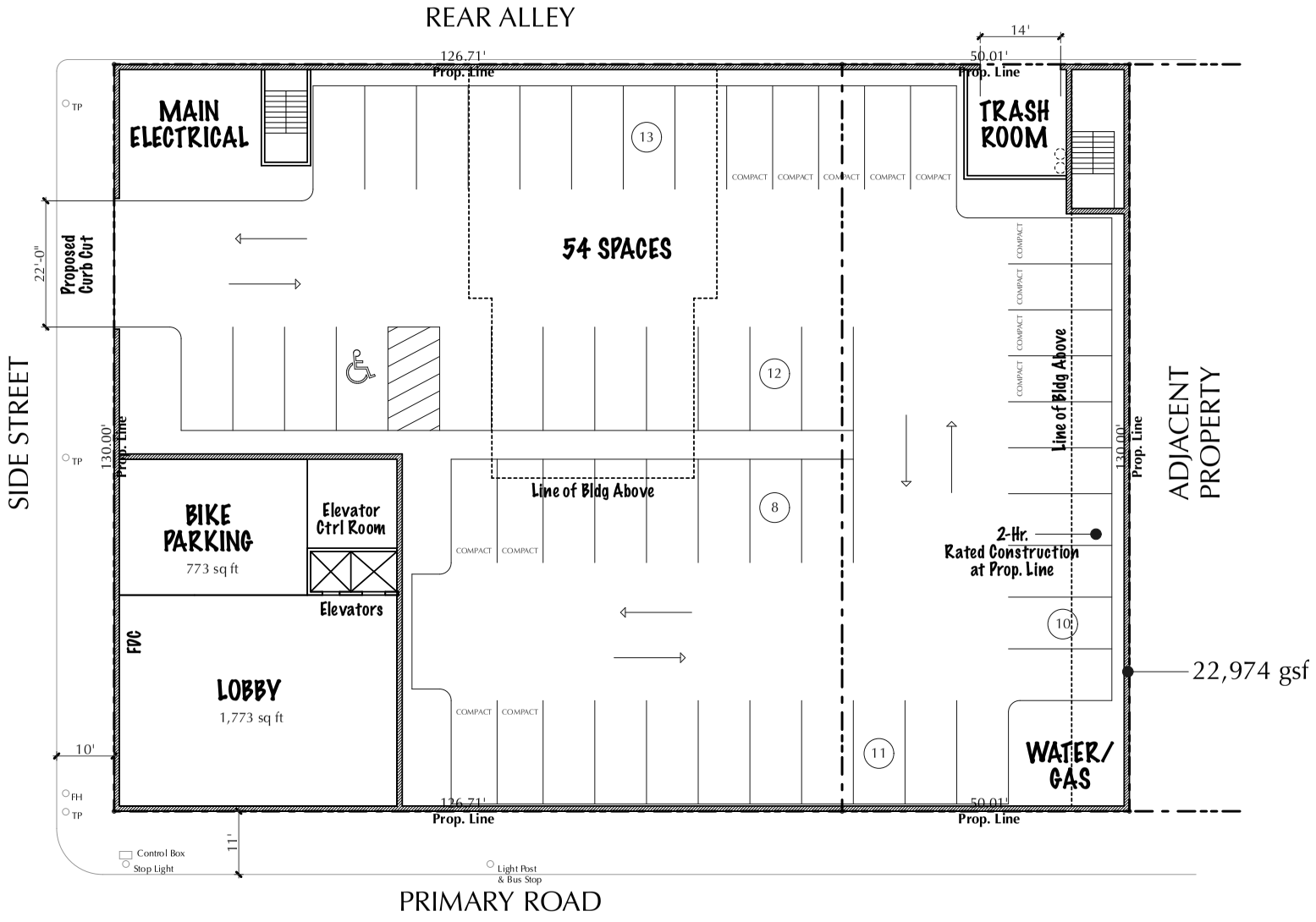
TABLE 3: SUMMARY OF EXISTING STORMWATER PEAK DISCHARGES RATES

LAND COVER	DRAINAGE AREA (SF)	DRAINAGE AREA (AC)	INTENSITY (IN/HR)	RUNOFF COEFFICIENT "C"	PEAK FLOW (CFS)
Improved Surface/ Building Footprint	22,974	0.53	7.13	0.95	3.57
				SITE RUNOFF	**3.57**

TABLE 4: SUMMARY OF PROPOSED STORMWATER PEAK DISCHARGES RATES

LAND COVER	DRAINAGE AREA (SF)	DRAINAGE AREA (AC)	INTENSITY (IN/HR)	RUNOFF COEFFICIENT "C"	PEAK FLOW (CFS)
Improved Surface/ Building Footprint	22,974	0.53	7.13	0.95	3.57
				SITE RUNOFF	**3.57**

Using the rational method based on the 25-year storm, the stormwater discharge rate for the existing site conditions is 3.57 cubic feet per second, and the stormwater discharge rate for the proposed site conditions will be 3.57 cubic feet per second.



Site Plan

A.1

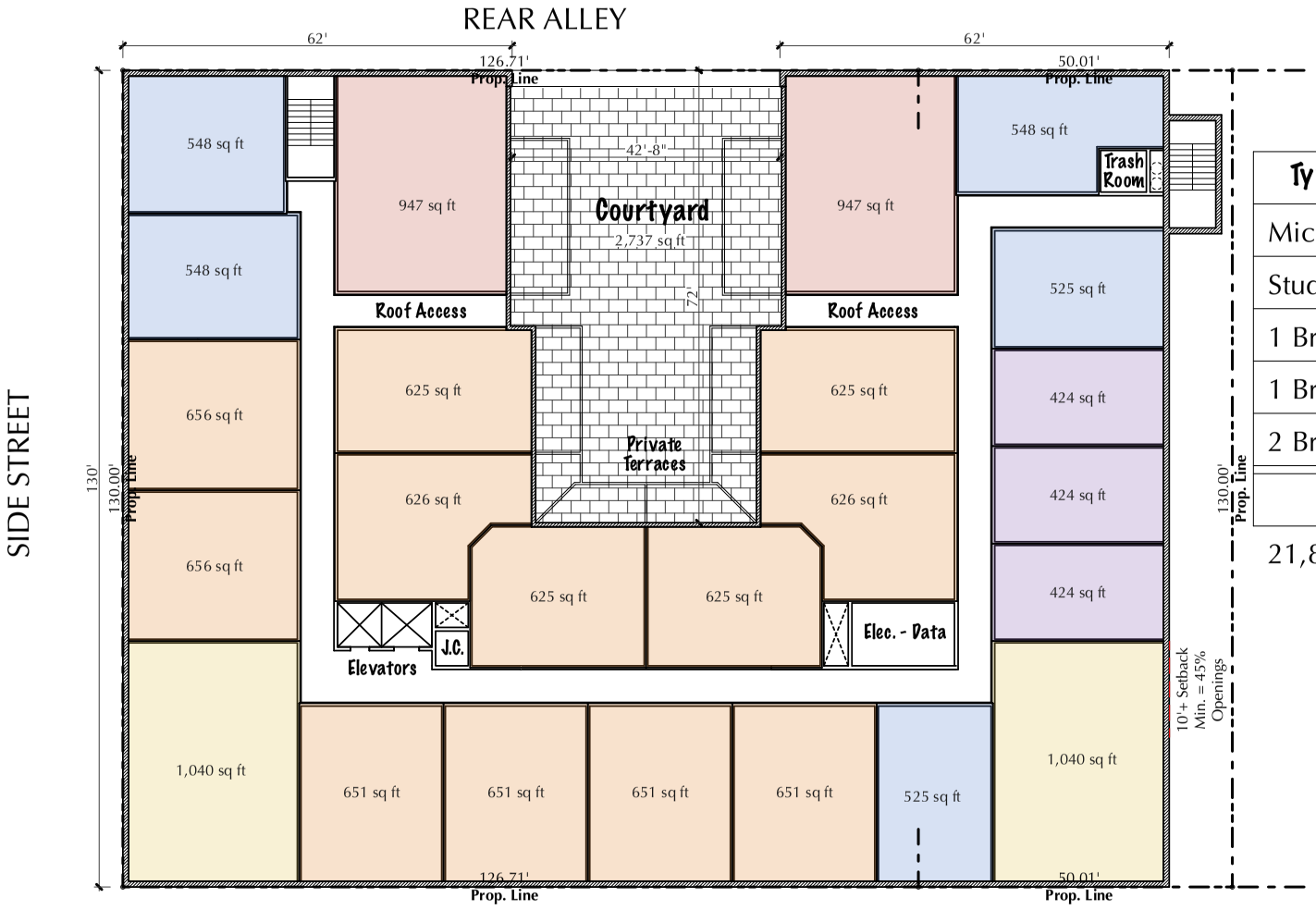
Capacity Analysis

Nov. 13, 2019

DOWERHOUSE

Page No.

A.1



Type	2nd Flr	Total
Micro	3	15
Studio	5	23
1 Br. 1 Ba.	12	60
1 Br. + Den	2	2
2 Br. 2 Ba.	2	18
	24	118

21,825 gsf inc. Ctyd.

2nd Floor

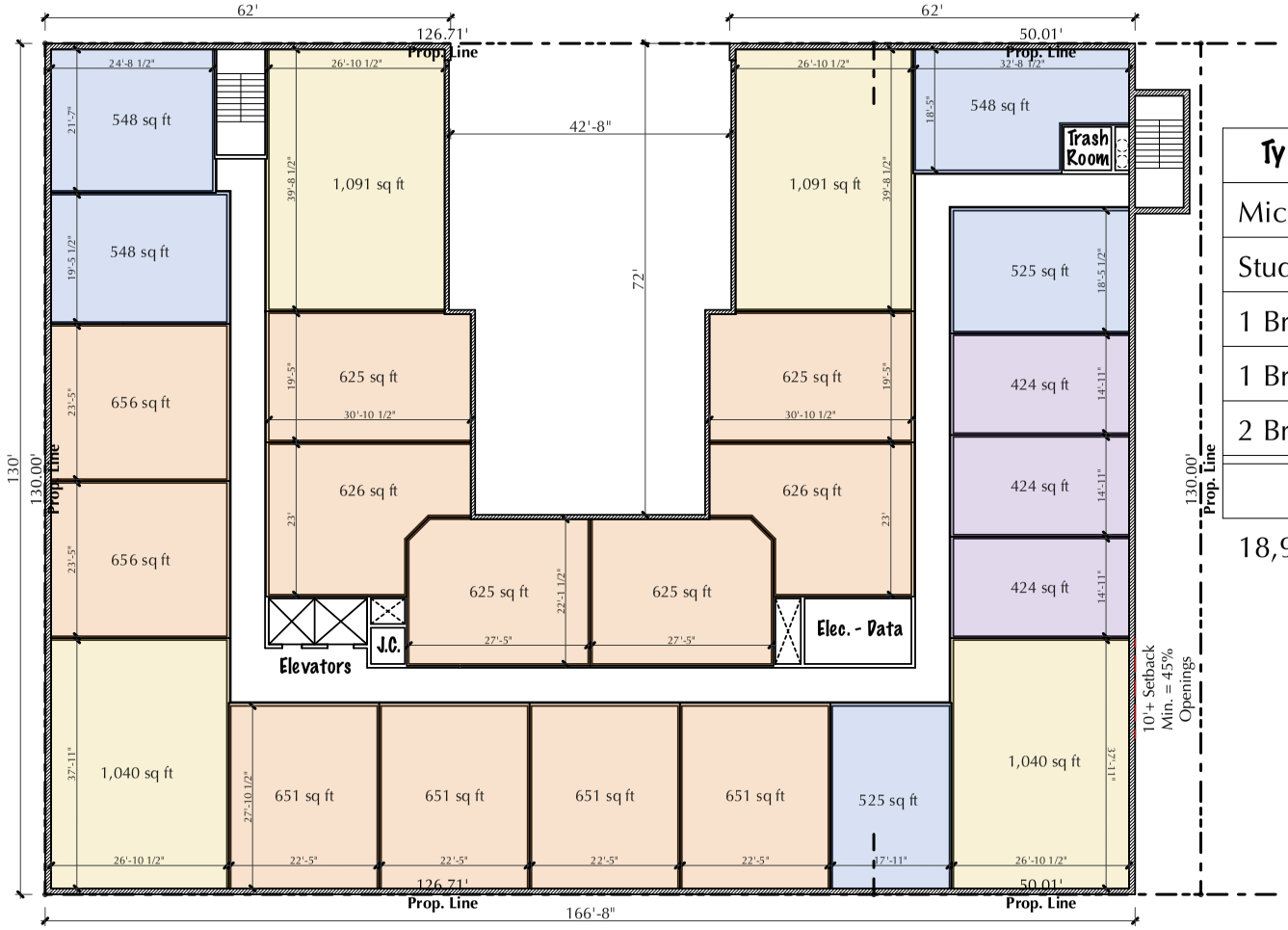
-
A.2

Capacity Analysis

Nov. 13, 2019

DOWERHOUSE

Page No.
A.2



Type	3rd Flr	Total
Micro	4	15
Studio	4	23
1 Br. 1 Ba.	12	60
1 Br. + Den	0	2
2 Br. 2 Ba.	4	18
	24	118

18,968 gsf

3rd Floor

-
A.3

Capacity Analysis

Nov. 13, 2019

DOWERHOUSE

Page No.
A.3

Type	4th Flr	Total
Micro	3	15
Studio	5	23
1 Br. 1 Ba.	12	60
1 Br. + Den	0	2
2 Br. 2 Ba.	4	18
	24	118

18,968 gsf

4th Floor

A.4

Capacity Analysis

Nov. 13, 2019

DOWERHOUSE

Page No.

A.4

Type	5th Flr	Total
Micro	3	15
Studio	5	23
1 Br. 1 Ba.	12	60
1 Br. + Den	0	2
2 Br. 2 Ba.	4	18
	24	118

18,968 gsf

Capacity Analysis

Nov. 13, 2019

-
A.5

5th Floor

DOWERHOUSE

Type	6th Flr	Total
Micro	3	15
Studio	3	23
1 Br. 1 Ba.	12	60
1 Br. + Den	0	2
2 Br. 2 Ba.	4	18
	22	118

18,968 gsf inc. Deck

6th Floor

-
A.6

Capacity Analysis

Nov. 13, 2019

DOWERHOUSE

Page No.
A.6

Pittsburgh Water & Sewer Authority

August 24, 2020

Mr. Rob Gehris
Langan Engineering & Environmental Services
2400 Ansys Drive, Suite 403
Canonsburg, PA 15317

Subject: Water and Sewer (W/S) Use Approval
Project Name: 3213-3215 Penn Avenue
PWSA Project No.: 20013.24

Dear Mr. Gehris,

Pursuant to your request, we have reviewed the W/S Use Application (Application) for the aforementioned Project. This letter shall serve as confirmation that the Application has been approved. Please see below for the approved flows:

Type of Flow	Sanitary, gpd	Water, gpd	Storm, cfs
Project Flow	20,400	20,400	3.57
Existing Flow	509	509	3.57
Net Flow	19,891	19,891	

Please be advised that the need for sewage planning shall be determined by the Department of Environmental Protection (DEP). After issuance of this letter, the PWSA shall email the Preliminary Determination on the Need for Sewage Planning Letter to the DEP. Typically, the DEP will respond via email with the Final Determination on the Need for Sewage Planning. In the event that sewage planning is required, we have enclosed for your use the location of the most limited capacity sewer.

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 at 412-255-8800 x5523 or SConnell@pgh2o.com.

Sincerely,

Shannon Connell
Engineering Co-Op

Enclosure(s)
cc: Barry King, P.E. – PWSA (via email)
Kate Mechler, P.E. – PWSA (via email)
Robert Herring, P.E. – PWSA (via email)
eBuilder – Filing System (via email)

Water and Sewer (W/S) Use Application Form

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

Requirements

- ☒ Application Fee
- ☒ Application Form
- ☒ Narrative
- ☒ Flow Calculations
- ☒ Site Plan
- ☒ Floor Plan

Project Info

Project Name: 3213-3215 Penn Avenue

Address: 3213-3215 Penn Avenue, Pittsburgh, PA 15201

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

Owner/Developer

Name: Oxide Real Estate Development

Address: 6101 Penn Avenue, Suite 102
Pittsburgh, PA 15206

Email: skichline@oxidedev.com

Phone Number: 412-315-4731

Consultant

Firm Name: Langan Engineering & Environmental Services

Address: 2400 Ansys Drive, Suite 403
Canonsburg, PA 15317

Contact Name: Benjamin Hunter

Email: bhunter@langan.com

Phone Number: 724-514-5125

Flow Data

Type of Flow	Sanitary, gpd	Water, gpd	Storm, cfs
Project Flow	20,400	20,400	3.57
Existing Flow	509	509	3.57
Net Flow	19,891	19,891	Not Required

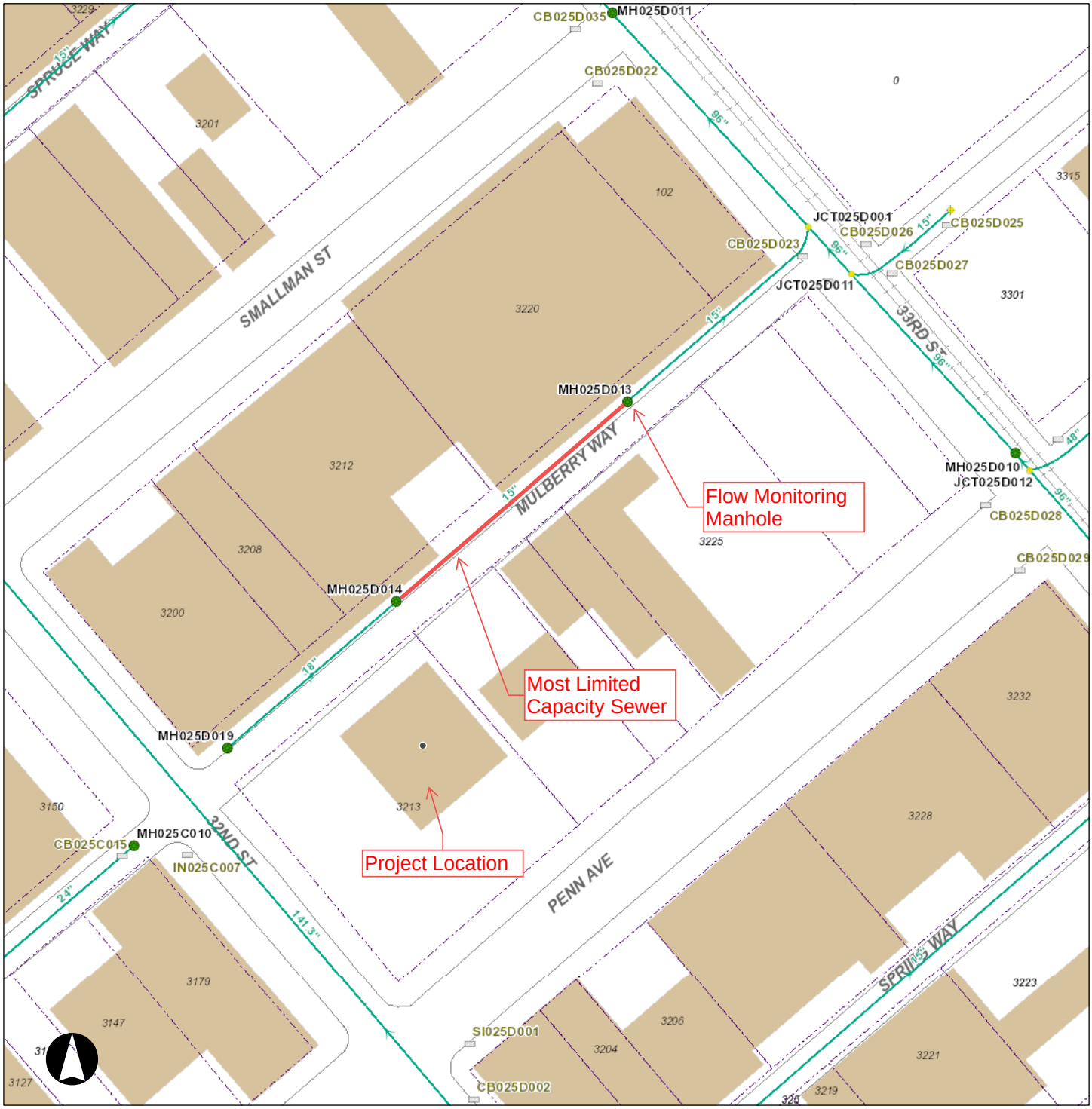
Signature By signing below, I hereby certify, to the best of my knowledge, that the information provided within the Water and Sewer Use Application is true, complete and accurate.

Name, printed: Robert Gehris (Langan Engineering)

Signature: 

Date: August 5, 2020

3213-3215 Penn Ave MLCS



Legend

- Pressure Monitoring Station
- Water Manhole
- Meter
- Curb Box
- Water System Pump
- Hydrant
- System Valve
- Dividing Pressure Valve
- Coupling
- Tee
- Cross
- Reducer
- End Cap
- Wash Out

WATER

- Rising Main
- Supply Main
- Transmission Main
- Distribution Main
- Hydrant Branch
- Private Main
- Water Service Line

SEWER

- Manhole
- Junction
- Inlet
- Private Inlet
- Outfall
- End Cap
- Sewer Pump Station
- Combined Sewer
- Sanitary Sewer
- Storm Sewer
- Regulated Combined Sewer
- Overflow Sewer
- Interceptor
- Sewer Force Main
- Private Sewer
- Undefined Sewer
- Green Infrastructure Underground Facilities

mi
0 0.01 0.02

Date: 8/24/2020

Most Limited Capacity Sewer (MLCS) Spreadsheet

PROJECT NAME:	3213-3215 Penn Ave
PWSA PROJECT NUMBER:	20013.24
PWSA REVIEWER:	Shannon Connell
DATE:	August 24, 2020

LEGEND:	
	Output Data
	Input Data
	Questionable Data
	Hydraulically Limited Sewer

Upstream MH	Downstream MH	Upstream Invert	Downstream Invert	Length, ft	Diam., in.	Material	n	Area, sf	Wetted P, ft	Slope	Flow, gpd
MH025D019	MH025D014	720.20	719.38	115.57	18	VCP	0.015	1.77	4.712	0.71%	4,984,690
MH025D014	MH025D013	719.38	718.97	158.26	15	VCP	0.015	1.23	3.927	0.26%	1,857,900
MH025D013	JCT025D001	718.97	718.55	132.05	15	VCP	0.015	1.23	3.927	0.32%	2,046,158
JCT025D001	MH025D011	718.55	717.82	150.22	96	Brick	0.016	50.27	25.133	0.49%	334,784,896
MH025D011	JCT025D002	717.82	717.60	17.98	96	Brick	0.016	50.27	25.133	1.22%	531,232,703
JCT025D002	JCT048S001	717.60	716.00	146.27	96	Brick	0.016	50.27	25.133	1.09%	502,285,529
JCT048S001	MH048S039	716.00	715.69	109.10	96	Brick	0.016	50.27	25.133	0.28%	255,998,121
MH048S039	MH048R002	715.69	715.42	99.37	96	Brick	0.016	50.27	25.133	0.27%	250,335,559
MH048R002	ADC048RA23	715.42	715.10	182.84	96	Brick	0.016	50.27	25.133	0.18%	200,912,838
ADC048RA23	MH048R003	715.10	706.16	296.11	96	Brick	0.016	50.27	25.133	3.02%	834,469,615

PGH2O Pittsburgh Water & Sewer Authority

November 30, 2020

Rob Gehris
Langan Engineering & Environmental Services
2400 Ansys Drive, Suite 403
Canonsburg, PA 15317

Subject: Sewage Facilities Planning Module (SFPM)
Approval for Collection System Flows
Project Name: 3213-3215 Penn Avenue (Project)
PWSA Project No.: 20013.24

Dear Rob:

Pursuant to your request, we have reviewed the SFPM and determined that the 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). We have enclosed for your use the electronically signed "Section J – Chapter 94 Consistency Determination". Please be advised that this approval is limited to the collection system portion of the SFPM.

Our review was 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 x5523 or SConnell@pgh2o.com.

