

**Sewage Facilities Planning Module  
Application Package**

for

**901-903 Liberty Avenue Apartments**

City of Pittsburgh  
Allegheny County, PA

June 10, 2025

Prepared for:

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Prepared by:

**FAHRINGER, McCARTY, GREY, INC.**  
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**1610 Golden Mile Highway**  
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**(724) 327-0599**

**Job No. 5387**

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**SEWAGE FACILITIES PLANNING MODULE –  
COMPONENT 3**



Pennsylvania  
Department of  
Environmental Protection

COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF ENVIRONMENTAL PROTECTION  
BUREAU OF CLEAN WATER

## 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 901-903 Liberty Avenue Apartments

2. Brief Project Description The (2) parcels to be developed are located on the corner of 9th Street and Liberty Avenue. Tax ID numbers 9-N-62 (901 Liberty Ave) and 9-N-61 (903 Liberty Ave). The properties are anticipated to be consolidated into one parcel. Beacon Communities or a related entity is proposing to redevelop the site and construct an apartment building that will contain 50 apartment units; 10 studio units, 32 one-bedroom units, and 8 two-bedroom units.

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

Municipality Name	County	City	Boro	Twp
City of Pittsburgh	Allegheny	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Municipality Contact Individual - Last Name	First Name	MI	Suffix	Title
Miller	Gregory			Sr. Enviro. Planner
Additional Individual Last Name	First Name	MI	Suffix	Title
Municipality Mailing Address Line 1		Mailing Address Line 2		
412 Boulevard of the Allies, 2 <sup>nd</sup> floor				
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**

901-903 Liberty Avenue Apartments

Site Location Line 1

901 Liberty Ave & 903 Liberty Ave

Site Location Line 2

Site Location Last Line -- City

Pittsburgh

State

PA

ZIP+4

15222

Latitude

40d26'35.65"N

Longitude

79d59'52.64"W

Detailed Written Directions to Site Heading west down Liberty Ave make a right onto 9<sup>th</sup> St. The site/apartment will be on your right until you get to the intersection of 9<sup>th</sup> St and Exchange Way.

Description of Site Existing unoccupied office buildings surrounded by urban city development, walks, and roads.

**Site Contact (Developer/Owner)**

Last Name

Cuevas

First Name

Joanna

MI

Suffix

Phone

917-848-1671

Ext.

Site Contact Title

Senior Development Director

Site Contact Firm (if none, leave blank)

Beacon Communities

FAX

Email

jcuevas@beaconcommunitiesllc.com

Mailing Address Line 1

115 Broadway

Mailing Address Line 2

Mailing Address Last Line -- City

New York

State

NY

ZIP+4

10006

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

Last Name

Markovic

First Name

Alex

MI

Suffix

Title

Site-Civil Designer

Consulting Firm Name

Fahringer McCarty Grey Inc.

Mailing Address Line 1

1610 Golden Mile Hwy

Mailing Address Line 2

Address Last Line -- City

Monroeville

State

PA

ZIP+4

15146

Country

USA

Email

amarkovic@fmginc.us

Area Code + Phone

724-327-0599

Ext.

228

Area Code + FAX

**E. AVAILABILITY OF DRINKING WATER SUPPLY**

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

☐ Individual wells or cisterns.

☐ A proposed public water supply.

☒ An existing public water supply.

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

Name of water company: \_\_\_\_\_

**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 22

Connections 1

Name of:

existing collection or conveyance system 15" VCP combination sewer along Exchange Way (2 storm)  
24" VCP combination sewer along 9th St (1 sanitary) \*\*Note: both of these collection systems go  
downstream to the same manhole (MH09N25)

owner ALCOSAN

existing interceptor ALLEGHENY RIVER INTERCEPTOR

owner ALCOSAN

**2. WASTEWATER TREATMENT FACILITY**

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

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

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

Name of existing facility ALCOSAN WWTP

NPDES Permit Number for existing facility PA 0025984

Clean Streams Law Permit Number PAG136110

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

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

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

Name of Permittee Agency, Authority, Municipality ALCOSAN

Name of Responsible Agent Joe Fedor

Agent Signature Joe Fedor

Date 8/1/25

(Also see Section I. 4.)

## G. PROPOSED WASTEWATER DISPOSAL FACILITIES (Continued)

### 3. PLOT PLAN

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

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

### 4. WETLAND PROTECTION

YES NO

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

### 5. PRIME AGRICULTURAL LAND PROTECTION

YES NO

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

### 6. HISTORIC PRESERVATION ACT

- ☒ Applicants shall coordinate with the State Historic and Preservation Office (SHPO) and the Pennsylvania Historic and Museum Commission (PHMC) using the PA-SHARE online consultation tool at <https://www.pa.gov/agencies/phmc/pa-share.html>. The planning submittal must include the response received by the applicant from PA-SHARE.