Sincerely,

Shannon Connell
Engineering Co-Op

Enclosures
cc: Barry King, P.E. – PWSA (via email)
Kate Mechler, P.E. – PWSA (via email)
Robert Herring, P.E. – PWSA (via email)
Thomas Flanagan – DEP (via email)
eBuilder – Filing System (via email)

PGH2O Pittsburgh Water & Sewer Authority

MEMO

To: Barry King, P.E. - Director of Engineering and Construction

From: Shannon Connell

Date: November 25, 2020

Subject: Department of Environmental Protection (DEP) - Sewage Facilities Planning Module (SFPM)

Chapter 94 Consistency Determination

Project Name: 3213-3215 Penn Avenue (Project)

Project Address: 3213-3215 Penn Avenue, Pittsburgh, PA 15201

PWSA Project Number: 20013.24

Dear Barry,

The Pittsburgh Water and Sewer Authority (PWSA) received a SFPM application for the aforementioned Project. In accordance with Title 25 of the Pennsylvania Code, the PWSA is required to prepare an annual Wasteload Management Report on the collection and conveyance of wastewater relative to available capacity. Our review of the SFPM was conducted to understand how the 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 both the denial of the SFPM and the submission of a Corrective Action Plan to the DEP.

We have determined that the Project will not contribute to a dry-weather hydraulic overload within the next five years. Please refer to the enclosed hydraulic calculations for additional information. Upon your approval, please sign and return the enclosed "Section J - Chapter 94 Consistency Determination" page from the SFPM.

Our review was 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.

Yours truly,

Shannon Connell

Shannon Connell
Engineering Co-Op

Enclosures

cc: Robert Herring, P.E. - PWSA
e-Builder – Filing System

Penn Liberty Plaza I
1200 Penn Avenue
Pittsburgh PA 15222

info@pgh2o.com
T 412.255.2423
F 412.255.2475

www.pgh2o.com
@pgh2o

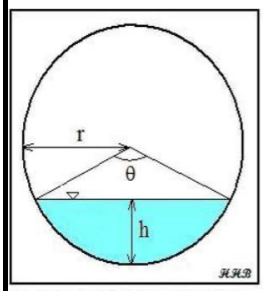
Customer Service /
Emergencies:
412.255.2423

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

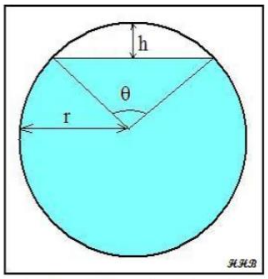
PROJECT NAME:	3213-3215 Penn Avenue
PWSA PROJECT NUMBER:	20013.24
PWSA REVIEWER:	Shannon Connell
DATE:	November 23, 2020

LEGEND: Input Data | Output Data

Section A: Manning Equation for Partially Filled Pipes



Partially Full Pipe Flow Parameters (Less Than Half Full)



Partially Full Pipe Flow Parameters (More Than Half Full)

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

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

$$A_{<50\%\ Full} = \frac{r^2(\Theta - \sin\Theta)}{2} \qquad P_{<50\%\ Full} = r \times \Theta$$

OR

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

Section B: Data for Calculations

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

Proposed Project Flows		
Variable	Value	Units
Q_p	20,400	gpd

Variable	*Value*	*Units*
Material	VCP	
n	0.015	unitless
S	0.003	ft/ft
h	1.50	ft
D	1.50	ft
P.F.	3.5	unitless

Section C: Calculations for Design and/or Permitted Capacities

Variable	Description	Definition
$Q_{d, avg}$	Design Capacity, Average	= full pipe flow conditions / peaking factor
$Q_{d, peak}$	Design Capacity, Peak	full pipe flow conditions

Design Capacity, Average		
Variable	Value	Unit
$Q_{d, avg}$	923,265	gpd

Design Capacity, Peak		
Variable	Value	Unit
D	1.500	ft
r	0.750	ft
A	1.767	ft^2
P	4.712	ft
R	0.375	ft
$Q_{d, peak}$	5	cfs
$Q_{d, peak}$	3,231,427	gpd

Section D: Calculations for Present Flows

Variable	Description	Definition
$Q_{ex, avg}$	Present Flows, Average	determined via flow monitoring data
$Q_{ex, peak}$	Present Flows, Peak	determined via flow monitoring data

Present Flows, Average		
Variable	Value	Unit
$Q_{ex, avg}$	128,000	gpd

Present Flows, Peak		
Variable	Value	Unit
$Q_{ex, peak}$	448,000	gpd

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

Variable	Description	Definition
$Q_{proj, avg}$	Projected Flows in Five (5) Years, Average	= $Q_{proj, peak}$ ÷ P.F.
$Q_{proj, peak}$	Projected Flows in Five (5) Years, Peak	= ($Q_{ex, peak}$ + Q_p) x 1.05

Projected Flow Calculations		
Variable	Value	Unit
$Q_{proj, avg}$	140,520	gpd
$Q_{proj, peak}$	491,820	gpd

Section F: Compare Results with Applicant's Submission

Variable	PWSA, gpd	Applicant, gpd	Difference, gpd	Difference, %
$Q_{d, avg}$	923,265	859,345	63,920	7%
$Q_{d, peak}$	3,231,427	3,007,707	223,720	7%
$Q_{ex, avg}$	128,000	128,000	0	0%
$Q_{ex, peak}$	448,000	448,000	0	0%
$Q_{proj, avg}$	140,520	140,520	0	0%
$Q_{proj, peak}$	491,820	491,820	0	0%

COUNTY OF ALLEGHENY

RICH FITZGERALD
COUNTY EXECUTIVE

January 11, 2021

Robert Gehris
Langan Engineering and Environmental Services, Inc.
2400 Ansys Drive, Suite 403
Canonsburg, PA 15317

RE: SEWAGE FACILITIES PLANNING MODULE; ALLEGHENY COUNTY
3213-3215 Penn Avenue, City of Pittsburgh

Dear Mr. Gehris:

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 January 8, 2021. The project proposes the following:

Project Description:	3213-3215 Penn Avenue. Proposing to demolish the existing automotive center and detached garage to construct a six-story residential building with ground-level parking area, a vegetated roof, sidewalk improvements, and landscaped areas located in the City of Pittsburgh, Allegheny County.
Sewage Flow:	19,891 GPD
Conveyance:	The flow from this site will be conveyed to the Pittsburgh Water & Sewer Authority (PWSA) collection system to ALCOSAN POC A-23 to the Allegheny 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.

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.

DEBRA BOGEN, MD, DIRECTOR
ALLEGHENY COUNTY HEALTH DEPARTMENT
WATER POLLUTION CONTROL & SOLID WASTE MANAGEMENT
3901 PENN AVENUE • BUILDING 5 • PITTSBURGH, PA 15224-1318
PHONE: 412.578.8040 • FAX: 412.578.8053
WWW.ALLEGHENYCOUNTY.US/HEALTHDEPARTMENT

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 contact 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,

Freddie Fields

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

FF/cb
Enclosure

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

Rob Gehris

From: Battistone, Martina <martina.battistone@pittsburghpa.gov>
Sent: Tuesday, January 12, 2021 4:03 PM
To: Rob Gehris
Cc: Benjamin Hunter
Subject: Re: SFPM 3213-3215 Penn Avenue
Attachments: 3213-3215 Penn Ave. Comp. 4A.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Rob,
See attached for completed Component 4A. I've sent the package along to the City Solicitor's office to prepare the resolution for City Council.

Let me know if you need anything else.
Best,
Marti

From: Rob Gehris <rgehris@langan.com>
Date: Friday, January 8, 2021 at 2:36 PM
To: Martina Wolf <martina.battistone@pittsburghpa.gov>
Cc: Benjamin Hunter <bhunter@Langan.com>
Subject: SFPM 3213-3215 Penn Avenue

Hi Marti,

We have another Sewage Facilities Planning Module which needs city planning's review/ completion of Component 4A.

Please see attached for the SFPM for the proposed development located at 3213-3215 Penn Avenue, Pittsburgh, PA 15201. Also attached are the pdf and the word document of Component 4A, for your completion.

This project entails the demolition of an existing automotive service center, and the construction of a new 118-unit apartment building, consisting mostly of efficiency style units. Please let me know if you have any questions or comments while completing component 4A of the module.

Best regards,
-Rob

Robert Gehris
Senior Staff Engineer

LANGAN

Direct: 724.514.5165
File Sharing Link

Phone: 724.514.5100 Fax: 724.514.5101
2400 Ansys Drive, Suite 403
Canonsburg, PA 15317-9540
www.langan.com

alcosan
allegheny county sanitary authority

January 27, 2021

Mr. Benjamin Hunter, P.E., LEED A.P.
Langan Engineering
2400 Ansys Drive, Suite 403
Canonsburg, PA 15317

Re: 3213-3215 PENN AVENUE
City of Pittsburgh, 6th Ward – Allegheny County
PA DEP Sewage Facilities Planning Module
ALCOSAN Diversion Structure A-23-00

Dear Mr. Hunter:

We have reviewed the Component 3 Planning Module for the referenced project to be located in the City of Pittsburgh, 6th Ward. The total subdivided project area will generate a peak flow of 20,400 gpd in the ALCOSAN Allegheny River Interceptor and Woods Run Treatment Plant.

The capacity at the A-23-00 Diversion Structure is approximately 11.3 MGD. The estimated peak dry weather flow is approximately 1.19 MGD. Dry weather capacity exists for this connection. However, the Allegheny River Interceptor and the Woods Run Treatment Plant do not have the capacity for the flows generated during wet weather periods. This limitation will be addressed as ALCOSAN implements its Clean Water Plan.

ALCOSAN requests that this letter be made part of the planning module submission. The signed Component 3 Planning Module is attached. 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 412-732-8053.

Sincerely,

ALLEGHENY COUNTY SANITARY AUTHORITY

Shawn P. McWilliams, EIT
Civil Engineer

Attachment

cc: C. Dean (w/o attachment)
D. Thornton (w/o attachment)
M. Lichte (w/o attachment)
Barry King/ PWSA (w/o attachment)
Thomas Flanagan/ PADEP (w/o attachment)
Fred Fields/ ACHD (w/o attachment)

APPENDIX B

Resolution for Plan Revision for New Land Development

Fiscal Impact Statement

Updated 1/29/2020 to satisfy City Code §219.07

Department	Law
Preparer	Ben Smith
Standing Committee Representative	Benjamin Hunter, P.E., LEED A.P. (Langan Engineering) 724-514-5125
Type of Legislation	Other

Description of Legislation

Oxide Real Estate Development, LLC has proposed the development of certain parcels of land identified as 3213-3215 Penn Avenue, Pittsburgh, PA 15201, Allegheny County, at lot and block 25-D-61 and 25-D-68, in the Sixth Ward of the City of Pittsburgh, Pennsylvania and described in the attached Sewage Facilities Planning Module (the "Planning Module") for land development and proposes that project be served by use of existing connections to the City of Pittsburgh sewage systems; and

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

Total Cost	$ 0			
Frequency of Expenditure	☐ One-Time		☐ Multi-Year	
Funding Source	☐ Operating	☐ Capital	☐ Grant	☐ Trust Fund
Is this item budgeted?	☐ Yes		☐ No	

JDE Account Information

N/A

Additional Operational Costs

N/A

Impact on City Revenue

N/A

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

Method of Procurement *Select one.*	☐ RFP	☐ Signed Waiver from OMB	☐ Amendment to Existing Contract *Do not fill out the rest of the form.*

Name of Vendor and Award Justification
List the name of the awarded vendor and its qualifications.

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

Selection Criteria
Describe the selection or scoring criteria.

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

Waiver Justification
If a waiver was granted, explain the justification.

EORC Synopsis
Insert synopsis that was presented.

Date Presented at EORC: Insert date.	☐ Approved	☐ Not Approved

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

Attachments

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

City of Pittsburgh

Sewer Facilities Planning Module Questionnaire

PROJECT NAME: 3213-3215 Penn Avenue

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

Automotive Center

2) What is the proposed use for the property?

Residential

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

The proposed project includes the installation of a vegetated roof on the proposed building and the addition of several street tree pits. The stormwater management facilities implemented as part of this project will reduce the rate and volume of the proposed runoff and improve the quality of the proposed stormwater runoff.

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

After implementation of the proposed stormwater management system, the development will result in a net negative change in stormwater flow.

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 3213-3215 Penn Avenue, 3213-3215 Penn Avenue, Pittsburgh, PA 15201.

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, Oxide Real Estate Development, LLC has proposed the development of certain parcels of land 3213-3215 Penn Avenue, 3213-3215 Penn Avenue, Pittsburgh, PA 15201, Allegheny County, at lot and block 25-D-61 and 25-D-68 in the 6th 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 3213-3215 Penn Avenue, 3213-3215 Penn Avenue, Pittsburgh, PA 15201, Allegheny County, at lot and block 25-D-61 and 25-D-68 in the 6th 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.

APPENDIX C

Component 3, Narrative Description of Project, Supporting Documentation

3800-FM-BPNPSM0353 Rev. 2/2015
Form

pennsylvania
DEPARTMENT OF ENVIRONMENTAL PROTECTION

Code No.

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

SEWAGE FACILITIES PLANNING MODULE

Component 3. Sewage Collection and Treatment Facilities

(Return completed module package to appropriate municipality)

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

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

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

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

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

A. PROJECT INFORMATION (See Section A of instructions)

1. Project Name 3213-3215 Penn Avenue

2. Brief Project Description Oxide Real Estate Development, LLC is proposing to demolish the existing automotive center and detached garage and develop a six-story residential building with a ground-level parking area. The proposed site will include the residential building with a vegetated roof, sidewalk improvements, and landscaped areas. The project is generally bounded by Mulberry Street to the north, Pittsburgh Parcel 25-D-69 to the east, Penn Avenue to the south, and 32nd Street to the west. The proposed sanitary service will be provided by a proposed 8-inch PVC lateral to connect to an existing 15-inch PWSA sewer in Mulberry Street. The 15-inch PWSA sewer is connected to the PWSA main in 33rd Street and will ultimately be conveyed via the Allegheny Interceptor to the ALCOSAN Wastewater Treatment Facility and discharge to the Ohio River.

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

Municipality Name	County	City	Boro	Twp
City of Pittsburgh	Allegheny	☒	☐	☐

Municipality Contact Individual - Last Name	First Name	MI	Suffix	Title
Battistone	Martina			

Additional Individual Last Name	First Name	MI	Suffix	Title

Municipality Mailing Address Line 1	Mailing Address Line 2
Department of City Planning	200 Ross St. Suite #4

Address Last Line -- City	State	ZIP+4

Pittsburgh	PA	15219

Area Code + Phone + Ext.	FAX (optional)	Email (optional)
412-255-2516		

C. SITE INFORMATION (See Section C of instructions)

Site (Land Development or Project) Name

3213-3215 Penn Avenue

Site Location Line 1	Site Location Line 2
3213-3215 Penn Avenue	

Site Location Last Line -- City	State	ZIP+4	Latitude	Longitude
Pittsburgh	PA	15201	40.461163	-79.969833

Detailed Written Directions to Site Head S on Waterfront Dr toward Three Rivers Heritage Trail. Continue straight onto 30th St Bridge. Turn right onto River Ave. Turn right onto 31st St Bridge/William Raymond Promenade Memorial Bridge. Turn left onto Penn Avenue.

Description of Site The site is currently composed of the automotive center and detached garage, paved impervious areas, and minimal pervious areas.

Site Contact (Developer/Owner)

Last Name	First Name	MI	Suffix	Phone	Ext.
Kichline	Shawn			412-315-4731	

Site Contact Title	Site Contact Firm (if none, leave blank)
Principal	Oxide Real Estate Development, LLC

FAX	Email
	skichline@oxidedev.com

Mailing Address Line 1	Mailing Address Line 2
6101 Penn Avenue, Suite 102	

Mailing Address Last Line -- City	State	ZIP+4
Pittsburgh	PA	15206

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

Last Name	First Name	MI	Suffix
Rowland	Scott		

Title	Consulting Firm Name
Principal/Vice President	Langan Engineering & Environmental Services, Inc.

Mailing Address Line 1	Mailing Address Line 2
2400 Ansys Drive	Suite 403

Address Last Line – City	State	ZIP+4	Country
Canonsburg	PA	15317	USA

Email	Area Code + Phone	Ext.	Area Code + FAX
srowland@langan.com	724-514-5123		724-514-5101

E. AVAILABILITY OF DRINKING WATER SUPPLY

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

☐ Individual wells or cisterns.

☐ A proposed public water supply.

☒ An existing public water supply.

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

Name of water company: PWSA

F. PROJECT NARRATIVE (See Section F of instructions)

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

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

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

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

1. **COLLECTION SYSTEM**

a. Check appropriate box concerning collection system

☐ New collection system ☐ Pump Station ☐ Force Main

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

Clean Streams Law Permit Number _____

b. Answer questions below on collection system

Number of EDU's and proposed connections to be served by collection system. EDU's 50

Connections 2 (1 sanitary, 1 storm)

Name of:

existing collection or conveyance system Mulberry Street 15-inch/ 18-inch VCP Combined Sewer

owner Pittsburgh Water and Sewer Authority (PWSA)

existing interceptor Allegheny Interceptor

owner Allegheny County Sanitary Authority (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 Allegheny County Sanitary Authority (ALCOSAN) Wastewater Treatment Facility

NPDES Permit Number for existing facility PA 0025984

Clean Streams Law Permit Number PA 0025984

Location of discharge point for a new facility. Latitude 40.476720 Longitude -80.042911

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

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

Name of Permittee Agency, Authority, Municipality ALCOSAN

Name of Responsible Agent SHAWN P. McWILLIAMS, EIT

Agent Signature S. P. McWilliams Date 01/27/2021

(Also see Section I. 4.)

G. PROPOSED WASTEWATER DISPOSAL FACILITIES (Continued)

3. **PLOT PLAN**

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

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

4. **WETLAND PROTECTION**

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

5. **PRIME AGRICULTURAL LAND PROTECTION**

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

6. **HISTORIC PRESERVATION ACT**

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

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

Check one:

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

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

Applicant or Consultant Initials _____.

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

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

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

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

1. **Waters designated for Special Protection**

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

2. **Pennsylvania Waters Designated As Impaired**

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

3. **Interstate and International Waters**

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

4 **Tributaries To The Chesapeake Bay**

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

Name of Permittee Agency, Authority, Municipality _____

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

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

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

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

1. Project Flows 20400 gpd (20,400 gpd total, 19,891 gpd net)
2. Total Sewage Flows to Facilities (pathway from point of origin through treatment plant)

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

a. Enter average and peak sewage flows for each proposed or existing facility as designed or permitted.

b. Enter the average and peak sewage flows for the most restrictive sections of the existing sewage facilities.

c. Enter the average and peak sewage flows, projected for 5 years (2 years for pump stations) through the most restrictive sections of the existing sewage facilities. Include existing, proposed (this project) and future project (other approved projects) flows.

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

	a. Design and/or Permitted Capacity (gpd)		b. Present Flows (gpd)		c. Projected Flows in 5 years (gpd) (2 years for P.S.)	
	Average	**Peak**	**Average**	**Peak**	**Average**	**Peak**
Collection	859345	3007707	128000	448000	140520	491820
Conveyance	--	11.3 MGD	1.19 MGD	1.19 MGD	1.12 MGD	1.24 MGD
Treatment	209.3 MGD	250.0 MGD	209.3 MGD	250.0 MGD	219.7 MGD	295.0 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 PWSA

Name of Responsible Agent Barry King, PE, PMP / Director of Engineering and Construction

Agent Signature _____ Date 11/30/2020

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

c. Conveyance System

Name of Agency, Authority, Municipality ALCOSAN

Name of Responsible Agent Shawn P. McWilliams, EIT

Agent Signature Shawn P. McWilliams

Date 01/27/2021

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	
			*ALCOSAN IS UNDER A CONSENT DECREE TO ADDRESS WET WEATHER OVERFLOWS.
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 Shawn P. McWilliams, EIT

Agent Signature Shawn P. McWilliams

Date 01/27/2021

☐ 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.

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

c. Conveyance System

Name of Agency, Authority, Municipality ALCOSAN

Name of Responsible Agent _____

Agent Signature _____

Date _____

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 _____

Agent Signature _____

Date _____

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

(For completion by non-municipal facility agent)

4. Collection and Conveyance Facilities

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

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

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

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

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

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

5. Treatment Facility

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

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

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

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

b. Name of Facility _____

Name of Responsible Agent _____

Agent Signature _____

Date _____

(For completion by the municipality)

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

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

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

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

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

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

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

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

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

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

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

Benjamin Hunter, P.E., LEED A.P.	
Name (Print)	Signature
Senior Project Manager	August 31, 2020
Title	Date
2400 Ansys Drive, Suite 403 Canonsburg, PA 15317	724-514-5125
Address	Telephone Number

R. REVIEW FEE (See Section R of instructions)

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

☐ I request DEP calculate the review fee for my project and send me an invoice for the correct amount. I understand DEP's review of my project will not begin until DEP receives the correct review fee from me for the project.

☒ I have calculated the review fee for my project using the formula found below and the review fee guidance in the instructions. I have attached a check or money order in the amount of $2,500.00 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.

   #50 Lots (or EDUs) X $50.00 = $ 2,500.00

   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:

   #_____ Lots (or EDUs) X $35.00 = $ _____

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

   The fee is based upon:

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

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

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

NARRATIVE DESCRIPTION OF PROJECT

SECTION F
SEWAGE FACILITIES PLANNING
MODULE COMPONENT 3

Re: Project Narrative
3213-3215 Penn Avenue
City of Pittsburgh, Allegheny County, Pennsylvania
Langan Project No.: 250107301

The project site is located in the Strip District neighborhood of the City of Pittsburgh, north of the intersection of Penn Avenue and 32nd Street, in the RIV-IMU, Riverfront – Industrial Mixed Use, District within the City of Pittsburgh, Allegheny County, Pennsylvania. Oxide Real Estate Development, LLC is proposing to demolish the existing automotive center and detached garage to construct a six-story residential building with a ground-level parking area. In addition, sidewalk improvements, landscaped areas, a vegetated roof, and associated site features are a part of this project. The proposed project will be owned and operated by Oxide Real Estate Development, LLC. The project site area is approximately 0.66 acres composed of lots 25-D-61 and 25-D-68.

The project proposes use of a proposed, private 8-inch gravity sewer lateral for the proposed building that will tie into the existing 15-inch combined sewer owned by PWSA and located in Mulberry Street. This existing 15-inch combined sewer eventually connects to the Allegheny Interceptor on the south bank of the Allegheny River. Sewage will then be conveyed and treated by Allegheny County Sanitary Authority (ALCOSAN) Wastewater Treatment Facility.

The existing site has an estimated combined sanitary sewage flow of 509 gallons per day. Following the proposed development, the building will have an estimated combined sanitary sewage flow of 20,400 gallons per day. The proposed increase in combined sanitary sewage flow as a result of the proposed improvements is 19,891 gallons per day (50 EDUs). A reference for the approximate sewage flow for the proposed development can be found within Appendix C. The proposed lateral will remain private and will not create any undue financial burdens to the City of Pittsburgh, PWSA, or ALCOSAN.

Water service will ultimately be provided by Pittsburgh Water and Sewer Authority (PWSA). Water service to this site will be via a 6-inch fire service and a 4-inch domestic service teeing off the 6-inch fire service. The 6-inch fire service will connect to an existing 8-inch water main located in 32nd Street and operated by PWSA.

The existing site has an estimated water demand of 509 gallons per day. Following the proposed development, the building will have an estimated water demand of 20,400 gallons per day. The proposed increase in water demand as a result of the proposed improvements is 19,891 gallons per day. The existing municipal system is expected to adequately meet proposed demands. A copy of the water availability letter from PWSA can be found in Appendix C.

Section J of Component 3 was completed using the calculation methodology and procedures outlined by the PWSA Developer's Manual, revised April 24th, 2020. Method #2 Flow Monitoring from the Developer's Manual was implemented to estimate the Present Peak Flow based on flow measurements at the most limited capacity sewer (PWSA MH025D013) for 30 days from September 24, 2020 to October 23, 2020. Data from the flow monitoring can be found in Appendix C under Anticipated Flow Reference. Pipe capacity information provided by PWSA was used in conjunction with Manning's Equation to estimate the Peak Design Capacity, and a Peak Factor of 3.5 was used to estimate the Present Average Dry Flow and Average Design Capacity. The Projected Peak Flow was calculated by multiplying the sum of the Present Peak Flow and the Anticipated Flow Contribution for the project by a factor of 1.05 to estimate the projected flow in 5 years. The Projected Average Flow was calculated by once again dividing the Projected Peak Flow by the Peak Factor of 3.5. Based on these calculations, it has been determined that the anticipated flow contribution for the proposed project will not create undue stress on the existing PWSA system's capacity.

ANTICIPATED SEWAGE FLOW REFERENCE

Date: 7/22/2020
Langan Project Number: 250107301
Calc by: RSG
Check by: BDH

3213-3215 Penn Avenue

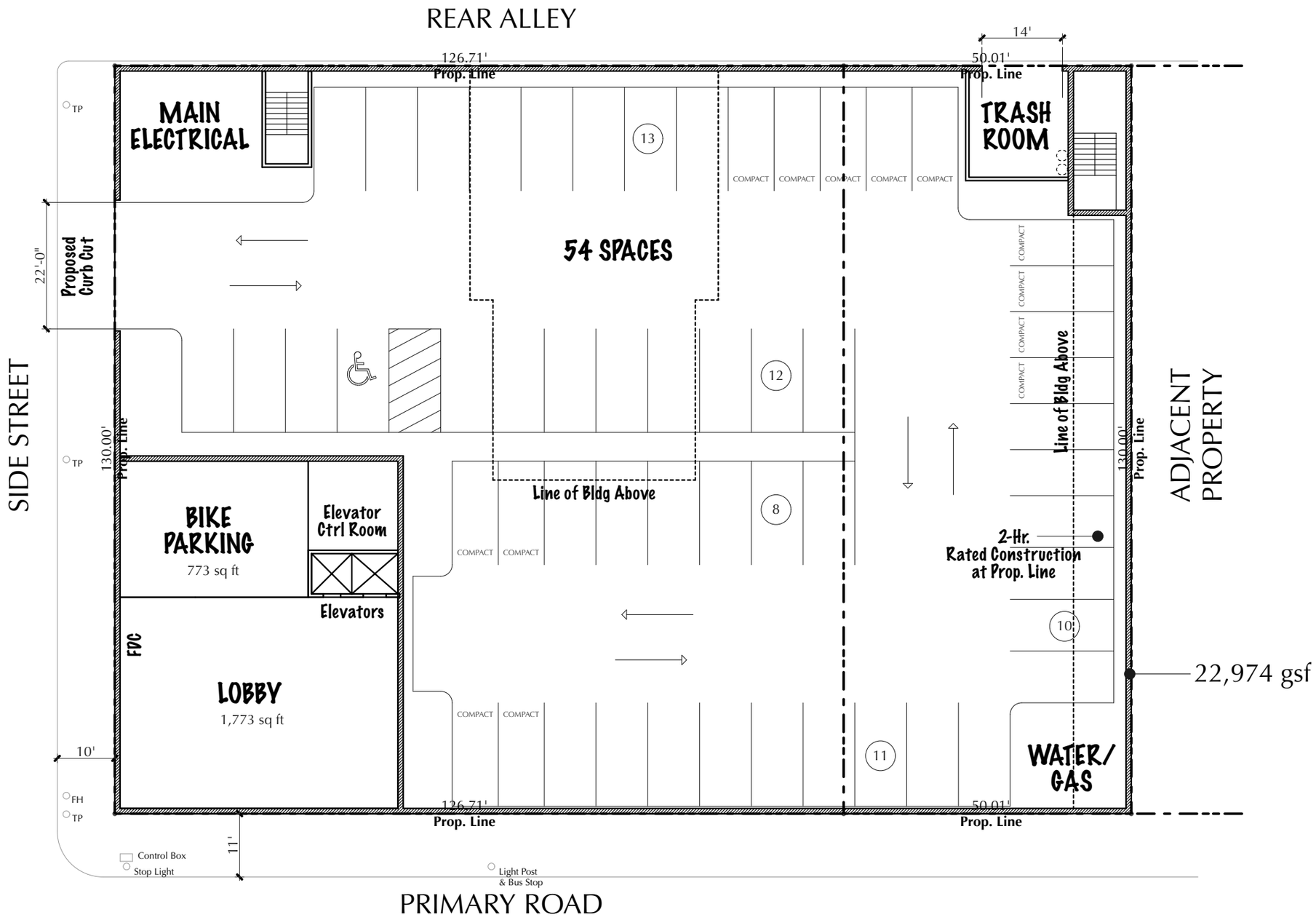
PROPOSED SEWAGE FLOW ESTIMATION (FOR PWSA PERMITTING)

Unit Description	Number of Units	Anticipated Average Rate (GPD/Occupant)[1]	Anticipated Average Sewage Flow (GPD)
Micro Appartment (efficiency)	15	150	2,250
Studio Appartment (efficiency)	23	150	3,450
1 Bedroom Apartment	60	150	9,000
1 Bedroom Apartment w/ den	2	150	300
2 Bedroom Apartment	18	300	5,400
		Proposed GPD (Water Supply)=	**20,400**
		Proposed GPD (Sanitary Load) =	**20,400**
		Proposed EDUs[2] (Water Supply)=	**68.0**
		Proposed EDUs[2] (Sanitary Load)=	**68.0**

Notes:

1 – Rate is based on the flow estimate defined in Table 1 of the PWSA developers manual (equivalent to estimates defined in Appendix A of the PA DEP Small Flow Treatment Facilities Manual)

2– EDUs are based on 300 GPD/EDU.



Site Plan

-
A.1

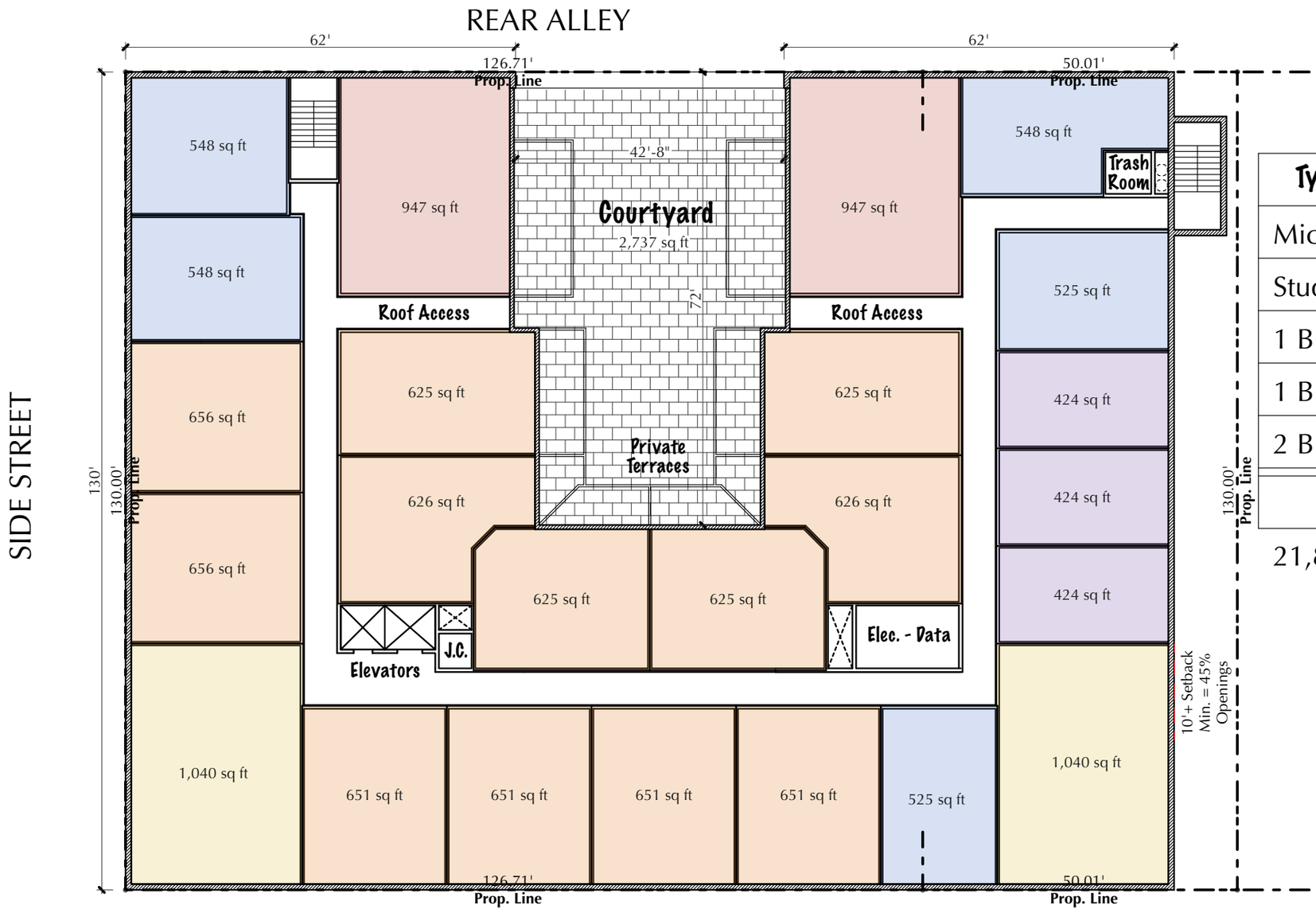
Capacity Analysis

Nov. 13, 2019

DOWERHOUSE

Page No.

A.1



Type	2nd Flr	Total
Micro	3	15
Studio	5	23
1 Br. 1 Ba.	12	60
1 Br. + Den	2	2
2 Br. 2 Ba.	2	18
	24	118

21,825 gsf inc. Ctyd.

2nd Floor

-
A.2

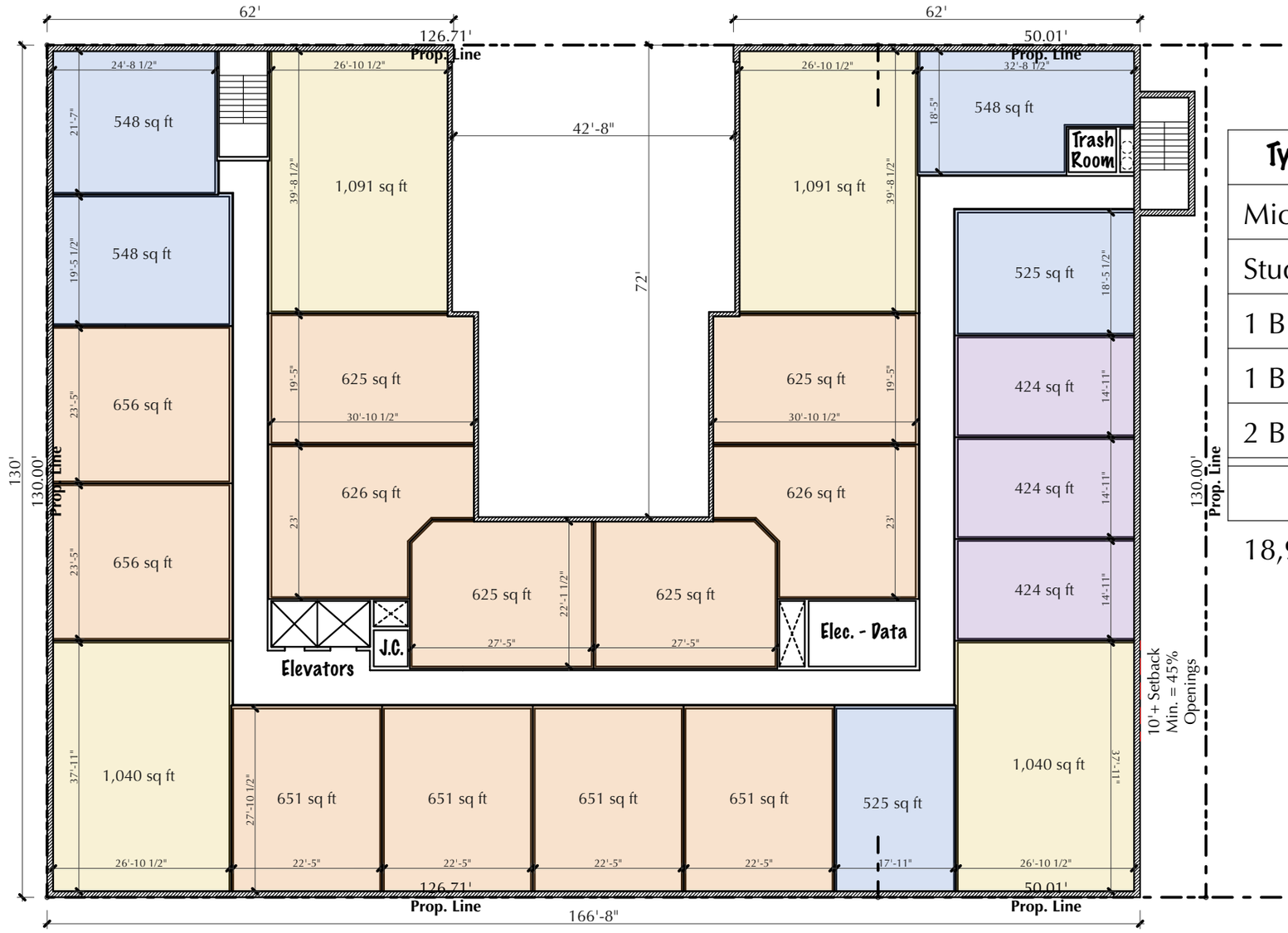
Capacity Analysis

Nov. 13, 2019

DOWERHOUSE

Page No.

A.2



Type	3rd Flr	Total
Micro	4	15
Studio	4	23
1 Br. 1 Ba.	12	60
1 Br. + Den	0	2
2 Br. 2 Ba.	4	18
	24	118

18,968 gsf

Capacity Analysis

Nov. 13, 2019

DOWERHOUSE

Page No.

A.3

-
A.3

3rd Floor

Type	4th Flr	Total
Micro	3	15
Studio	5	23
1 Br. 1 Ba.	12	60
1 Br. + Den	0	2
2 Br. 2 Ba.	4	18
	24	118

18,968 gsf

4th Floor

-
A.4

Capacity Analysis

Nov. 13, 2019

DOWERHOUSE

Page No.

A.4

Type	5th Flr	Total
Micro	3	15
Studio	5	23
1 Br. 1 Ba.	12	60
1 Br. + Den	0	2
2 Br. 2 Ba.	4	18
	24	118

18,968 gsf

5th Floor

-
A.5

Capacity Analysis

Nov. 13, 2019

DOWERHOUSE

Page No.

A.5

Type	6th Flr	Total
Micro	3	15
Studio	3	23
1 Br. 1 Ba.	12	60
1 Br. + Den	0	2
2 Br. 2 Ba.	4	18
	22	118

18,968 gsf inc. Deck

6th Floor

-
A.6

Capacity Analysis

Nov. 13, 2019

DOWERHOUSE

Existing and Proposed Sanitary Pipe Calculations
3213-3215 Penn Avenue Development
Mulberry Way 18-IN PWSA Combined Sewer
Dry Flow Comparison Calculations

Given Information	
Pipe Location:	Mulberry Way
Pipe Type:	VCP
Pipe Diameter (IN)[1]:	18
Slope[2]:	0.3%
Manning's n Value:	0.015

Solve for Present Average Dry Flow	
Flow (GPD):	**128,000**

Solve for Present Peak Flow	
Peak Factor:	3.5
Flow (GPD) [3]:	**448,000**

Solve for Peak Design Capacity (Present)	
Flow (CFS):	4.655
Flow (GPD):	**3,007,707**

Solve for Average Design Capacity (Present)	
Peak Factor:	3.5
Flow (GPD):	**859,345**

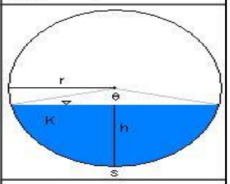
Solve for Projected Peak Flow in 5 Years	
PWSA 5-year Factor	1.05
Anticipated Flow Contribution (GPD)[4]:	20,400
Flow (GPD):	**491,820**

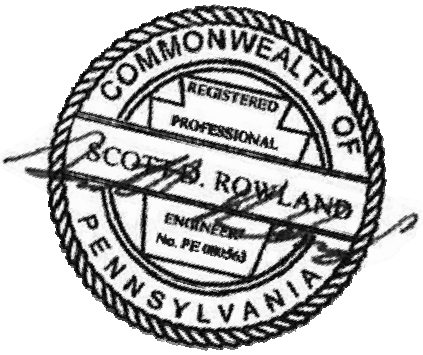
Solve for Average Flow in 5 years	
Flow (GPD):	**140,520**

Summary	
Anticipated Peak Flow Contribution (GPD)[4]:	20,400
Present Average Flow (GPD):	128,000
Present Peak Flow (GPD):	448,000
Average Design Capacity (GPD):	859,345
Peak Design Capacity (GPD):	3,007,707
Average Projected Flow (GPD)	**140,520**
Peak Projected Flow (GPD)	**491,820**

$V = \frac{k}{n} R^{2/3} S^{1/2}$ $k = 1.4859 ft^{1/3}/s$ $Q = VA$

1. Sewer slope referenced from PWSA output data provided August 24, 2020
2. Sewer diameter measured during flow monitoring gage installation
days between September 24 2020 through October 23, 2020 (Peak dry flow occurred on 10/13/2020 between 5pm-6pm
4. Flow estimation calculation based on floor plans provided by Oxide Real Estate Development

step	solve for	*if flow depth < radius*
		
1	circular segment height	$h = d$
2	central angle	$\theta = 2\arccos\left(\frac{r-h}{r}\right)$
3	circular segment area	$K = \frac{r^2(\theta - \sin\theta)}{2}$
4	arc length	$s = r \times \theta$
5	flow area	$A = K$
6	wetted perimeter	$P_w = s$
7	hydraulic radius	$R_h = \frac{A}{P_w}$



PROPOSED SANITARY PIPE CALCULATIONS
3213-3215 Penn Avenue

Q_{max}	Based on Total Units Discharging
Q_{design}	$3.5 * Q_{max}$
Q_{full}	$1.49/n * A_{pipe} * R^{2/3} * S^{1/2}$
Q_{half}	FLOW AT HALF FULL = $0.48 * Q_{full}$
V_{max}	VELOCITY AT 80% FULL = $1.15 * Q_{full} / A_{pipe}$
V_{half}, (fps)	VELOCITY OF FLOW AT HALF FULL = $Q_{half} / (A_{pipe} * 0.5)$
PIPE SIZED ACCORDINGLY	CHECKS IF Q_{design} IS LESS THAN Q_{half}

FROM BLDG TO EXISTING SYSTEM IN MULBERRY ST.

MINIMUM SLOPE WITHIN THIS ENTIRE RUN = 1.0%

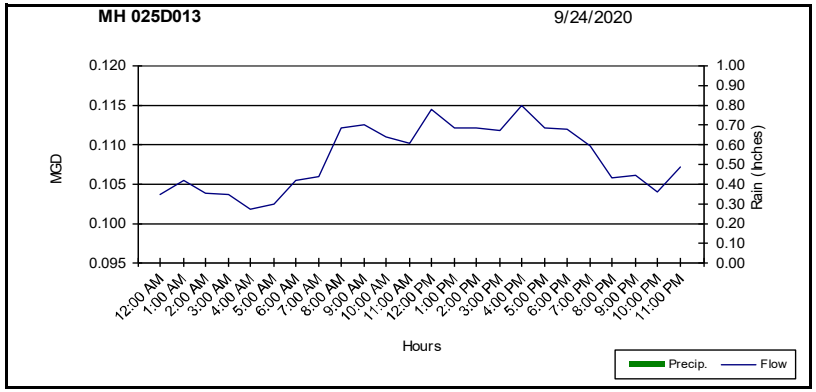
		Q_{full}, cfs	Q_{full}, gpd	Q_{half}, cfs	Q_{half}, gpd	V_{max}, fps	V_{half}, fps
MATERIAL	**PVC**						
LENGTH, ft	**14**	2.02	1,308,197	0.97	627,935	6.67	5.80
DIAMETER, in	**8**						
SLOPE	**2.00%**						
n	**0.011**						
Q_{max}, gpd	**20,400**						
Q_{design}, gpd	**71,400**						

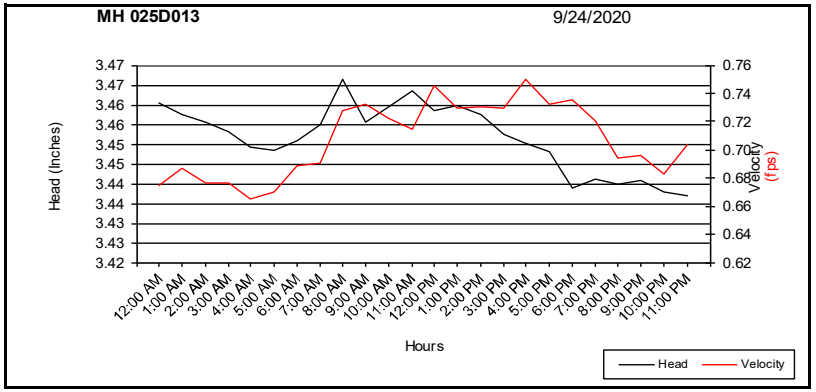
PIPE SIZED ACCORDINGLY: TRUE

V_{max} < 10 fps: TRUE

V_{half} > 2 fps: TRUE

FLOW MONITORING GRAPHICAL RESULTS


MH 025D013
9/24/2020
MGD
Rain (Inches)
Hours
Precip.
Flow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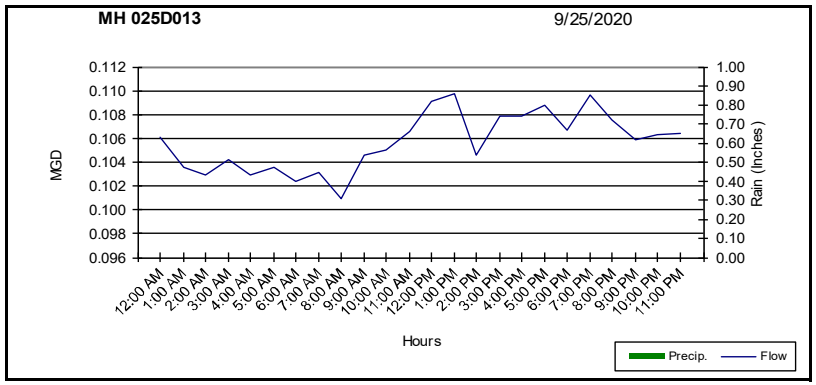
9/24/2020
Head (Inches)
Velocity (fps)
Hours
Head
Velocity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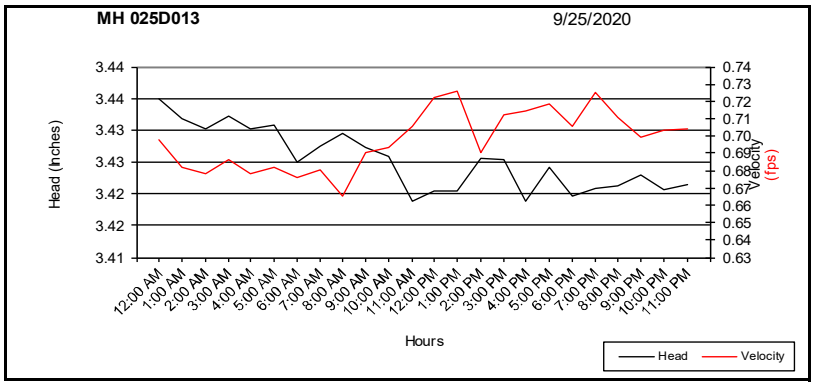
MGD
Rain (Inches)
Hours
Precip.
Flow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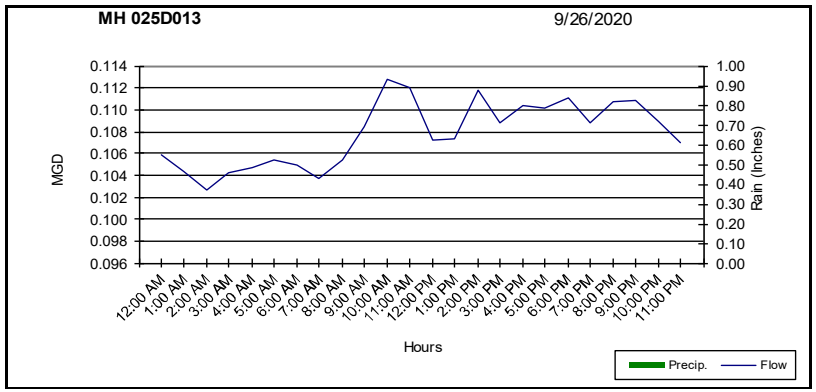
Head (Inches)
Velocity (fps)
Hours
Head
Velocity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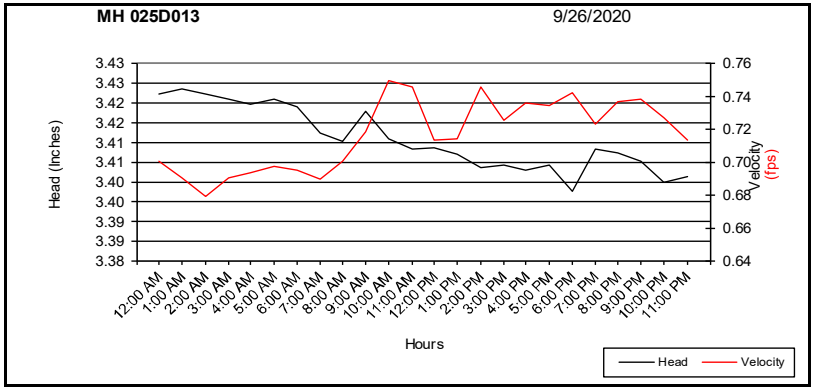
MGD
Rain (Inches)
Hours
Precip.
Flow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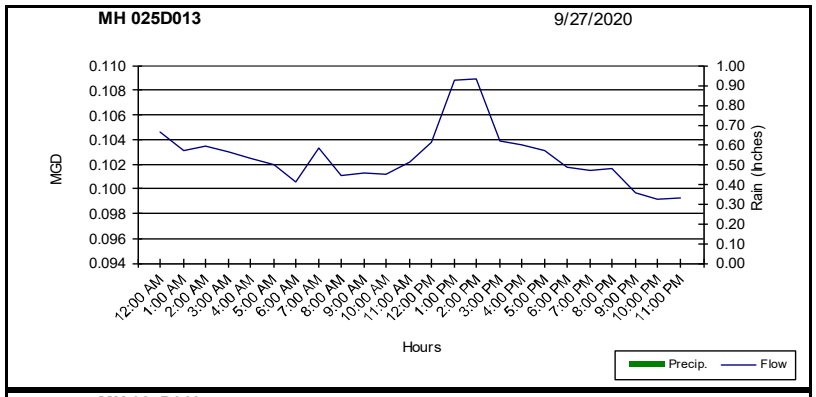
Head (Inches)
Velocity (fps)
Hours
Head
Velocity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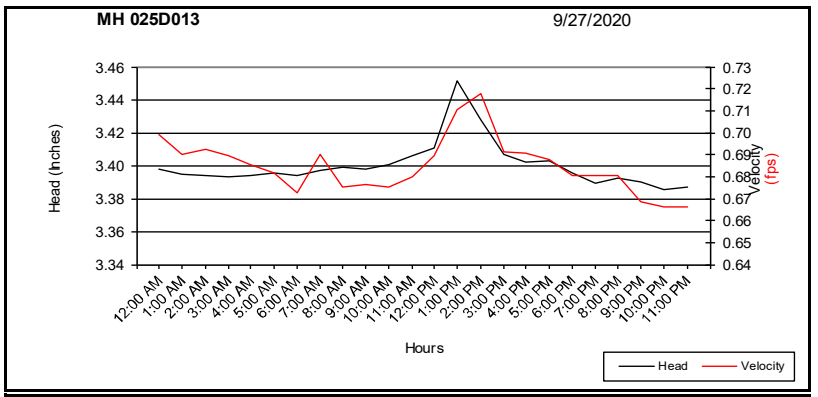
9/27/2020
MGD
Rain (Inches)
Hours
Precip.
Flow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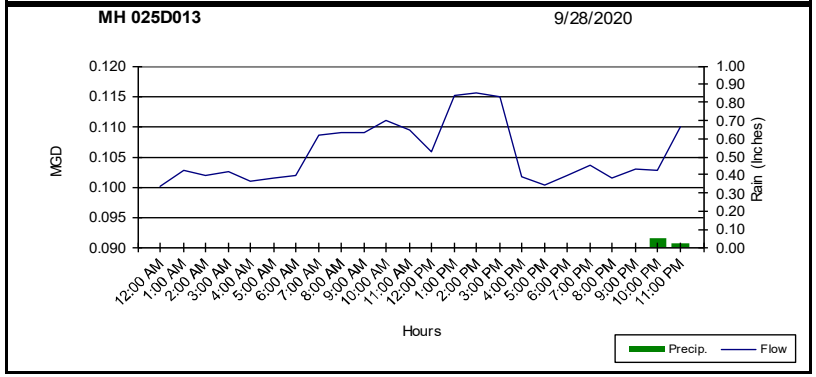
9/27/2020
Head (Inches)
Velocity (fps)
Hours
Head
Velocity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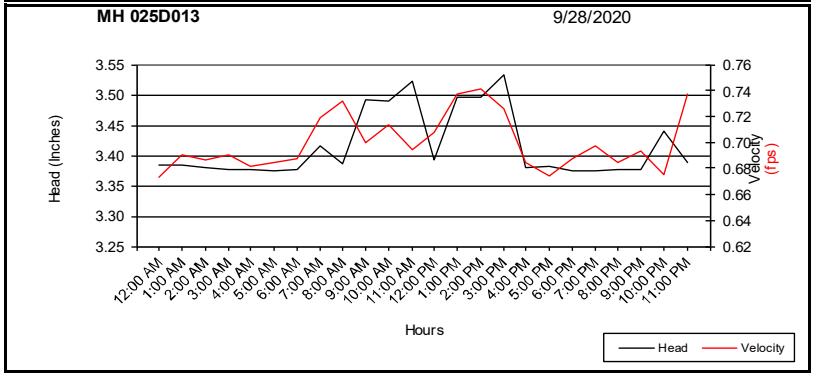
9/28/2020
MGD
Rain (Inches)
Hours
Precip.
Flow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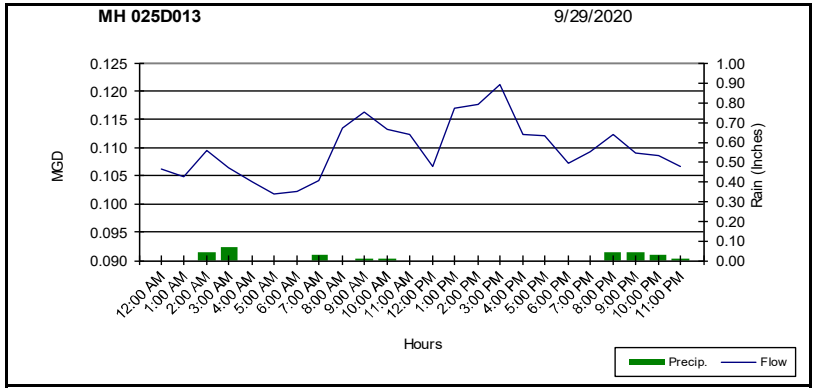
9/28/2020
Head (Inches)
Velocity (fps)
Hours
Head
Velocity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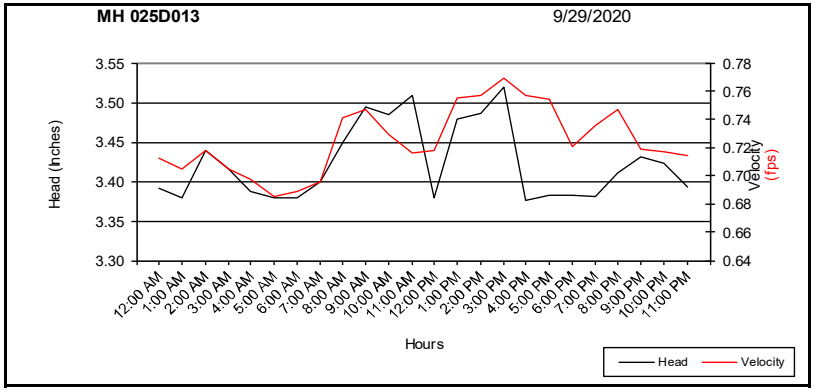
9/29/2020
MGD
Rain (Inches)
Hours
Precip.
Flow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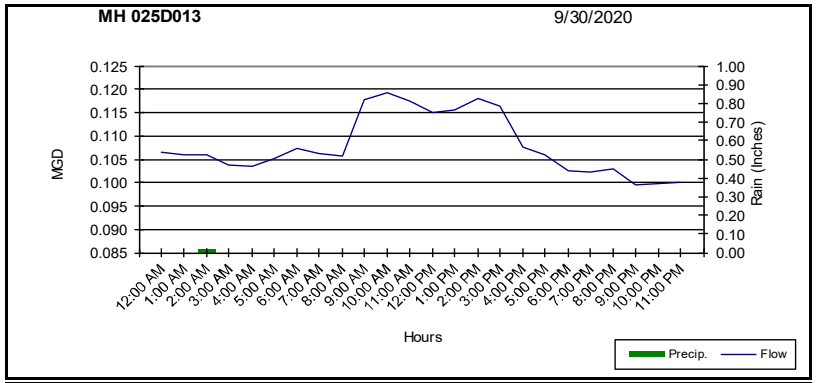
9/29/2020
Head (Inches)
Velocity (fps)
Hours
Head
Velocity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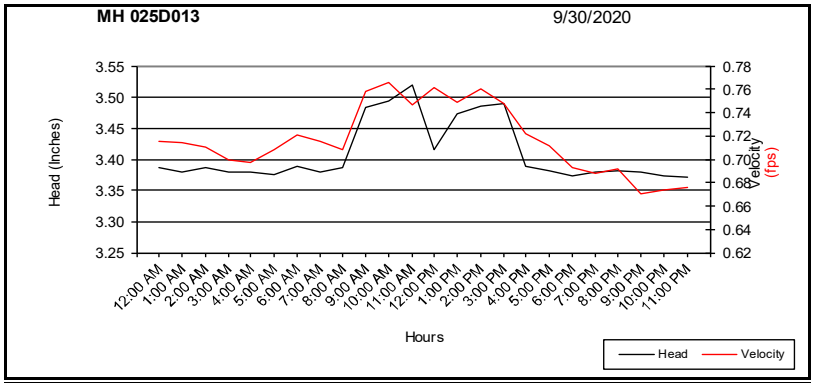
9/30/2020
MGD
Rain (Inches)
Hours
Precip.
Flow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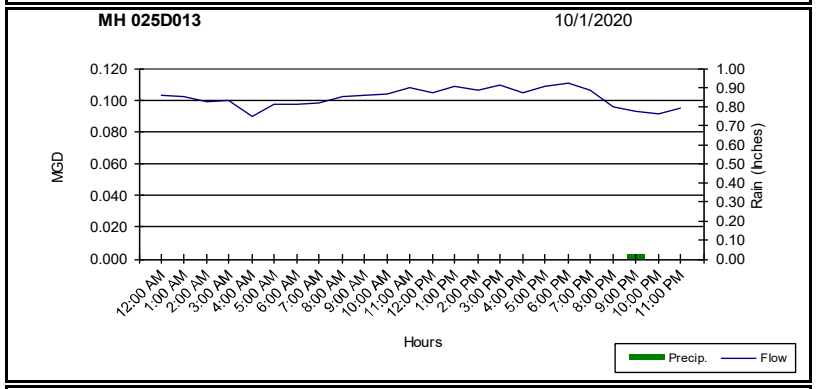
9/30/2020
Head (Inches)
Velocity (fps)
Hours
Head
Velocity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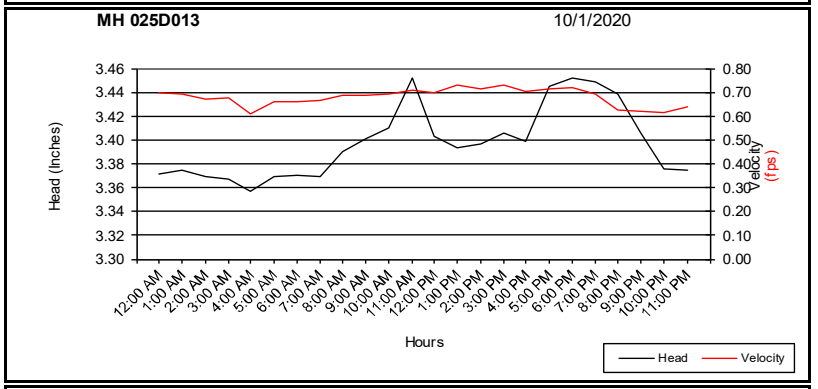
10/1/2020
MGD
Rain (Inches)
Hours
Precip.
Flow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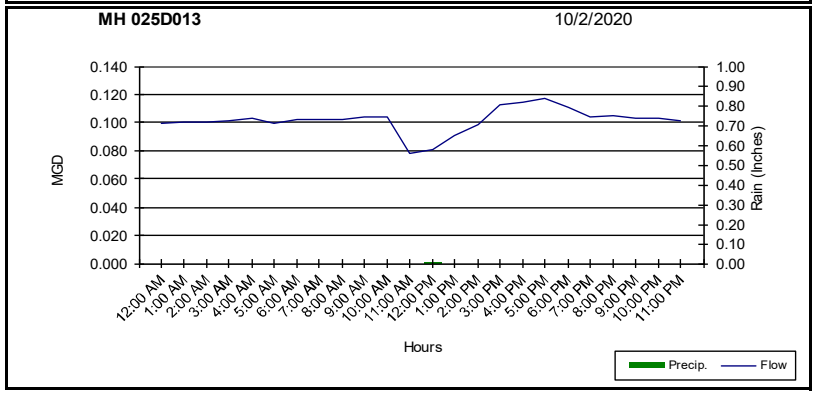
10/1/2020
Head (Inches)
Velocity (fps)
Hours
Head
Velocity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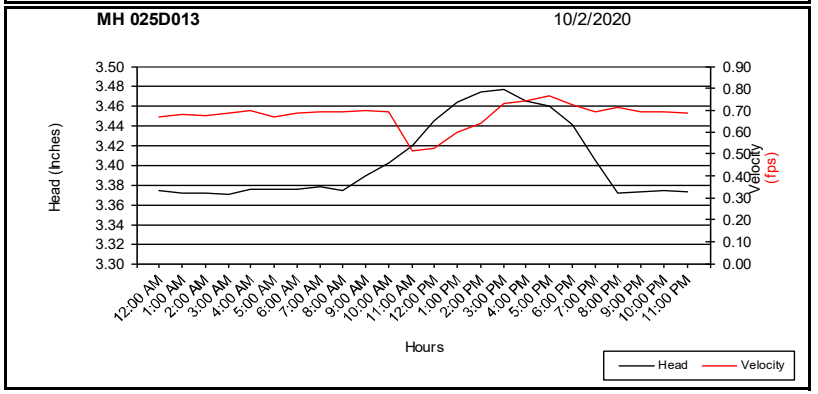
10/2/2020
MGD
Rain (Inches)
Hours
Precip.
Flow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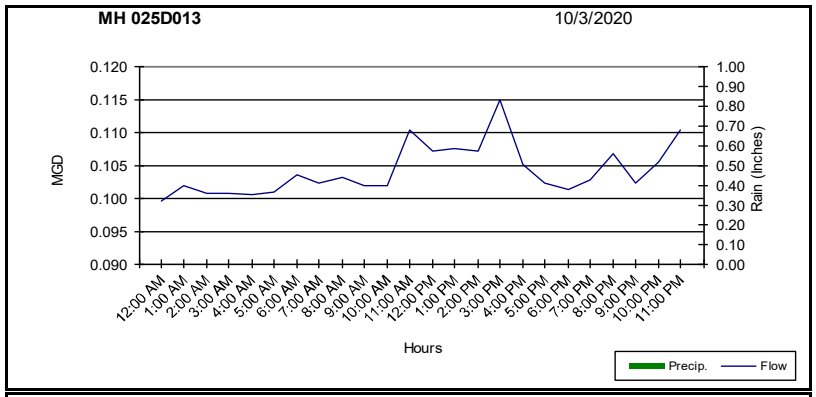
10/2/2020
Head (Inches)
Velocity (fps)
Hours
Head
Velocity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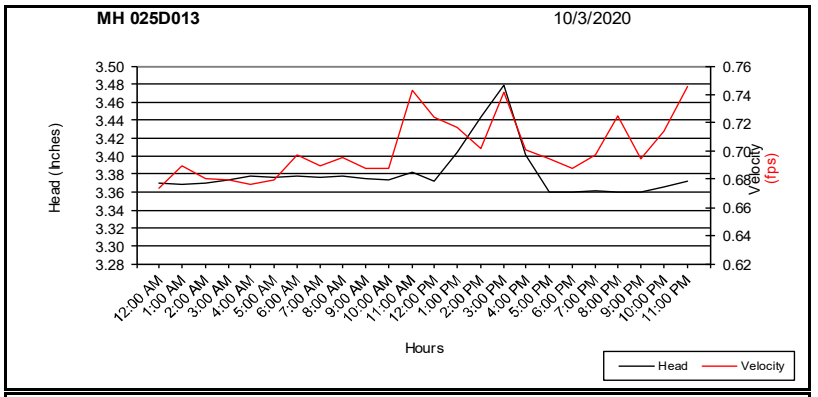
10/3/2020
MGD
Rain (Inches)
Hours
Precip.
Flow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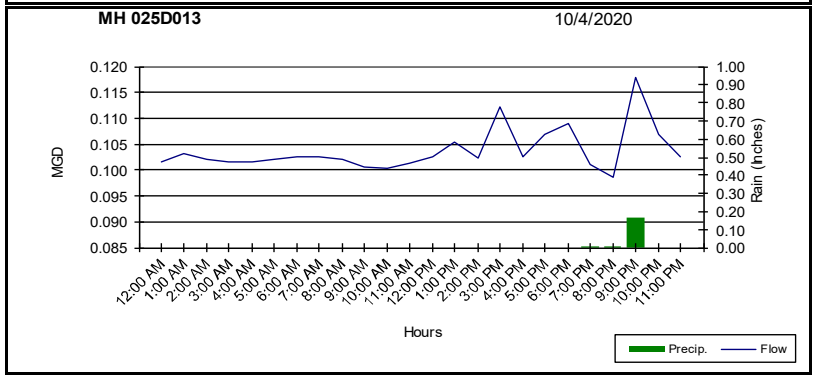
Head (Inches)
Velocity (fps)
Hours
Head
Velocity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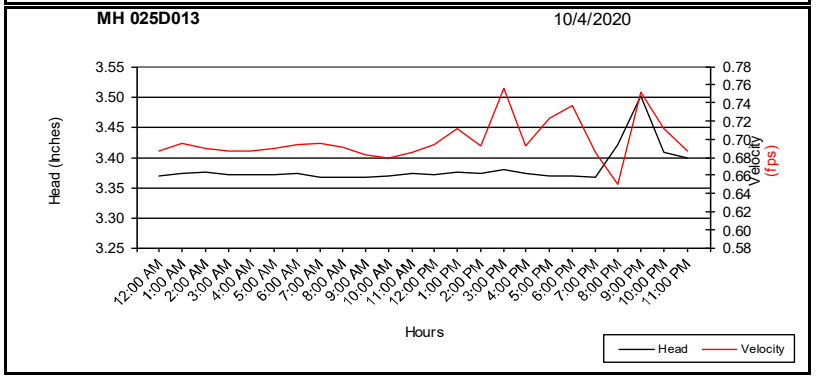
10/4/2020
MGD
Rain (Inches)
Hours
Precip.
Flow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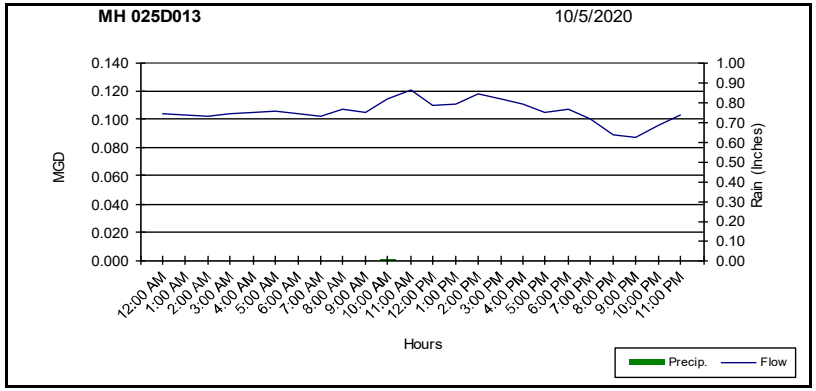
10/4/2020
Head (Inches)
Velocity (fps)
Hours
Head
Velocity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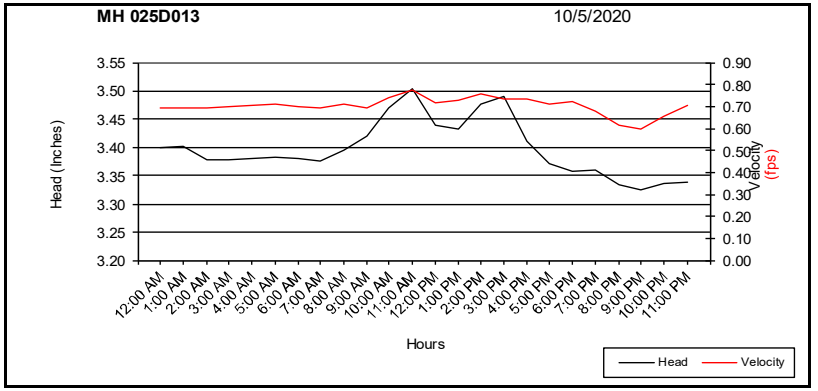
10/5/2020
MGD
Rain (Inches)
Hours
Precip.
Flow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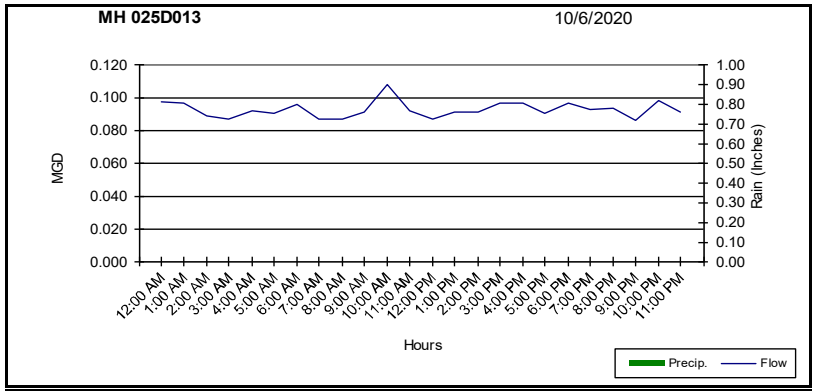
10/5/2020
Head (Inches)
Velocity (fps)
Hours
Head
Velocity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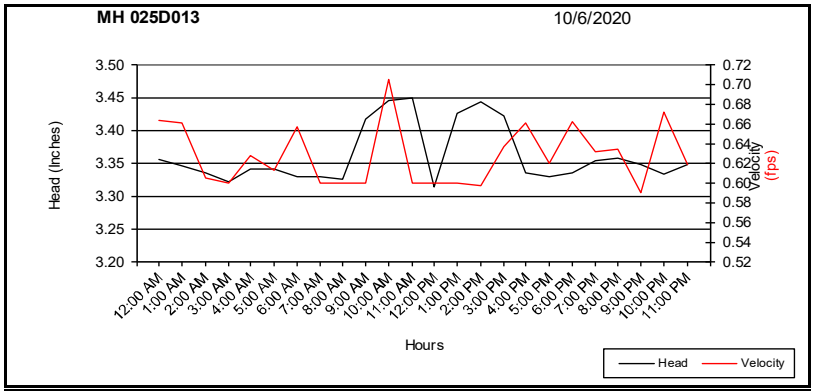
10/6/2020
MGD
Rain (Inches)
Hours
Precip.
Flow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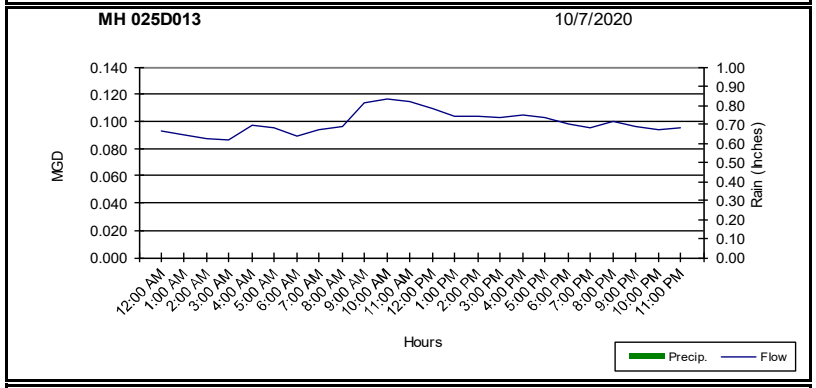
10/6/2020
Head (Inches)
Velocity (fps)
Hours
Head
Velocity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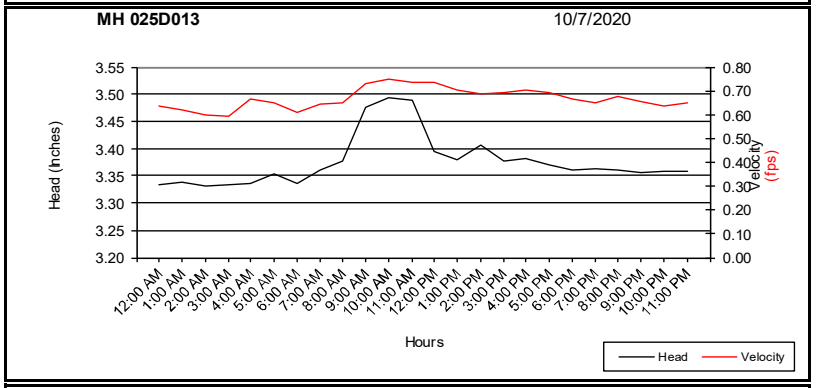
10/7/2020
MGD
Rain (Inches)
Hours
Precip.
Flow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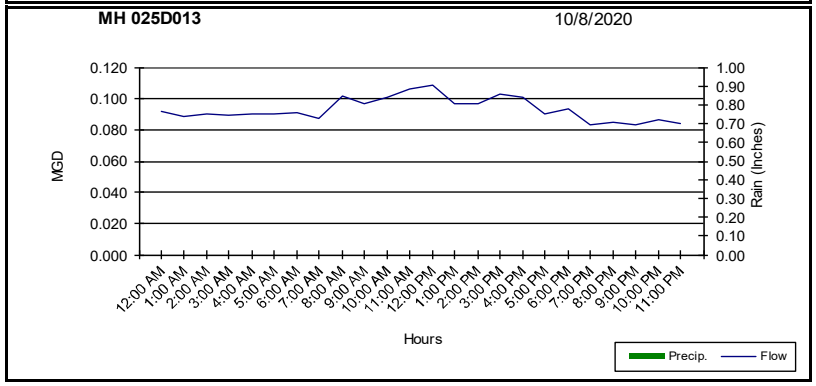
10/7/2020
Head (Inches)
Velocity (fps)
Hours
Head
Velocity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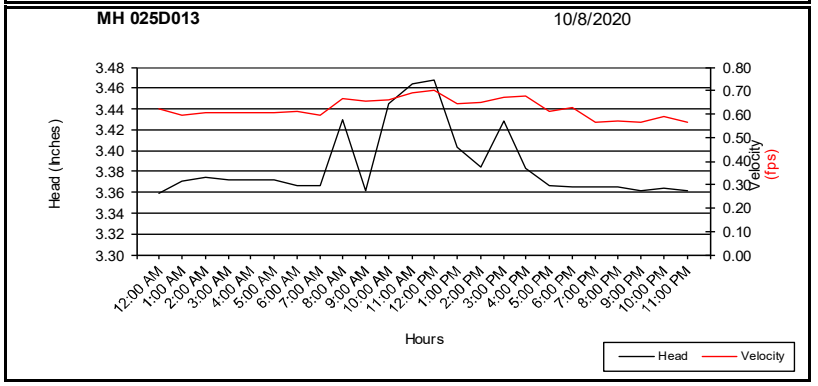
10/8/2020
MGD
Rain (Inches)
Hours
Precip.
Flow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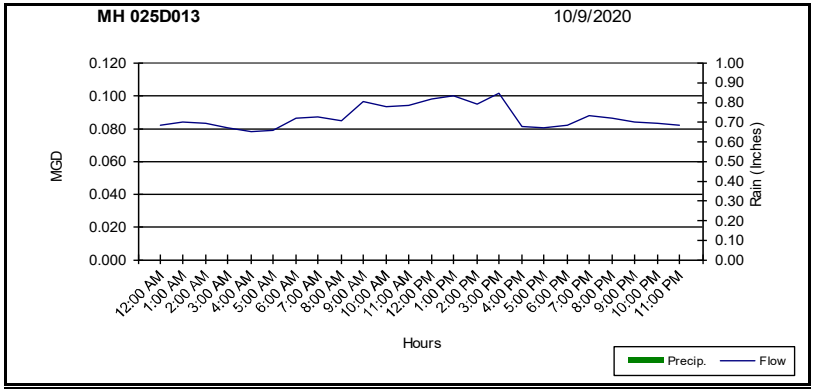
10/8/2020
Head (Inches)
Velocity (fps)
Hours
Head
Velocity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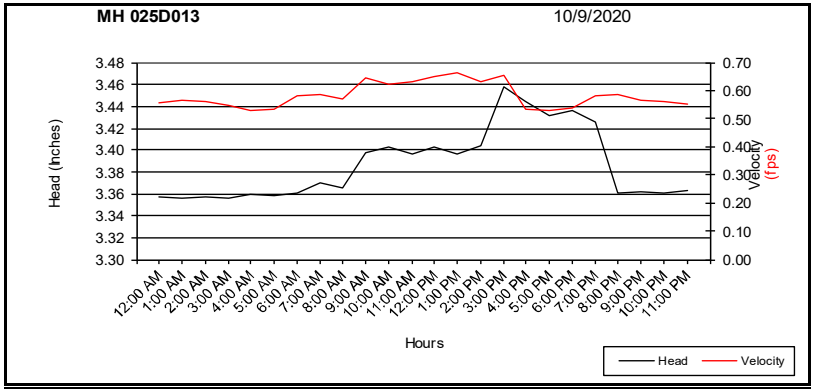
10/9/2020
MGD
Rain (Inches)
Hours
Precip.
Flow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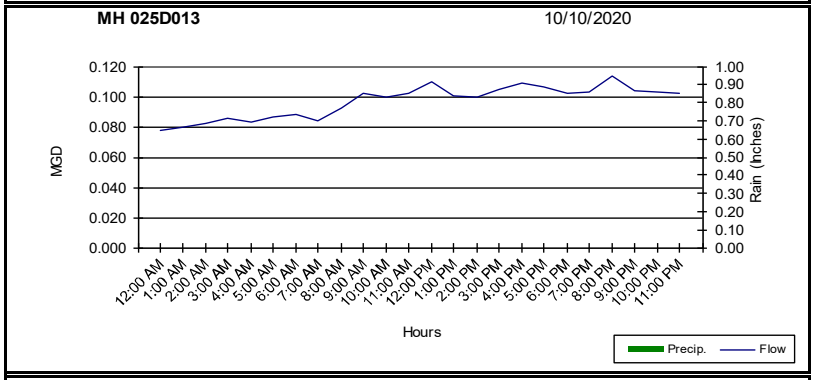
10/9/2020
Head (Inches)
Velocity (fps)
Hours
Head
Velocity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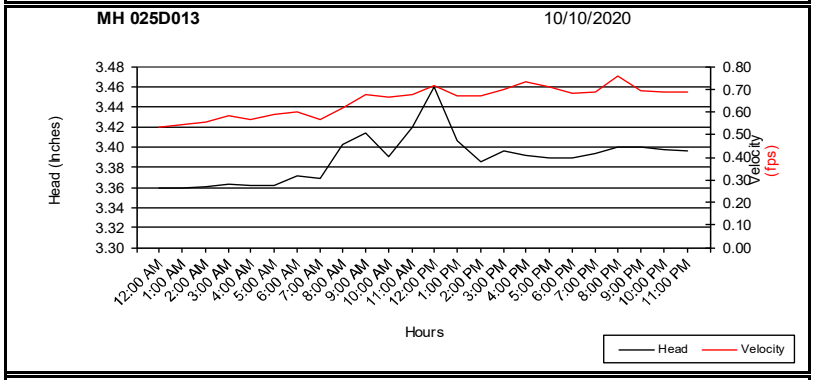
10/10/2020
MGD
Rain (Inches)
Hours
Precip.
Flow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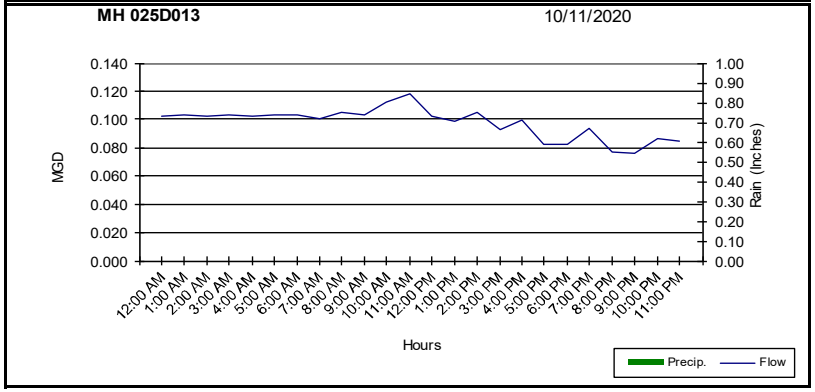
Head (Inches)
Velocity (fps)
Hours
Head
Velocity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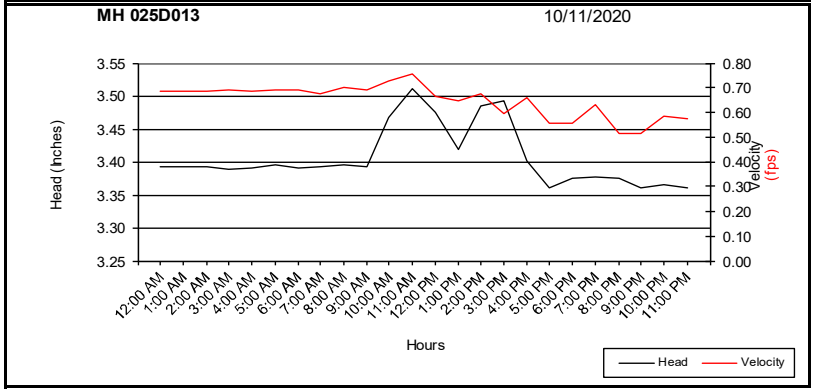
10/11/2020
MGD
Rain (Inches)
Hours
Precip.
Flow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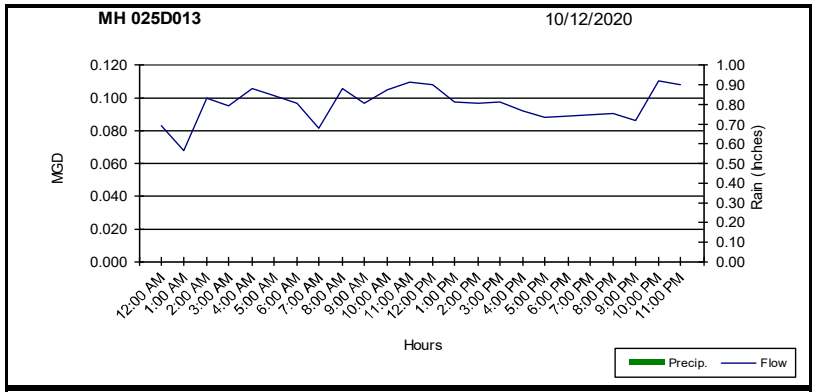
10/11/2020
Head (Inches)
Velocity (fps)
Hours
Head
Velocity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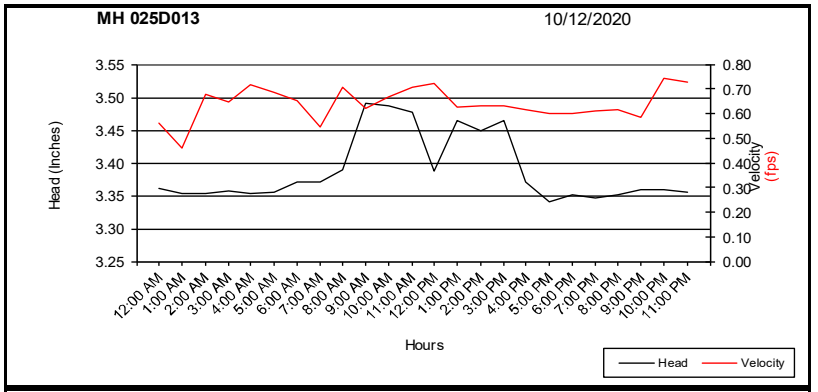
10/12/2020
MGD
Rain (Inches)
Hours
Precip.
Flow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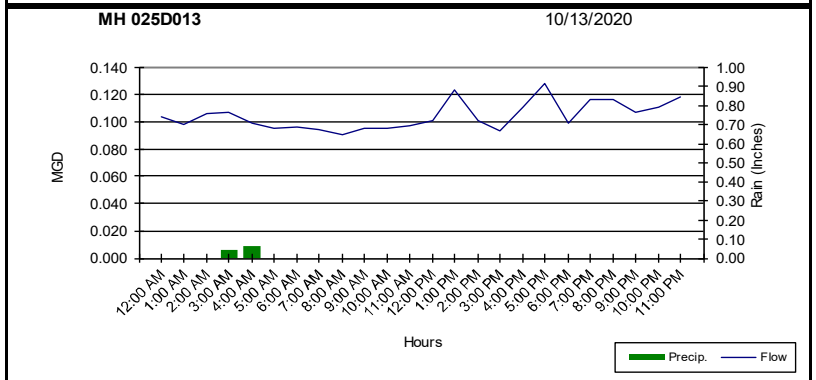
Head (Inches)
Velocity (fps)
Hours
Head
Velocity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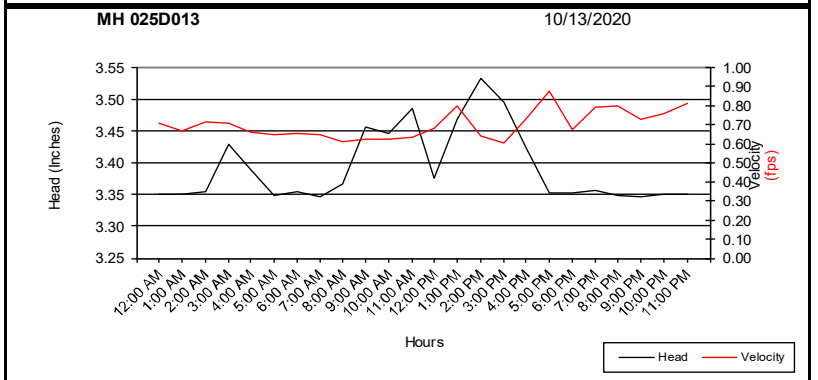
MGD
Rain (Inches)
Hours
Precip.
Flow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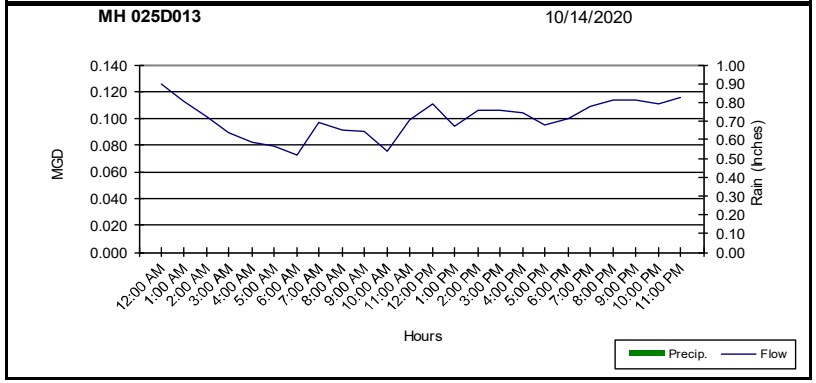
10/13/2020
Head (Inches)
Velocity (fps)
Hours
Head
Velocity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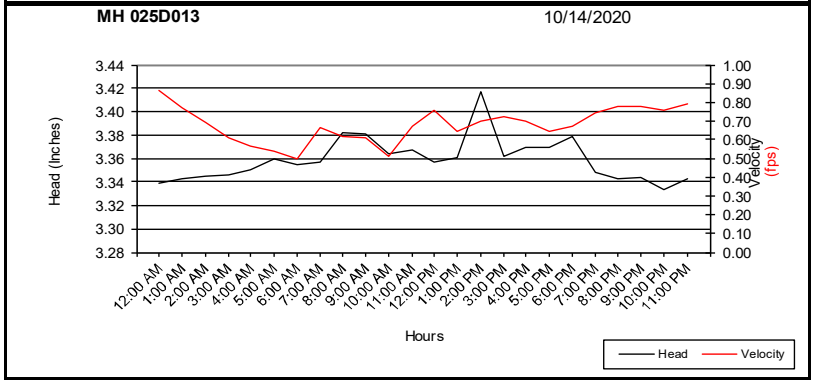
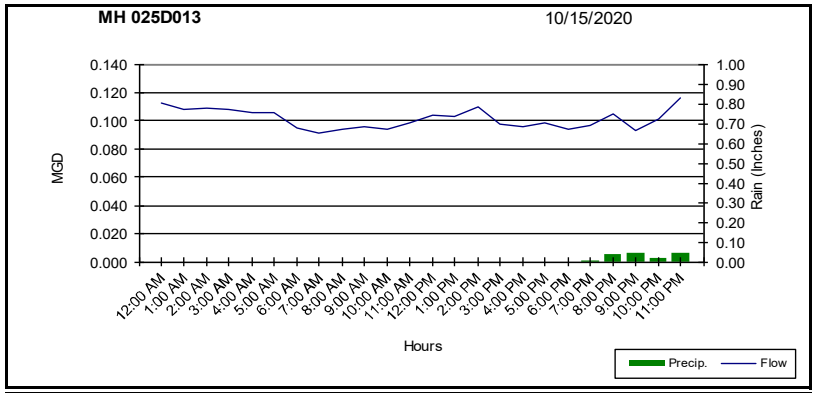
10/14/2020
MGD
Rain (Inches)
Hours
Precip.
Flow


MH 025D013
10/14/2020
Head (Inches)
Velocity (fps)
Hours
Head
Velocity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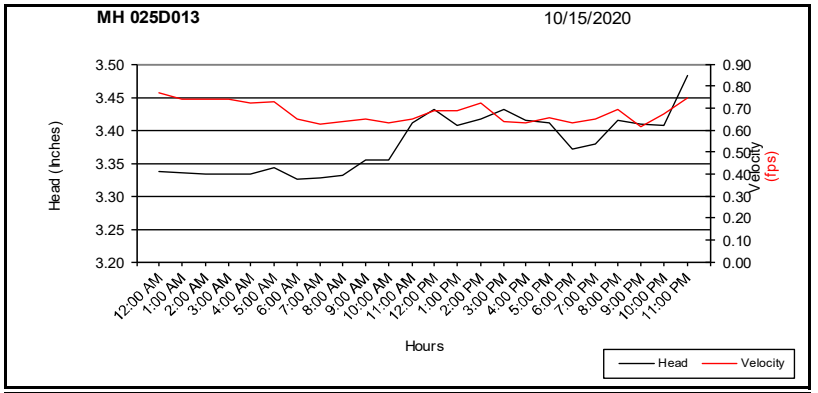
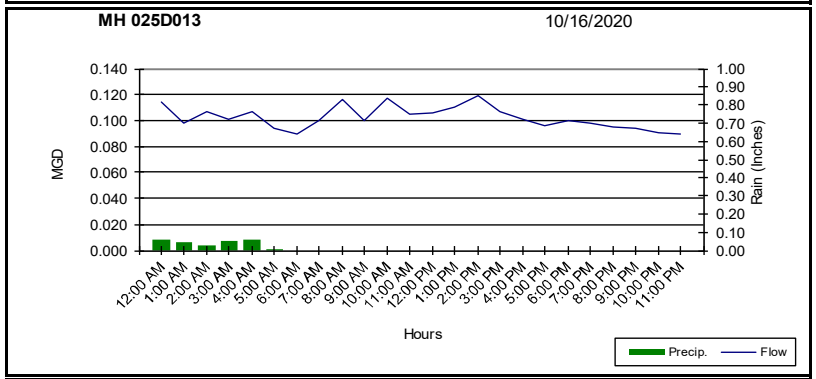
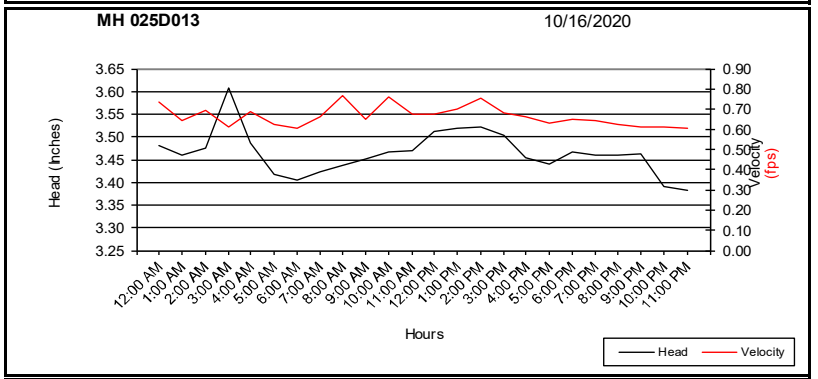
10/15/2020
MGD
Rain (Inches)
Hours
Precip.
Flow


MH 025D013
10/15/2020
Head (Inches)
Velocity (fps)
Hours
Head
Velocity


MH 025D013
10/16/2020
MGD
Rain (Inches)
Hours
Precip.
Flow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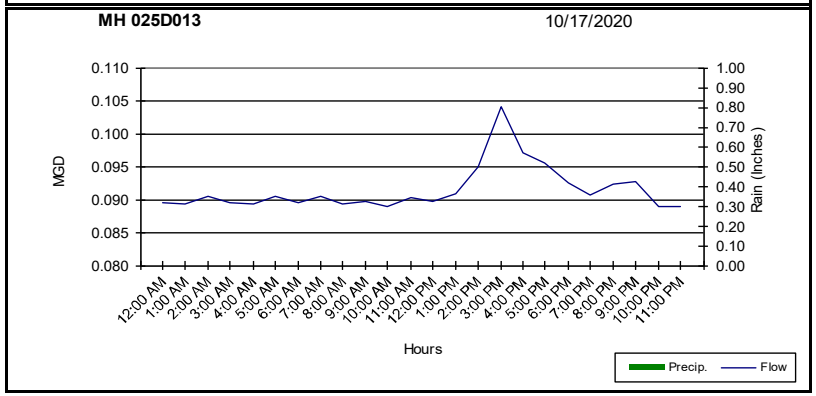
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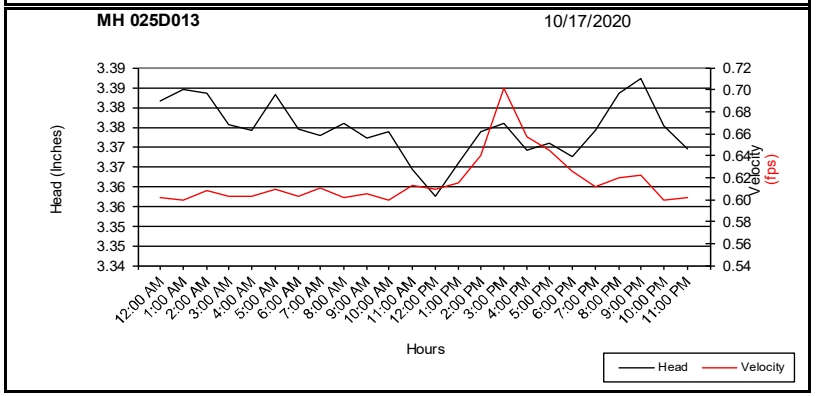
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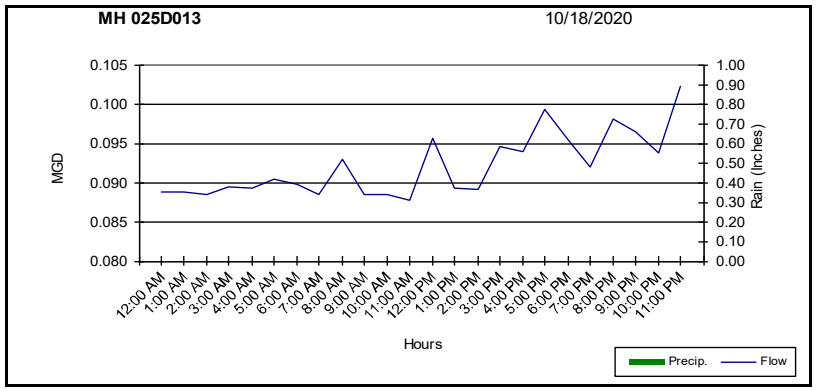
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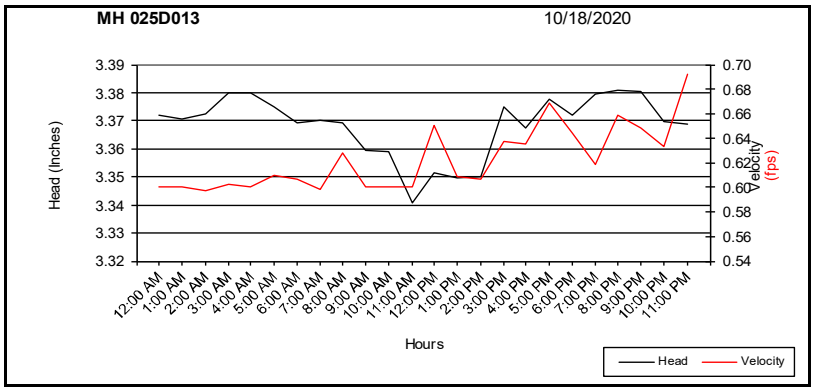
Hours
Precip.
Flow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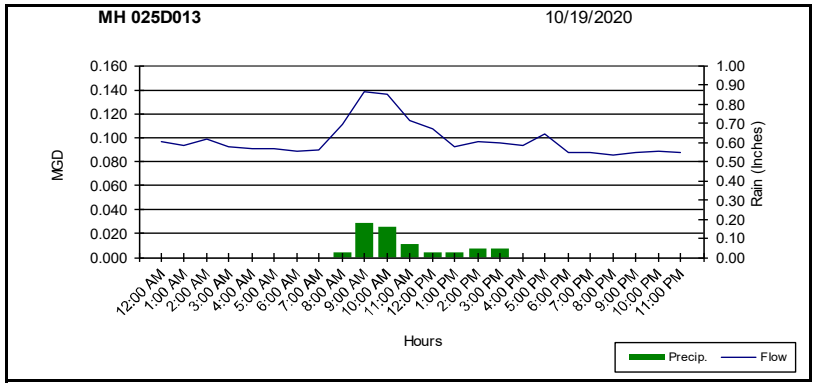
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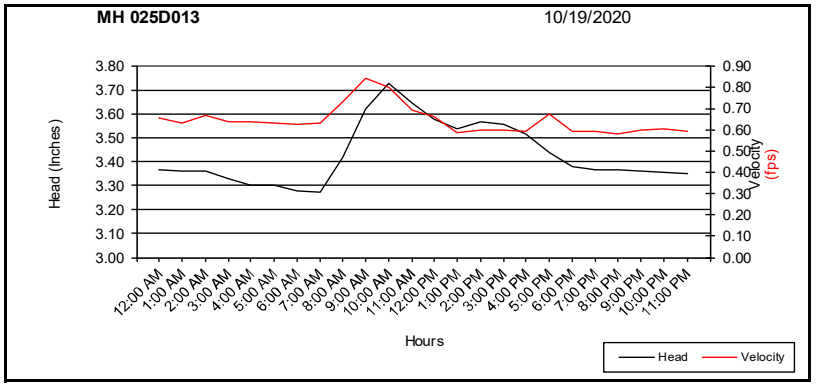
Hours
Precip.
Flow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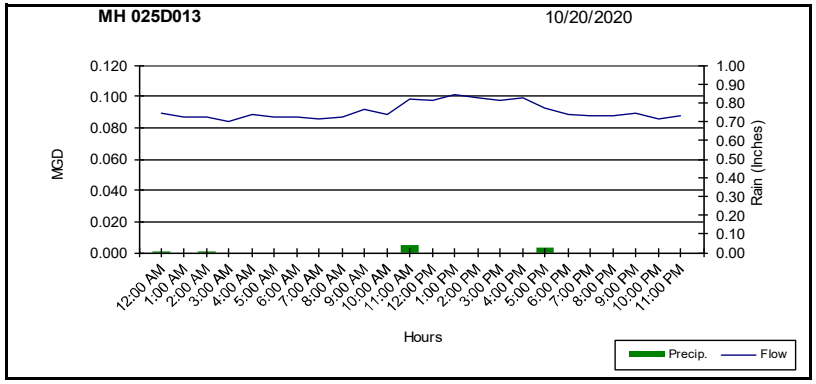
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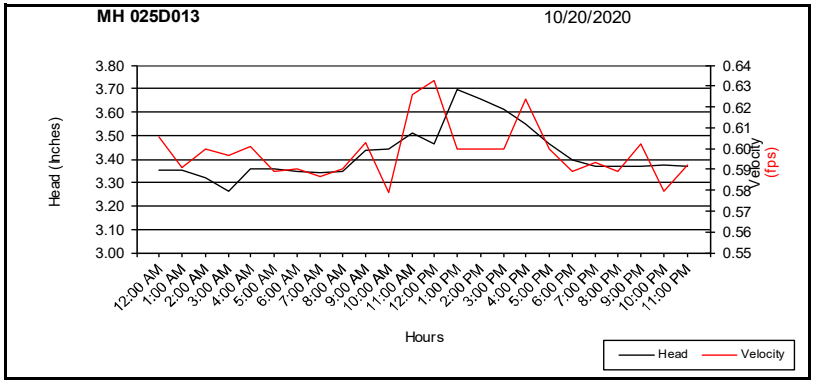
Rain (Inches)
Hours
Precip.
Flow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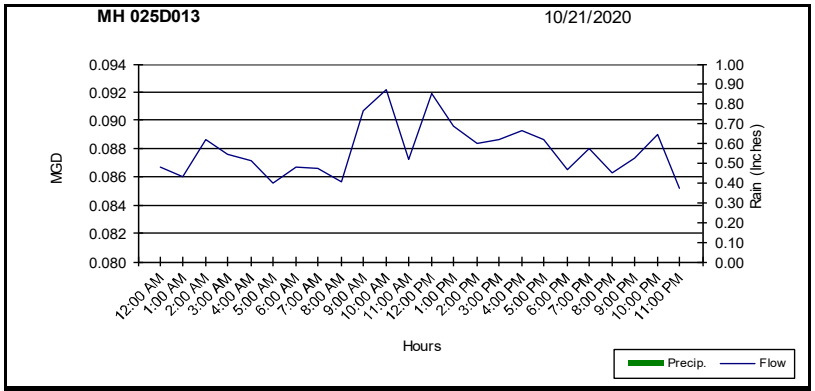
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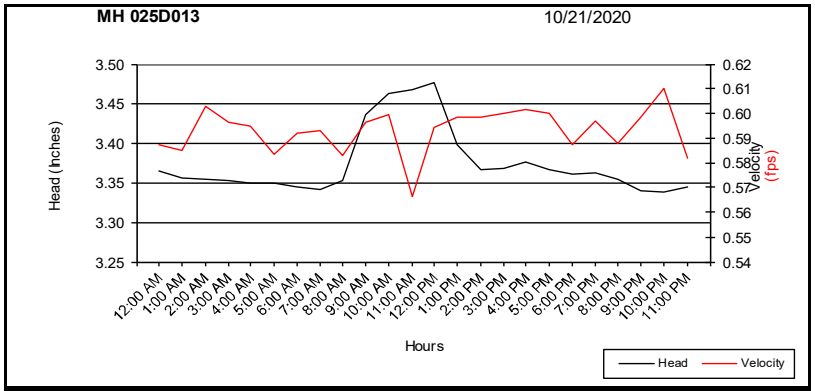
Hours
Precip.
Flow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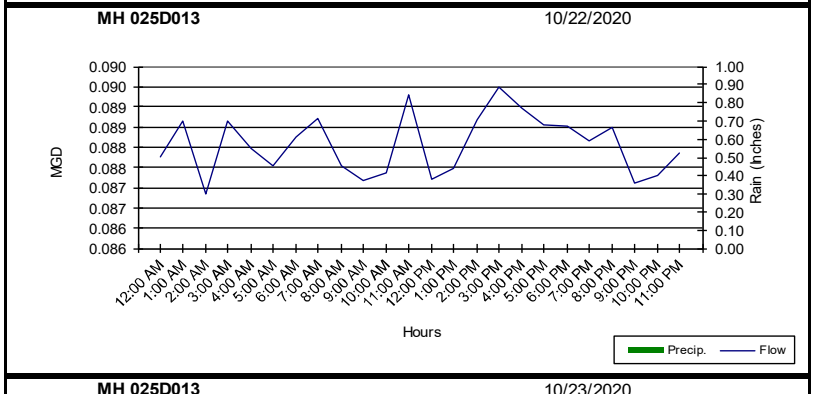
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Hours
Precip.
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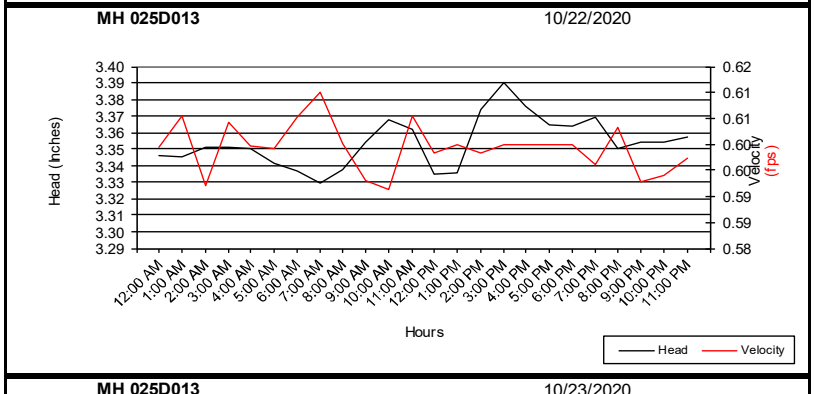
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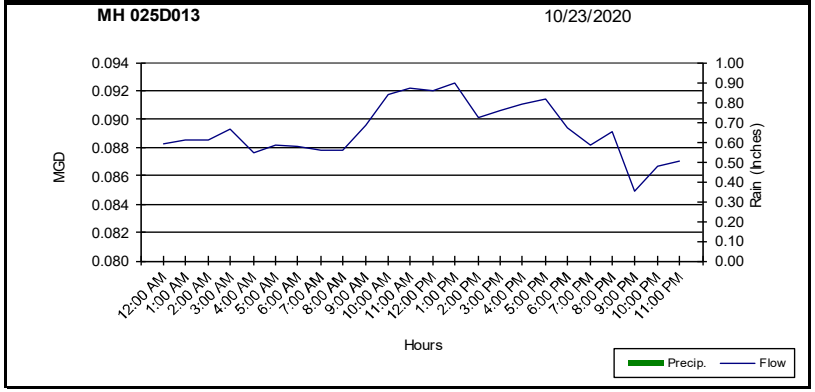
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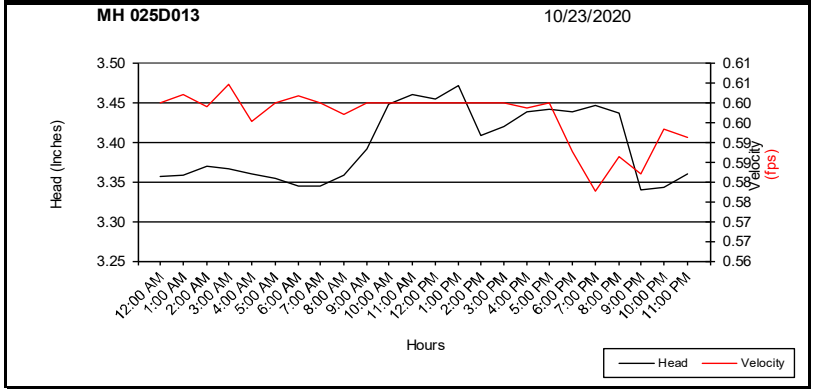
Flow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DOCUMENTATION
FROM UTILITY COMPANIES

PGH2O Pittsburgh Water & Sewer Authority

June 15, 2020

Rob Gehris
2400 Ansys Drive, Ste 403
Canonsburg, PA 15317

RE: Water and Sewer Availability
3213 – 3215 Penn Avenue

Dear Mr. Gehris:

In response to your inquiry on 6/4/2020 concerning water and sewer availability for the area referenced above, please be advised that both water and sewers are available near the site, and water and sewer service will be provided in accordance with the policies and procedures of the Pittsburgh Water and Sewer Authority.

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

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

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

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

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

Sincerely,

Wendy M. Dean

Wendy M. Dean
Engineering Tech II

cc: PWSA File

Pittsburgh Water & Sewer Authority

August 24, 2020

Mr. Rob Gehris
Langan Engineering & Environmental Services
2400 Ansys Drive, Suite 403
Canonsburg, PA 15317

Subject: Water and Sewer (W/S) Use Approval
Project Name: 3213-3215 Penn Avenue
PWSA Project No.: 20013.24

Dear Mr. Gehris,

Pursuant to your request, we have reviewed the W/S Use Application (Application) for the aforementioned Project. This letter shall serve as confirmation that the Application has been approved. Please see below for the approved flows:

Type of Flow	Sanitary, gpd	Water, gpd	Storm, cfs
Project Flow	20,400	20,400	3.57
Existing Flow	509	509	3.57
Net Flow	19,891	19,891	

Please be advised that the need for sewage planning shall be determined by the Department of Environmental Protection (DEP). After issuance of this letter, the PWSA shall email the Preliminary Determination on the Need for Sewage Planning Letter to the DEP. Typically, the DEP will respond via email with the Final Determination on the Need for Sewage Planning. In the event that sewage planning is required, we have enclosed for your use the location of the most limited capacity sewer.

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 at 412-255-8800 x5523 or SConnell@pgh2o.com.

Sincerely,

Shannon Connell
Engineering Co-Op

Enclosure(s)
cc: Barry King, P.E. – PWSA (via email)
Kate Mechler, P.E. – PWSA (via email)
Robert Herring, P.E. – PWSA (via email)
eBuilder – Filing System (via email)

Water and Sewer (W/S) Use Application Form

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

Requirements

- ☒ Application Fee
- ☒ Application Form
- ☒ Narrative
- ☒ Flow Calculations
- ☒ Site Plan
- ☒ Floor Plan

Project Info

Project Name: 3213-3215 Penn Avenue

Address: 3213-3215 Penn Avenue, Pittsburgh, PA 15201

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

Owner/Developer

Name: Oxide Real Estate Development

Address: 6101 Penn Avenue, Suite 102
Pittsburgh, PA 15206

Email: skichline@oxidedev.com

Phone Number: 412-315-4731

Consultant

Firm Name: Langan Engineering & Environmental Services

Address: 2400 Ansys Drive, Suite 403
Canonsburg, PA 15317

Contact Name: Benjamin Hunter

Email: bhunter@langan.com

Phone Number: 724-514-5125

Flow Data

Type of Flow	Sanitary, gpd	Water, gpd	Storm, cfs
Project Flow	20,400	20,400	3.57
Existing Flow	509	509	3.57
Net Flow	19,891	19,891	Not Required

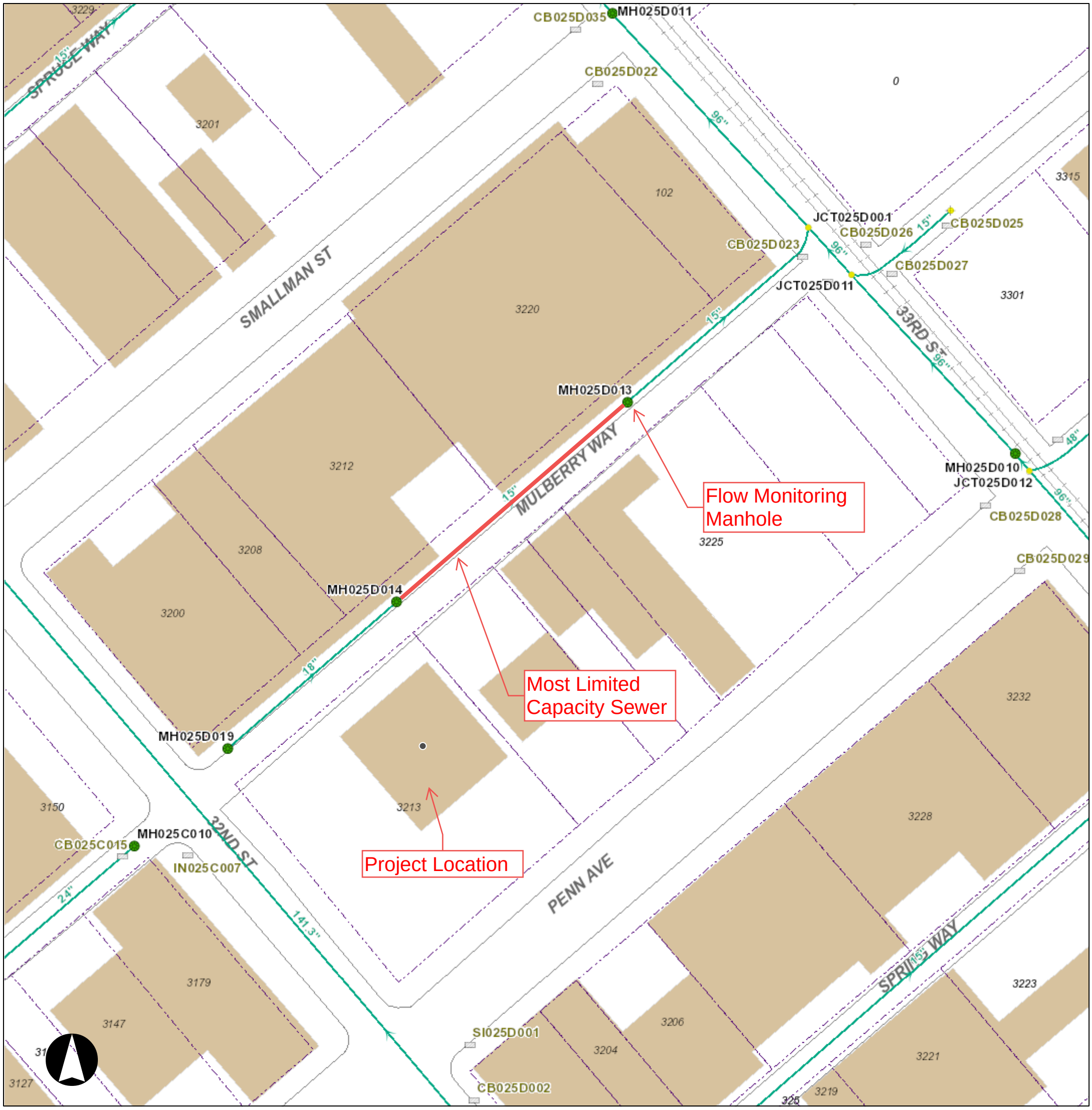
Signature By signing below, I hereby certify, to the best of my knowledge, that the information provided within the Water and Sewer Use Application is true, complete and accurate.

Name, printed: Robert Gehris (Langan Engineering)

Signature: 

Date: August 5, 2020

3213-3215 Penn Ave MLCS



Legend

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

0 0.01 0.02 mi

PGH2O

Date: 8/24/2020

Most Limited Capacity Sewer (MLCS) Spreadsheet

PROJECT NAME:	3213-3215 Penn Ave
PWSA PROJECT NUMBER:	20013.24
PWSA REVIEWER:	Shannon Connell
DATE:	August 24, 2020

LEGEND:	
	Output Data
	Input Data
	Questionable Data
	Hydraulically Limited Sewer

Upstream MH	Downstream MH	Upstream Invert	Downstream Invert	Length, ft	Diam., in.	Material	n	Area, sf	Wetted P, ft	Slope	Flow, gpd
MH025D019	MH025D014	720.20	719.38	115.57	18	VCP	0.015	1.77	4.712	0.71%	4,984,690
MH025D014	MH025D013	719.38	718.97	158.26	15	VCP	0.015	1.23	3.927	0.26%	1,857,900
MH025D013	JCT025D001	718.97	718.55	132.05	15	VCP	0.015	1.23	3.927	0.32%	2,046,158
JCT025D001	MH025D011	718.55	717.82	150.22	96	Brick	0.016	50.27	25.133	0.49%	334,784,896
MH025D011	JCT025D002	717.82	717.60	17.98	96	Brick	0.016	50.27	25.133	1.22%	531,232,703
JCT025D002	JCT048S001	717.60	716.00	146.27	96	Brick	0.016	50.27	25.133	1.09%	502,285,529
JCT048S001	MH048S039	716.00	715.69	109.10	96	Brick	0.016	50.27	25.133	0.28%	255,998,121
MH048S039	MH048R002	715.69	715.42	99.37	96	Brick	0.016	50.27	25.133	0.27%	250,335,559
MH048R002	ADC048RA23	715.42	715.10	182.84	96	Brick	0.016	50.27	25.133	0.18%	200,912,838
ADC048RA23	MH048R003	715.10	706.16	296.11	96	Brick	0.016	50.27	25.133	3.02%	834,469,615

APPENDIX D

Alternative Sewage Facilities Analysis

SECTION H
SEWAGE FACILITIES PLANNING
MODULE COMPONENT 3

Re: Alternative Sewage Facilities Analysis
3213-3215 Penn Avenue
City of Pittsburgh, Allegheny County, Pennsylvania
Langan Project No.: 250107301

The project site is located in the Strip District neighborhood of the City of Pittsburgh, north of the intersection of Penn Avenue and 32nd Street, in the RIV-IMU, Riverfront – Industrial Mixed Use, District within the City of Pittsburgh, Allegheny County, Pennsylvania. Oxide Real Estate Development, LLC is proposing to demolish the existing automotive center and detached garage to construct a six-story residential building with a ground-floor parking area. In addition, sidewalk improvements, landscaped areas, a vegetated roof, and associated site features are a part of this project. The proposed project will be owned and operated by Oxide Real Estate Development, LLC. The project site area is approximately 0.66 acres composed of City of Pittsburgh lots 25-D-61 and 25-D-68.

The project site is generally bound by Mulberry Street to the north, Pittsburgh Parcel 25-D-69 to the east, Penn Avenue to the south, and 32nd Street to the west. The site is currently occupied by the existing automotive center and detached garage, paved impervious areas, and minimal pervious areas.

The sanitary service for the project will be provided by a proposed, on-site 8-inch gravity sewer lateral for the proposed building that will tie into the existing 15-inch combined sewer owned by PWSA and located in Mulberry Street. This existing 15-inch combined sewer eventually connects to the Allegheny Interceptor on the south bank of the Allegheny River. Sewage will then be conveyed and treated by Allegheny County Sanitary Authority (ALCOSAN) Wastewater Treatment Facility in Pittsburgh, PA. This ultimate method will provide for disposal of the net total combined daily flow of 19,891 gallons per day (50 EDUs). A reference for the approximate sewage flow for the proposed development can be found in Appendix C. The use of a proposed, private lateral will not create any undue financial burdens to the City of Pittsburgh, PWSA, or ALCOSAN.

Alternative methods of sewage disposal that could be considered include on-site subsurface disposal systems (septic systems) and an individual package wastewater treatment plant. The existing developments in the area are all currently connected to the public sewer system; therefore, an on-site septic system would not be consistent with the neighboring buildings, nor would it be a practical solution to provide adequate service for the site. The nearest discharge point from the site for a stream discharge is the Allegheny River, approximately 0.25 miles north of the site. A package wastewater treatment plant with discharge to the Allegheny River is not feasible due to the size and cost of the site.

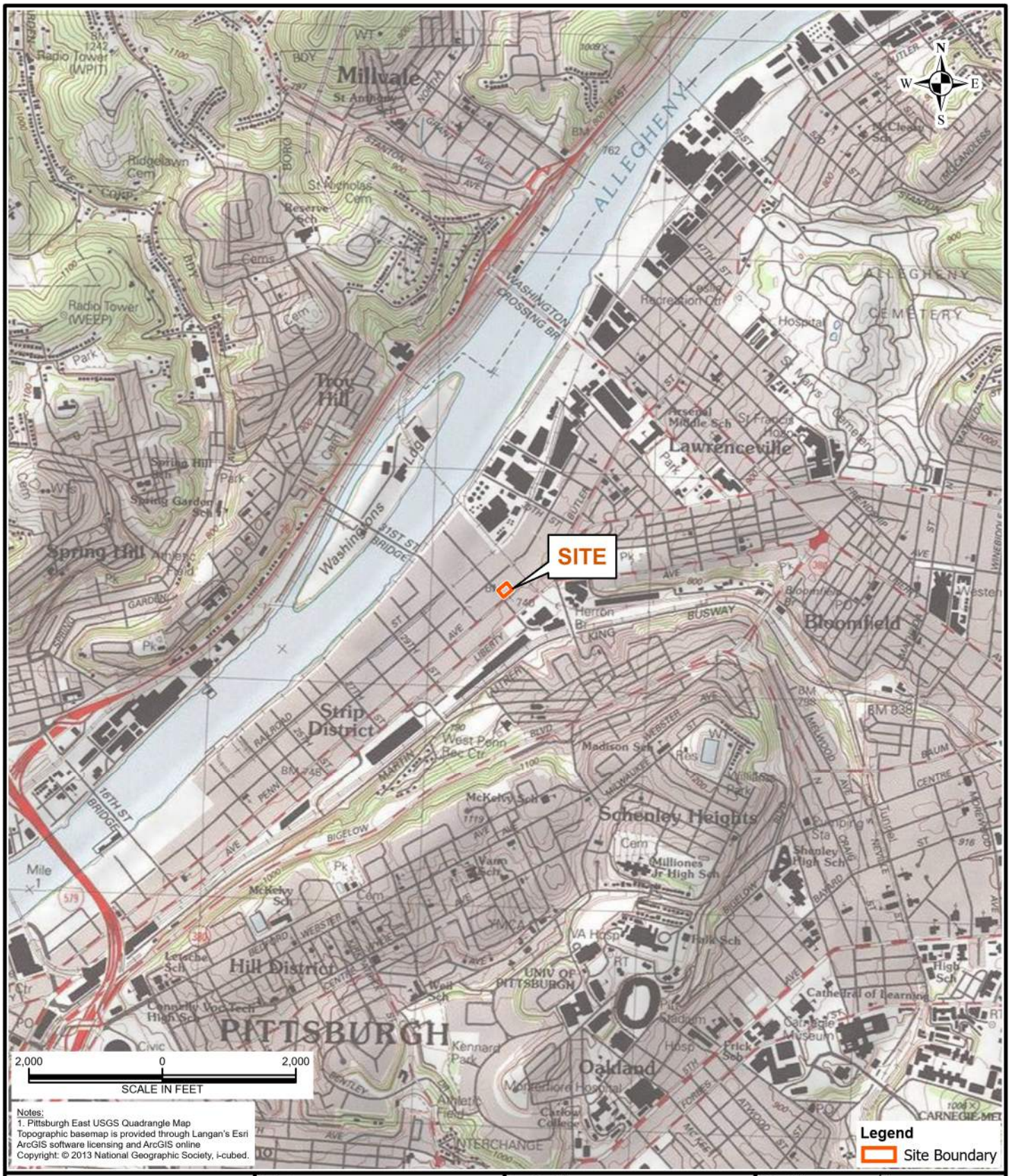
APPENDIX E
Public Notice

SECTION P
SEWAGE FACILITIES PLANNING
MODULE COMPONENT 3

Re: Public Notice
3213-3215 Penn Avenue
City of Pittsburgh, Allegheny County, Pennsylvania
Langan Project No.: 250107301

A public notification is not required for this project since no items in Section P of Component 3 (Appendix C) are applicable to this project.

APPENDIX F
USGS Map and Plot Plans



LANGAN

2400 Ansys Drive, Suite 403
Canonsburg, PA 15317-9540
T: 724.514.5100 F: 724.514.5101 www.langan.com

Langan Engineering & Environmental Services, Inc.
Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C.
Langan International LLC

Collectively known as Langan

Project

3213-3215 PENN AVENUE

PITTSBURGH

ALLEGHENY COUNTY PA

Drawing Title

SITE LOCATION MAP

Project No. 250107301	Figure 1
Date 12/12/2019	
Scale 1" = 2,000 feet	
Drawn By BLA	

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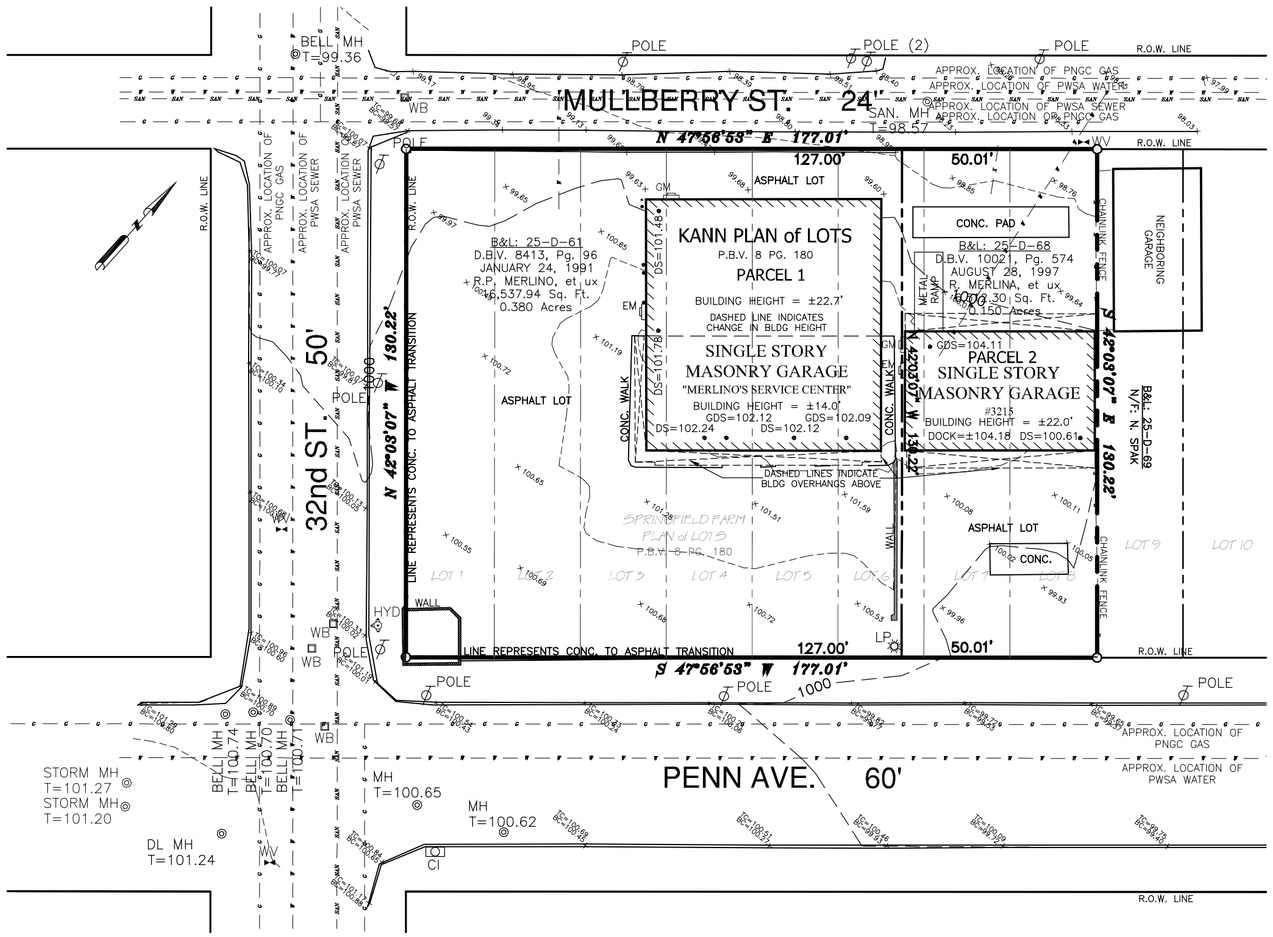


LOCATION MAP

(TAKEN FROM CITY of PITTSBURGH ZONING MAP)

Legend

- E — ELECTRIC LINE
- G — GASLINE
- W — WATERLINE
- SAN — SANITARY SEWER
- STORM — STORM SEWER
- OHU — OVERHEAD UTILITIES
- X — CHAINLINK FENCE
- MINOR CONTOURS (2')
- MAJOR CONTOURS (10')
- G — GAS VALVE
- W — WATER VALVE
- CB — CATCH BASIN
- HYD. — FIRE HYDRANT
- MW — MONITORING WELL
- MH — MANHOLE
- CI — CURB INLET
- UB — UTILITY BOX
- SAN. — SANITARY MANHOLE
- POLE — TELEPHONE POLE
- LT — LIGHT POST (STANDARD)
- PIPE BOLLARD

Notes

1. Declaration is made to the original purchaser of the survey. It is not transferable to additional institutions or subsequent owners. Copies of this plan without an impression seal are void and are for reference only.

2. Not all utility companies have responded to placement of PA One Call. Additional utilities may exist. All shown utilities are from previous mapping and must be considered approximate.

3. Building perimeter measurements must be considered approximate. Building heights measured to highest point on building.

4. No known proposed changes in street right of way lines. No observed evidence of recent street or sidewalk construction or repairs.

5. No observed evidence of site use as a solid waste dump, sump or sanitary landfill.

6. Elevations are based on an assumed datum.

Underground utilities have been plotted from available information and the locations must be considered approximate. Other underground utilities may exist which are not shown. It will be the contractor's responsibility to ascertain all physical locations of utility lines prior to the time of construction. In no way shall the contractor hold the surveyor responsible for any utility locations shown or not shown on this plan.

Pennsylvania legislation, act 38, requires notification to utility companies prior to any digging, drilling, blasting, or excavation. For location requests in the state of Pennsylvania call toll free.

1-800-242-1776 S/N: 20200092499

TOTAL PLAN AREA
23,050.24 Sq. Feet
0.529 Acres

0' 30' 60' 90'
GRAPHIC SCALE

PLAN of TOPOGRAPHY

SITUATE IN
6th WARD, CITY of PITTSBURGH
ALLEGHENY COUNTY, PA.
MADE FOR

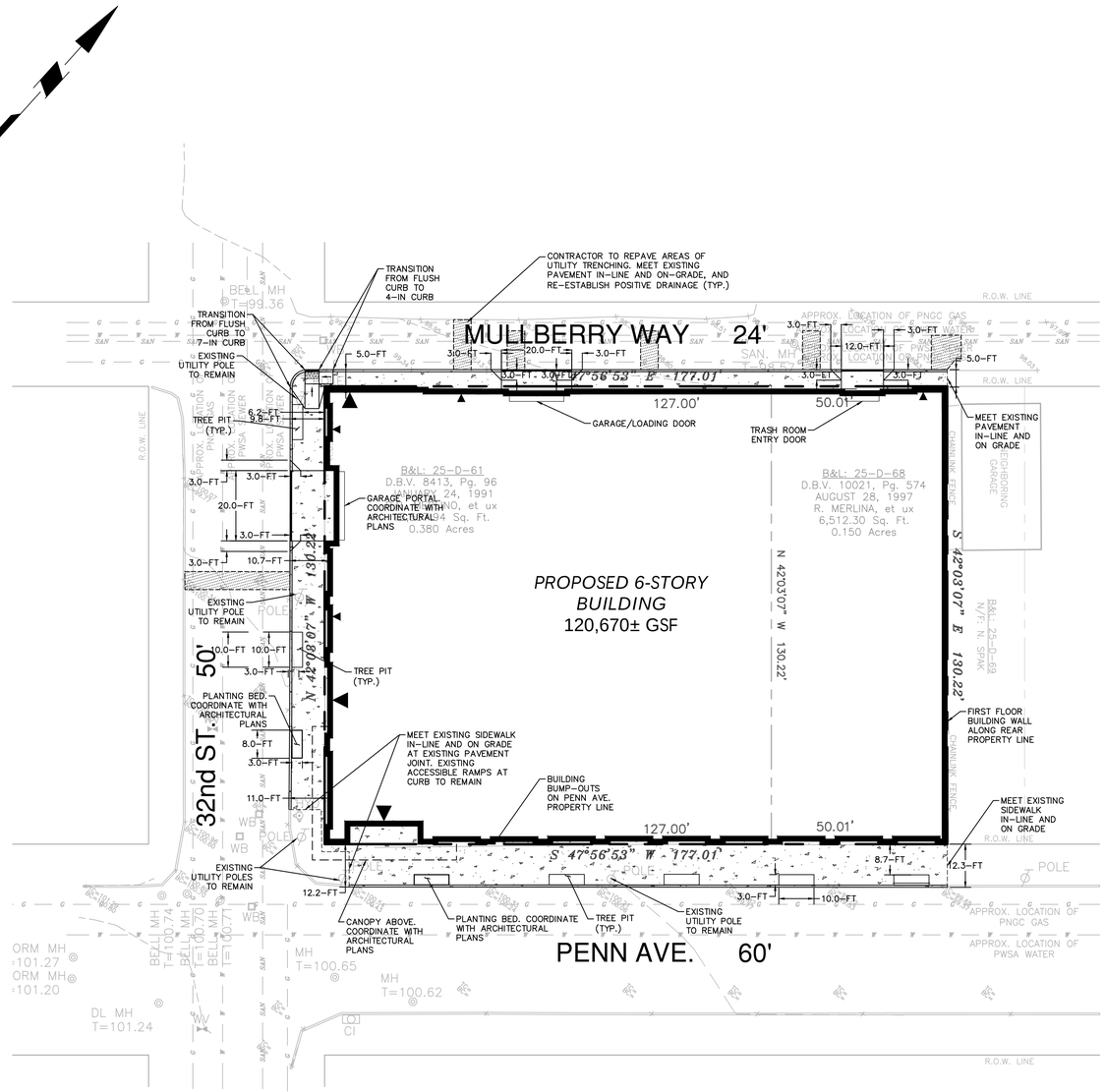
OXIDE REAL ESTATE DEVELOPMENT
3213 & 3215 PENN AVENUE

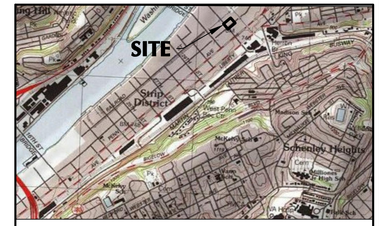
Date: June 22, 2020
Scale: 1"=30'
Drawn By: CSA
Reviewed By: LAT
File Number: 36179
CAD File: 20.0100
Revisions: 09/21/2020

Registered Surveyor
Reg. No. SU-055571-E

908 Perry Highway
Pittsburgh, Pennsylvania 15229
tel: 412.364.6090
fax: 412.364.6716
e: taiteng@taitengineering.net

TAIT ENGINEERING, INC.





PROJECT LOCATION MAP

SCALE: 1"=2000'

USGS PITTSBURGH EAST QUADRANGLE

GENERAL NOTES

1. EXISTING BOUNDARY AND TOPOGRAPHY IS BASED ON A SURVEY DRAWING TITLED "PLAN OF TOPOGRAPHY, SITUATE IN 6TH WARD, CITY OF PITTSBURGH, ALLEGHENY COUNTY, PA." MADE FOR OXIDE REAL ESTATE DEVELOPMENT 3213 & 3215 PENN AVENUE, FILE NUMBERED "36179", DRAFTED BY TAIT ENGINEERING, INC, DATED JUNE 22, 2020, AND LAST REVISED SEPTEMBER 21, 2020. THE SURVEYOR OF RECORD IS RESPONSIBLE FOR THE ACCURACY OF EXISTING CONDITIONS WHICH THE DESIGN AND PERMITTING ACTIVITIES WILL BE BASED UPON.

2. THESE PLANS REPRESENT THE OVERALL SITEWORK IMPROVEMENTS REQUIRED FOR PROJECT CONSTRUCTION. THE CONTRACTOR SHALL FURNISH, INSTALL, TEST AND COMPLETE ALL WORK TO THE SATISFACTION OF THE ENGINEER AND OWNER IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR MEANS AND METHODS OF CONSTRUCTION; AS SUCH, THESE PLANS DO NOT COMPLETELY REPRESENT, NOR ARE THEY INTENDED TO REPRESENT, ALL SPECIFIC INSTRUCTIONS REQUIRED FOR SITEWORK CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE TO CONSTRUCT ALL IMPROVEMENTS DEPICTED ON THESE PLANS IN ACCORDANCE WITH ALL APPLICABLE RULES, REGULATIONS AND LAWS IN EFFECT AT THE TIME OF CONSTRUCTION.

3. THE CONTRACTOR SHALL ACCEPT THE SITE AS IS. THE CONTRACTOR SHALL ASSESS CONDITIONS, AND THE KIND, QUALITY AND QUANTITY OF WORK REQUIRED. THE CONTRACTOR SHALL MAKE A THOROUGH SITE INSPECTION IN ORDER TO FIELD CHECK EXISTING SITE CONDITIONS, CORRELATE CONDITIONS WITH THE DRAWINGS AND RESOLVE ANY POSSIBLE CONSTRUCTION CONFLICTS WITH THE OWNER AND ENGINEER PRIOR TO COMMENCEMENT OF WORK. THE CONTRACTOR SHALL MAKE ADDITIONAL TOPOGRAPHIC SURVEYS HE DEEMS NECESSARY, PROVIDED THEY ARE COORDINATED WITH THE OWNER. ANY CONDITIONS DETERMINED BY THE CONTRACTOR THAT DIFFER FROM THE INFORMATION SHOWN ON THE DRAWINGS THAT ARE NOT BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER PRIOR TO THE START OF WORK SHALL NOT BE CONSIDERED GROUNDS FOR ADDITIONAL PAYMENT OR CHANGES TO THE CONTRACT DURATION, OR ANY OTHER CLAIMS AGAINST THE OWNER OR OWNER'S ENGINEER.

4. THE CONTRACTOR SHALL, WHEN THEY DEEM NECESSARY, PROVIDE WRITTEN REQUESTS FOR INFORMATION (RFIS) TO THE OWNER AND ENGINEER PRIOR TO THE CONSTRUCTION OF ANY SPECIFIC SITEWORK ITEM. THE RFI SHALL BE IN A FORM ACCEPTABLE TO OWNER AND ENGINEER AND SHALL ALLOW FOR A MINIMUM OF TWO WORK DAYS OR ADDITIONAL REASONABLE TIME FOR A WRITTEN REPLY. RFIS SHALL BE NUMBERED CONSECUTIVELY BY DATE SUBMITTED. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SITEWORK ITEMS CONSTRUCTED DIFFERENTLY THAN INTENDED OR AS DEPICTED ON THE PLANS.

5. INFORMATION RELATED TO ELEVATIONS AND PROPOSED UTILITIES (SUCH AS ROADWAY GRADES, INVERT ELEVATIONS, RIM ELEVATIONS, GRATE ELEVATIONS, BUILDING FINISHED FLOOR ELEVATIONS, ETC.) MAY BE FOUND IN MORE THAN ONE LOCATION IN THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL SUFFICIENTLY REVIEW ALL PLANS, PROFILES AND ANY OTHER INFORMATION IN THE CONTRACT DOCUMENTS FOR CONSISTENCY PRIOR TO CONSTRUCTION. ANY INCONSISTENCIES OR DISCREPANCIES THAT ARE FOUND BY THE CONTRACTOR OR HIS ASSIGNS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER IN WRITING, IN THE FORMAT OF AN RFI PRIOR TO CONSTRUCTION.

6. STREET PAVEMENT AFFECTED BY TRENCHING, CURB REMOVAL, OR OTHER CONSTRUCTION ACTIVITIES SHALL BE RESTORED TO ITS ORIGINAL AND PROPER CONDITION. ALL WORK PERFORMED WITHIN THE PUBLIC RIGHT-OF-WAY AND ALL RESTORATION OF STREET PAVEMENTS SHALL ABIDE BY THE POLICIES SET FORTH BY THE LOCAL MUNICIPALITY.

7. THERE ARE ADDITIONAL NOTES, SPECIFICATIONS AND REQUIREMENTS CONTAINED THROUGHOUT THE PLAN SET AS WELL AS REFERENCES TO SPECIFICATIONS FROM APPLICABLE GOVERNING AUTHORITIES AND INDUSTRY STANDARDS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN, REVIEW AND ADHERE TO ALL THESE DOCUMENTS.

8. SEE LANDSCAPE DOCUMENTS FOR MATERIALS UNLESS OTHERWISE NOTED.

9. CONTRACTOR SHALL COORDINATE RELOCATION OF EXISTING STRUCTURES WITH THE OWNER OF EACH STRUCTURE PRIOR TO RELOCATION WORK COMMENCING

10. THESE PLANS ARE SUBJECT TO CHANGE PENDING THE FOLLOWING REGULATORY AGENCY REVIEW AND APPROVAL
    - PENNSYLVANIA DEP
    - ALLEGHENY COUNTY HEALTH DEPARTMENT
    - ALLEGHENY COUNTY CONSERVATION DISTRICT
    - MUNICIPAL ZONING REVIEW
    - PITTSBURGH WATER & SEWER AUTHORITY

LEGEND

	EXISTING	PROPOSED
PROPERTY LINE		
YARD SETBACK LINE		
BUILDING		
BUILDING DOOR		
DEPRESSED CURB		
CURB LINE		
SIGN		
UTILITY POLE		
DETECTABLE WARNING STRIP		
RADIUS (IN FEET)		R15
CONCRETE PAVEMENT		
ASPHALT PAVEMENT		
ACCESSIBLE RAMP		

Date	Description	No.
Revisions		

Signature Date

LANGAN
Langan Engineering and Environmental Services, Inc.
2400 Ansys Drive, Suite 403
Canonsburg, PA 15317
T: 724.514.5100 F: 724.514.5101 www.langan.com

Project: 3213-3215 PENN AVENUE
PN: 25-D-61 & 25-D-68
PITTSBURGH
ALLEGHENY COUNTY PENNSYLVANIA

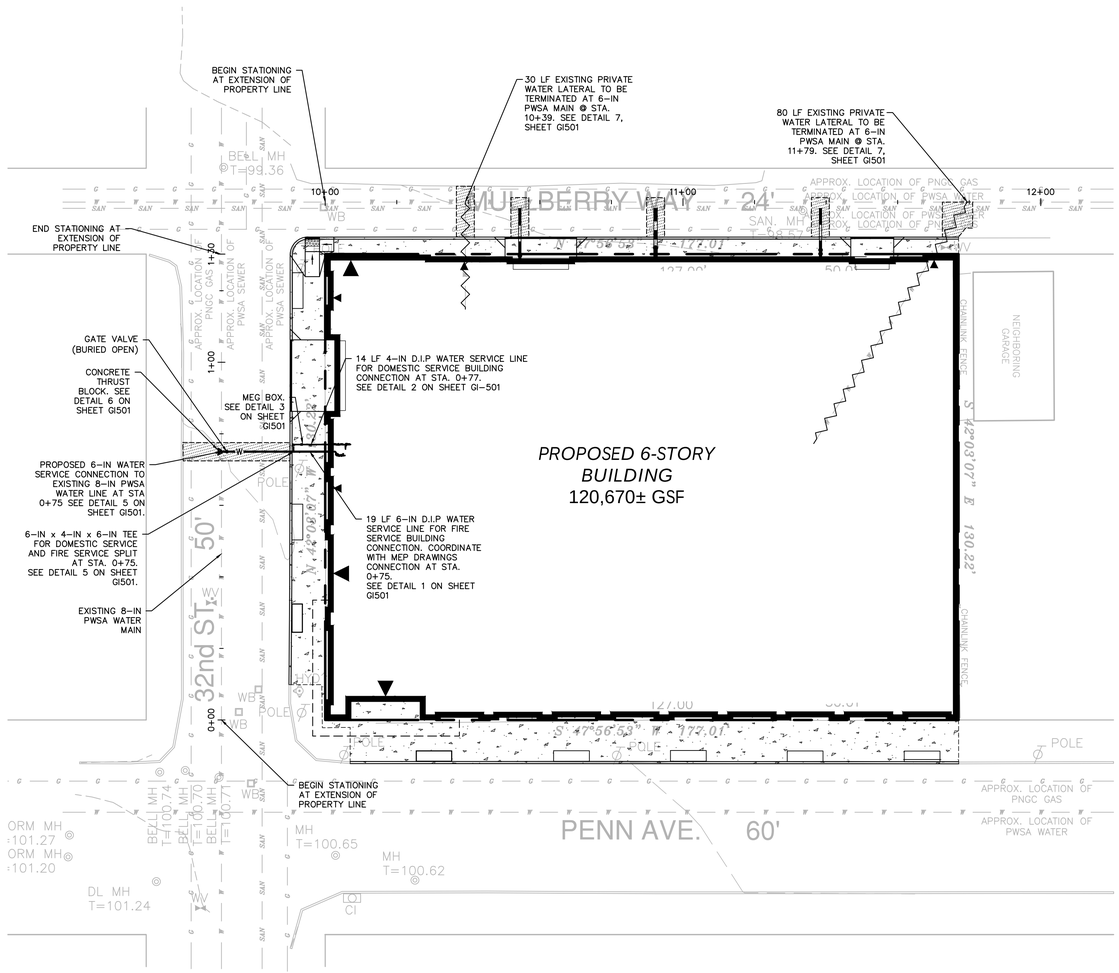
Drawing Title: SITE PLAN

Project No. 250107301
Date January 29, 2021
Drawn By RSG
Checked By BDH

Drawing No. CS101

LANGAN
Project No. 250107301

Date: 2/10/2021 Time: 14:03 User: rgehris Style Table: Langan.stb Layout: Layout1 Document Code: 250107301-0501-CS101-0101



20 0 4 8 20
SCALE: 1 INCH = 20 FEET

HYDRANT FLOW TEST RESULTS

To be completed by the Applicant:

DATE OF TEST 07/30/2020

HYDRANT PERMIT NUMBER 20-0184

PERFORMED BY LANGAN & PWSA

FLOW HYDRANT

HYDRANT NUMBER A246

LOCATION SMALLMAN ST. & 32ND ST.

FLOW OBSERVED, GPM 1190 GPM

PRESSURE HYDRANT

HYDRANT NUMBER A243

LOCATION 32ND ST. & PENN AVE.

STATIC PRESSURE, PSI 100 PSI

RESIDUAL PRESSURE, PSI 70 PSI

CALCULATIONS

PROJECTED FLOW AT 20 PSI, GPM 2021 GPM

SPRINKLER SYSTEM DESIGN INFORMATION

To be completed by the Applicant:

LOCATION(S): 32ND STREET

TYPE OF SYSTEM (Check one)

____ 13D
____ 13R
____ 13
____ OTHER:

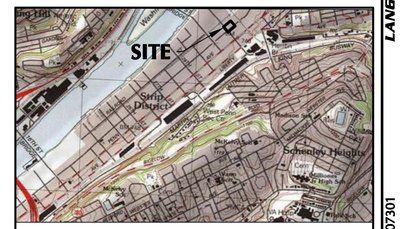
SYSTEM CONFIGURATION (Check one)

____ STAND-ALONE SPRINKLER SYSTEM
____ MULTI-PURPOSE SPRINKLER SYSTEM

HOSE DEMANDS (N/A for 13D systems)

INSIDE HOSE DEMAND, GPM ____

OUTSIDE HOSE DEMAND, GPM ____



PROJECT LOCATION MAP

SCALE: 1"=2000'

SOURCE: USGS PITTSBURGH EAST QUADRANGLE

PEAK DAILY FLOW DEMANDS

To be completed by the Applicant:

TYPE OF FLOW	SANITARY, GPD	WATER, GPD	STORM, CFS
PROJECT FLOW	20,400	20,400	3.57
EXISTING FLOW	509	509	3.57
NET FLOW	19,891	19,891	NOT REQUIRED
PWSA W&S USE APPROVAL DATE (If required)		AUGUST 24, 2020	
DEP SFPM APPROVAL DATE (If required)			

PEAK OPERATING WATER DEMANDS

To be completed by the Applicant:

	METER INFORMATION				DOMESTIC SYSTEM		FIRE SYSTEM	
I.D.	QUANTITY	SIZE	TYPE	USE	FLOW, GPM	PRESSURE, PSI	FLOW, GPM	PRESSURE, PSI
A	1	3.5-IN	COMPOUND	DOMESTIC	220	xxx		
B								
C								
D								
E								

METER SIZE: 5/8", 5/8"x3/4", 3/4", 1", 2", 3", 4", 6", 8", 10", 12", 16"

METER TYPE: POSITIVE DISPLACEMENT, COMPOUND, ELECTROMAGNETIC, ULTRASONIC, TURBINE

METER USE: DOMESTIC, FIRE, COMBINATION

LEGEND

	EXISTING	PROPOSED
PROPERTY LINE		
BUILDING LINE		
SANITARY SEWER		
SANITARY SEWER	SAN SAN	
SANITARY MANHOLE	S	
STORM SEWER	D D	
WATER LINE (REFERENCE)	W* W*	
WATER LINE	W W W	W
WATER LINE FOR FIRE SERVICE		UFW
GAS LINE	G G G	
GAS LINE (REFERENCE)	G* G*	
UNDERGROUND ELECTRIC LINE	E E	
ELECTRIC METER	E	
COMMUNICATIONS LINE	T	
COMMUNICATIONS MANHOLE	T	
UTILITY VAULT		

THE PITTSBURGH WATER & SEWER AUTHORITY APPROVAL BLOCK

To be completed by the Applicant:

(Check all that apply)

__x__ NEW WATER CONNECTION(S)
__x__ NEW SEWER CONNECTION(S)
_____ REUSE EXISTING WATER CONNECTION(S)
_____ REUSE EXISTING SEWER CONNECTION(S)
__x__ TERMINATE EXISTING WATER CONNECTION(S)
_____ TERMINATE EXISTING SEWER CONNECTION(S)
_____ PRIVATE CONSTRUCTION OF PUBLIC FACILITIES

To be completed by the PWSA:

(Required for ALL approvals)

REVIEWER

CHIEF OF OPERATIONS

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

DIRECTOR OF ENGINEERING AND CONSTRUCTION

PWSA PROJECT NUMBER ____

TAP C RECORD NUMBER ____

Signatures / Approval by PWSA are for the physical connection(s) to the water and/or sewer system only. Responsibility for the design and work depicted by the drawings, including the flow design for the facilities, is by the Professional Engineer shown by the seal and signature affixed to the drawing. The PWSA does not represent or warrant that the water supply to the facilities is sufficient to support the design.

Date	Description	No.
02/10/2021	MEP UPDATES AND SITE PLAN CHANGES	1

Revisions

Signature Date

LANGAN
Langan Engineering and Environmental Services, Inc.
2400 Ansys Drive, Suite 403
Canonsburg, PA 15317
T: 724.514.5100 F: 724.514.5101 www.langan.com

Project
3213-3215 PENN AVENUE
PN: 25-D-61 & 25-D-68
PITTSBURGH
ALLEGHENY COUNTY PENNSYLVANIA

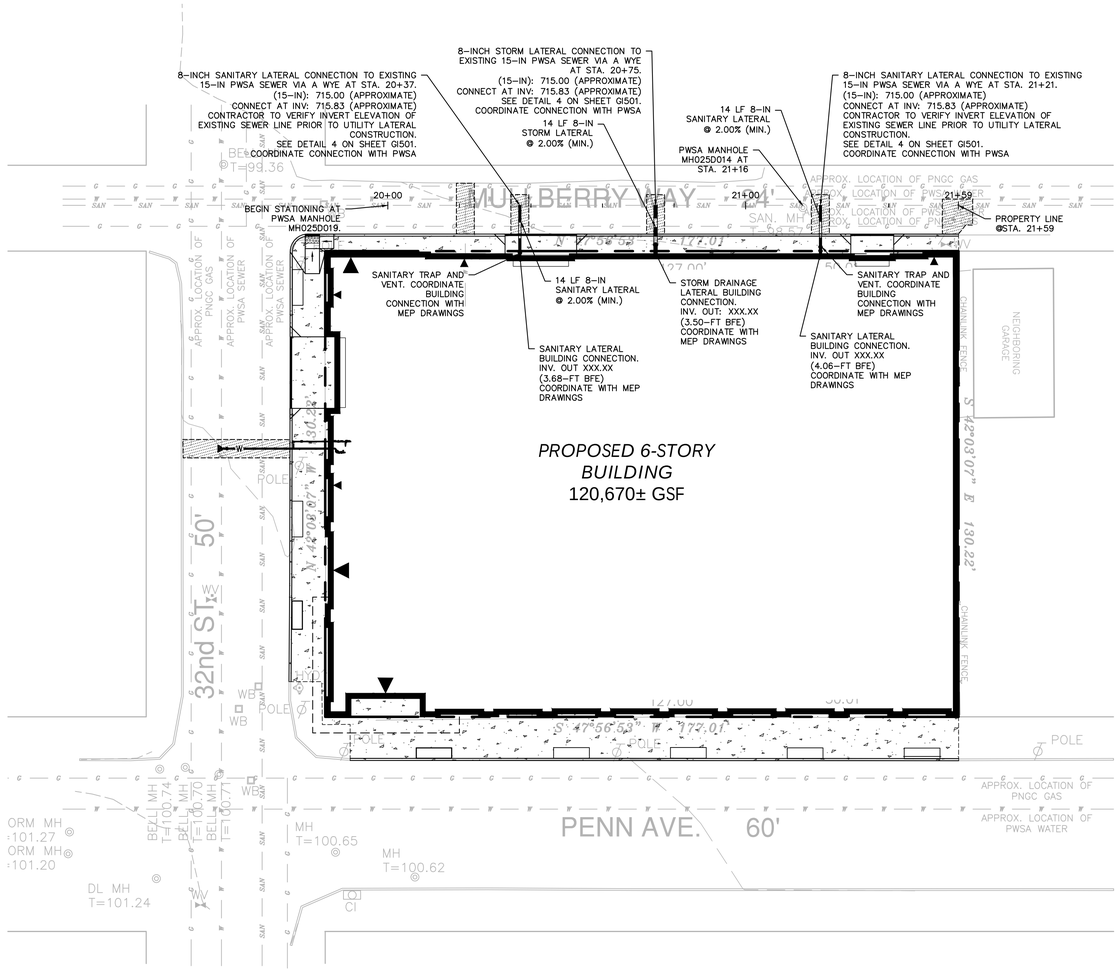
Drawing Title
PWSA WATER TAP-IN PLAN

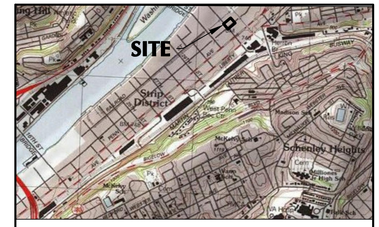
Project No. 250107301
Date JULY 22, 2020
Drawn By RSG
Checked By BDH

Drawing No. GI101
Sheet 2 of 4

LANGAN
Project No. 250107301
250008601

Date: 2/10/2021 Time: 13:53 User: rgehris Style Table: Langan.stb Layout: GI101 Document Code: 250107301-0301-GI101-0101





PROJECT LOCATION MAP

SCALE: 1"=2000'

SOURCE: USGS PITTSBURGH EAST QUADRANGLE

PEAK DAILY FLOW DEMANDS			
To be completed by the Applicant:			
TYPE OF FLOW	SANITARY, GPD	WATER, GPD	STORM, CFS
PROJECT FLOW	20,400	20,400	3.57
EXISTING FLOW	509	509	3.57
NET FLOW	19,891	19,891	NOT REQUIRED
PWSA W&S USE APPROVAL DATE (If required)		AUGUST 24, 2020	
DEP SFPM APPROVAL DATE (If required)			

LEGEND

	EXISTING	PROPOSED
PROPERTY LINE		
BUILDING LINE		
SANITARY SEWER		
SANITARY SEWER	SAN SAN	
SANITARY MANHOLE	S	
STORM SEWER	D D	
WATER LINE (REFERENCE)	W* W*	
WATER LINE	W W W	W
WATER LINE FOR FIRE SERVICE		UFW
GAS LINE	G G G	
GAS LINE (REFERENCE)	G* G*	
UNDERGROUND ELECTRIC LINE	E E	
ELECTRIC METER	E	
COMMUNICATIONS LINE	T	
COMMUNICATIONS MANHOLE	T	
UTILITY VAULT		

THE PITTSBURGH WATER & SEWER AUTHORITY APPROVAL BLOCK

To be completed by the Applicant:

(Check all that apply)

__x__ NEW WATER CONNECTION(S)
__x__ NEW SEWER CONNECTION(S)
_____ REUSE EXISTING WATER CONNECTION(S)
_____ REUSE EXISTING SEWER CONNECTION(S)
__x__ TERMINATE EXISTING WATER CONNECTION(S)
_____ TERMINATE EXISTING SEWER CONNECTION(S)
_____ PRIVATE CONSTRUCTION OF PUBLIC FACILITIES

To be completed by the PWSA:

(Required for ALL approvals)

REVIEWER

CHIEF OF OPERATIONS

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

DIRECTOR OF ENGINEERING AND CONSTRUCTION

PWSA PROJECT NUMBER _____

TAP C RECORD NUMBER _____

Signatures / Approval by PWSA are for the physical connection(s) to the water and/or sewer system only. Responsibility for the design and work depicted by the drawings, including the flow design for the facilities, is by the Professional Engineer shown by the seal and signature affixed to the drawing. The PWSA does not represent or warrant that the water supply to the facilities is sufficient to support the design.

20 0 4 8 20
SCALE: 1 INCH = 20 FEET

Date	Description	No.
02/10/2021	MEP UPDATES AND SITE PLAN CHANGES	1

Revisions

Signature Date

LANGAN
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Canonsburg, PA 15317
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Project
3213-3215 PENN AVENUE
PN: 25-D-61 & 25-D-68
PITTSBURGH
ALLEGHENY COUNTY PENNSYLVANIA

Drawing Title
PWSA SEWER TAP-IN PLAN

Project No. 250107301
Date JULY 22, 2020
Drawn By RSG
Checked By BDH

Drawing No. GI102
Sheet 3 of 4

LANGAN
Project No. 250107301
250088601

Date: 2/10/2021 Time: 13:54 User: rgehris Style Table: Langan.stb Layout: GI102 Document Code: 250107301-0301-GI101-0102

APPENDIX G
Cultural Resource Notice

SECTION G
SEWAGE FACILITIES PLANNING
MODULE COMPONENT 3

Re: Cultural Resources Notice (CRN)
3213-3215 Penn Avenue
City of Pittsburgh, Allegheny County, Pennsylvania
Langan Project No.: 250107301

Per DEP Document #0120-PM-PY0003a – Section F, a Cultural Resource Notice is not required for this project because the project area is less than 10 acres, and does not contain any existing historical buildings.

APPENDIX H
PNDI

1. PROJECT INFORMATION

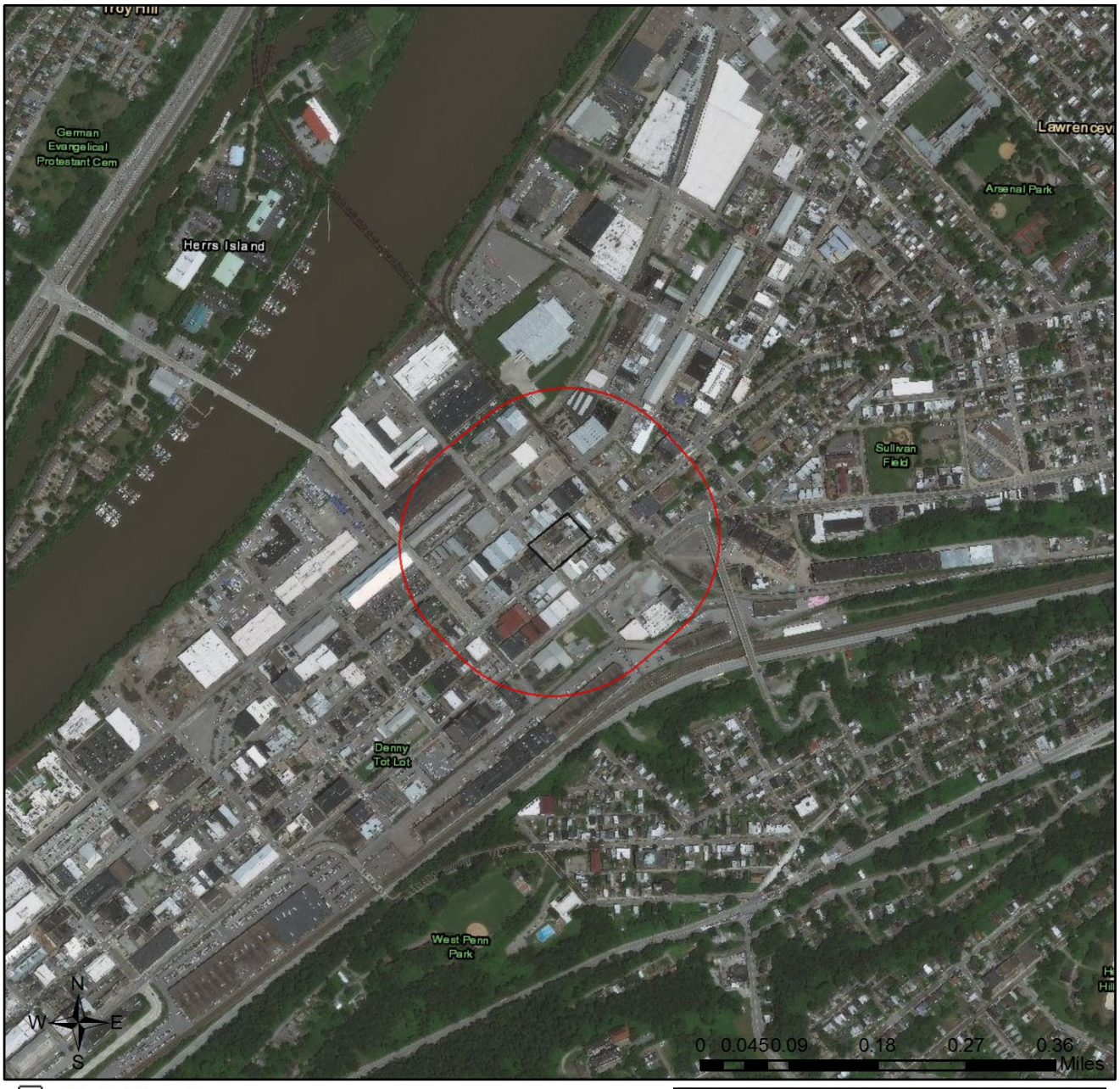
Project Name: **3213-3215 Penn Ave**
Date of Review: **8/14/2020 11:52:29 AM**
Project Category: **Development, Other**
Project Area: **1.20 acres**
County(s): **Allegheny**
Township/Municipality(s): **PITTSBURGH**
ZIP Code: **15201**
Quadrangle Name(s): **PITTSBURGH EAST**
Watersheds HUC 8: **Lower Allegheny**
Watersheds HUC 12: **Allegheny River-Ohio River**
Decimal Degrees: **40.461163, -79.969833**
Degrees Minutes Seconds: **40° 27' 40.1854" N, 79° 58' 11.3991" 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.

3213-3215 Penn Ave

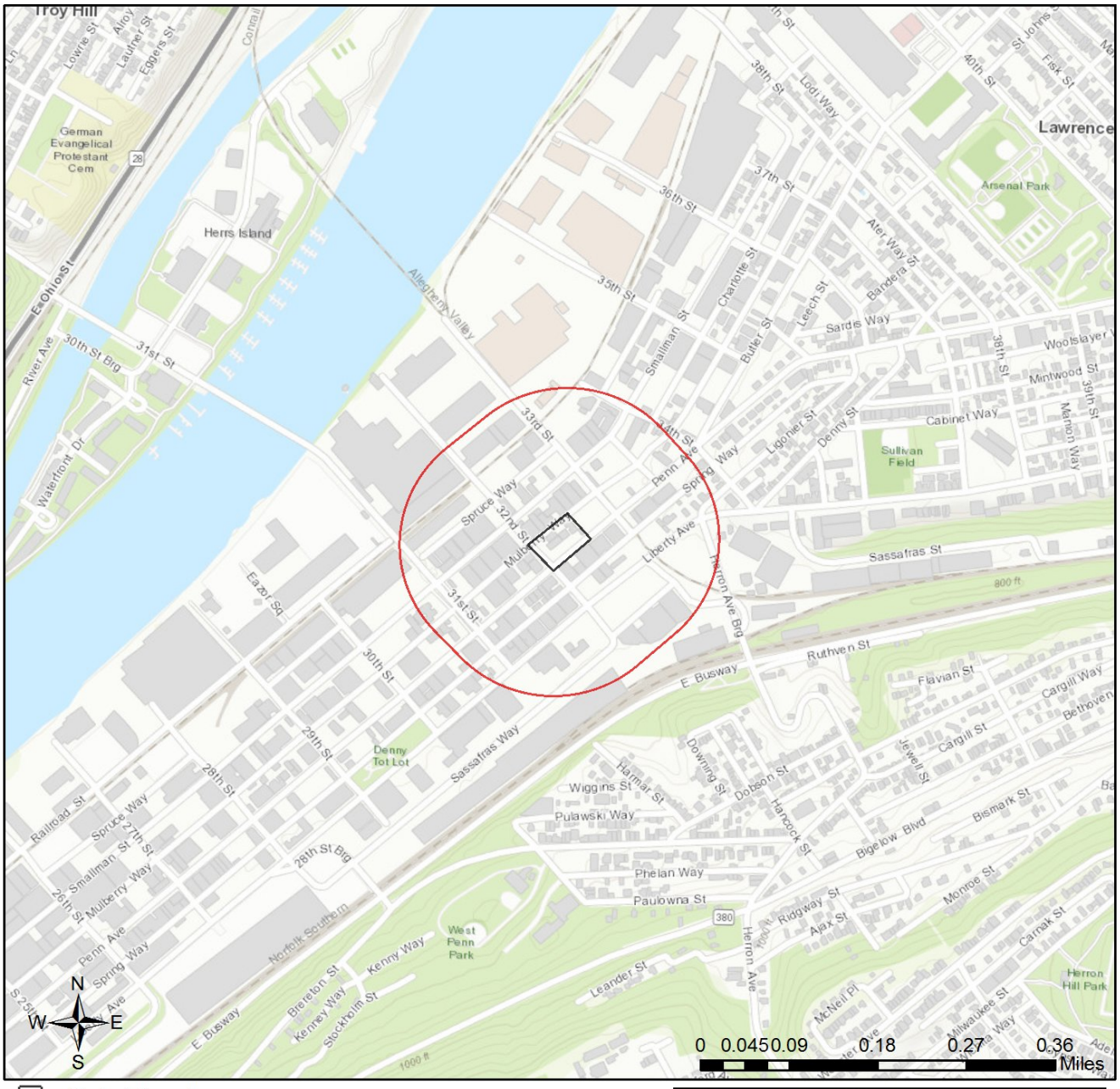


Project Boundary

Buffered Project Boundary

Service Layer Credits: Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community
Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community
Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China

3213-3215 Penn Ave



Project Boundary

Buffered Project Boundary

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

RESPONSE TO QUESTION(S) ASKED

Q1: The proposed project is in the range of the Indiana bat. Describe how the project will affect bat habitat (forests, woodlots and trees) and indicate what measures will be taken in consideration of this. Round acreages up to the nearest acre (e.g., 0.2 acres = 1 acre).
Your answer is: No forests, woodlots or trees will be affected by the project.

Q2: Is tree removal, tree cutting or forest clearing of 40 acres or more necessary to implement all aspects of this project?
Your answer is: No

3. AGENCY COMMENTS

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

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

PA Game Commission
RESPONSE:
No Impact is anticipated to threatened and endangered species and/or special concern species and resources.

PA Department of Conservation and Natural Resources
RESPONSE:
No Impact is anticipated to threatened and endangered species and/or special concern species and resources.

PA Fish and Boat Commission
RESPONSE:
No Impact is anticipated to threatened and endangered species and/or special concern species and resources.

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

4. DEP INFORMATION

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

5. ADDITIONAL INFORMATION

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

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

6. AGENCY CONTACT INFORMATION

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

U.S. Fish and Wildlife Service
Pennsylvania Field Office
Endangered Species Section
110 Radnor Rd; Suite 101
State College, PA 16801
Email: IR1_ESPenn@fws.gov
NO Faxes Please

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

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

7. PROJECT CONTACT INFORMATION

Name: Adalee Jacobs
Company/Business Name: Langan Engineering & Environmental Services, Inc.
Address: 2400 Ansys Drive, Suite 403
City, State, Zip: Pittsburgh, PA 15222
Phone: (724) 514-5100 Fax: (_____)_____
Email: adjacobs@langan.com

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.

Adalee Jacobs 8/14/2020

applicant/project proponent signature date

APPENDIX I

Component 4A

pennsylvania
DEPARTMENT OF ENVIRONMENTAL PROTECTION

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF CLEAN WATER

INSTRUCTIONS FOR COMPLETING COMPONENT 4A
MUNICIPAL PLANNING AGENCY REVIEW

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

Background

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

Who Should Complete the Component?

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

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

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

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

Section A. Project Name

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

Section B. Review Schedule

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

Section C. Agency Review

1. Answer the yes/no questions and provide any descriptive information necessary on the lines provided. Attach additional sheets, if necessary.

2. Complete the name, title, and signature block.

Section D. Additional Comments

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

pennsylvania
DEPARTMENT OF ENVIRONMENTAL PROTECTION

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
3213-3215 Penn Ave. Development

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

1. Date plan received by municipal planning agency January 8, 2021
2. Date review completed by agency January 12, 2021

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

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

SECTION C. AGENCY REVIEW (continued)

Yes	No		
☒	☐	13.	Is this proposal consistent with the ordinance? If no, describe the inconsistencies _____
☒	☐	14.	Is this plan consistent with the municipal 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 Battistone

Title: Senior Environmental Planner

Signature: Martina Wolf Battistone

Date: January 12, 2021

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

Address 200 Ross Street 4th Floor Pittsburgh, PA 15219

Telephone Number: (412) 255-2516

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

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

APPENDIX J

Component 4C

pennsylvania
DEPARTMENT OF ENVIRONMENTAL PROTECTION

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF CLEAN WATER

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.

3850-FM-BCW0362C 6/2016

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DEPARTMENT OF ENVIRONMENTAL PROTECTION

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF CLEAN WATER

DEP Code #:

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

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

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

Project Name

3213-3215 Penn Avenue

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

1. Date plan received by county or joint county health department January 8, 2021

   Agency name Allegheny County Health Department (ACHD)

2. Date review completed by agency January 11, 2021

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 Fields

Title: Environmental Health Engineer III

Signature: Freddie Fields

Date: January 11, 2021

Name of County Health Department: ACHD

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

Telephone Number: 412-578-8046

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

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

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

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF CLEAN WATER

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DEPARTMENT OF ENVIRONMENTAL PROTECTION

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?

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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.

APPENDIX K

Completeness Checklist

pennsylvania
DEPARTMENT OF ENVIRONMENTAL PROTECTION

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