**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 Manual Project Submission Form was submitted to each jurisdictional agency and their responses are attached.
- ☐ A concurrent review has been requested. I realize that all supporting documentation from each jurisdictional agency must be submitted to the DEP before the end of the technical review due date or my planning module may be denied.

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

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

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

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

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

**1. Waters designated for Special Protection**

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

**2. Pennsylvania Waters Designated As Impaired**

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

**3. Interstate and International Waters**

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

**4. Tributaries To The Chesapeake Bay**

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

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

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

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



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

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

1. Project Flows 8700 gpd
2. Total Sewage Flows to Facilities (pathway from point of origin through treatment plant)

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

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

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

	a. Design and/or Permitted Capacity (gpd)		b. Present Flows (gpd)		c. Projected Flows in 5 years (gpd) (2 years for P.S.)	
	Average	Peak	Average	Peak	Average	Peak
Collection	4591934	16071770	5000	151000	47910	167685
Conveyance	<u>2,080,000</u>	<u>2,080,000</u>	<u>12,500</u>	<u>12,900</u>	<u>30,200</u>	<u>30,600</u>
Treatment	<u>250,000,000</u>	<u>250,000,000</u>	<u>177,000,000</u>	<u>250,000,000</u>	<u>217,400,000</u>	<u>295,000,000</u>

3. Collection and Conveyance Facilities

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

YES NO

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

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

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

- b. Collection System

Name of Agency, Authority, Municipality Pittsburgh Water

Name of Responsible Agent Zach Rinker PE.

Agent Signature \_\_\_\_\_

Zach Rinker  
Date 2025.07.15  
08:51:30 -04'00'

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

c. Conveyance System

Name of Agency, Authority, Municipality ALCOSAN

Name of Responsible Agent Joe Fedor

Agent Signature Joe Fedor

Date 8/1/25

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 Joe Fedor

Agent Signature Joe Fedor

Date 8/1/25

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

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

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

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

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

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

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

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

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

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

**O. SEWAGE MANAGEMENT** (See Section O of instructions)

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

Yes No

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

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

2. Project Flows \_\_\_\_\_ gpd

Yes No

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

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

**(For completion by non-municipal facility agent)**

4. Collection and Conveyance Facilities

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

Yes No

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

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

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

- b. Collection System

Name of Responsible Organization \_\_\_\_\_

Name of Responsible Agent \_\_\_\_\_

Agent Signature \_\_\_\_\_

Date \_\_\_\_\_

- c. Conveyance System

Name of Responsible Organization \_\_\_\_\_

Name of Responsible Agent \_\_\_\_\_

Agent Signature \_\_\_\_\_

Date \_\_\_\_\_



5. Treatment Facility

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

Yes No

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

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

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

- b. Name of Facility \_\_\_\_\_

Name of Responsible Agent \_\_\_\_\_

Agent Signature \_\_\_\_\_

Date \_\_\_\_\_

(For completion by the municipality)

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

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

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

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

Yes No

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



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

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

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

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

Alex Markovic

Name (Print)

Signature

Site-Civil Designer

06/09/2025

Title

Date

1610 Golden Mile Hwy

724-327-0599

Address

Telephone Number

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

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

- ☐ I request DEP calculate the review fee for my project and send me an invoice for the correct amount. I understand DEP's review of my project will not begin until DEP receives the correct review fee from me for the project.
- ☒ I have calculated the review fee for my project using the formula found below and the review fee guidance in the instructions. I have attached a check or money order in the amount of \$1,100 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.

$$\#22 \text{ _____ Lots (or EDUs) X } \$50.00 = \$ \underline{1,100}$$

The fee is based upon:

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

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

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

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

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

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

The fee is based upon:

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

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

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

**SECTION C – AVILABILITY OF DRINKING SUPPLY**



12/16/2024

Alex Markovic (Agent of Applicant)  
Fahringer, McCarty, Grey Inc.  
1610 Golden Mile Hwy, Monroeville PA 1514

**RE: Water and Sewer Availability**  
901 Liberty Ave, Pittsburgh PA 15222-3701

Dear Alex Markovic (Agent of Applicant)

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

Water service available: Yes

10" Exchange Way  
12" Liberty Avenue  
12" 9th Street

Sewer service available: Yes

**15" Exchange Way**  
**15" 9th Street**

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

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

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

Sincerely,

*Wendy M. Dean*

Wendy M. Dean  
Engineering Tech II



February 3, 2025

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

Subject: Tap Allocation Authorization Letter

Dear Mr. Ryan:

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

Project Name:	901 Liberty Ave
Project Address:	901 Liberty Ave Pittsburgh, PA 15222
Net Flow, gpd:	4,800
EDU's, 350gpd/EDU:	14

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 x5370 or [ZRinker@pgh2o.com](mailto:ZRinker@pgh2o.com).

Sincerely,

Zach Rinker  
*Zach Rinker* 2025.02.03  
10:17:44 -05'00'

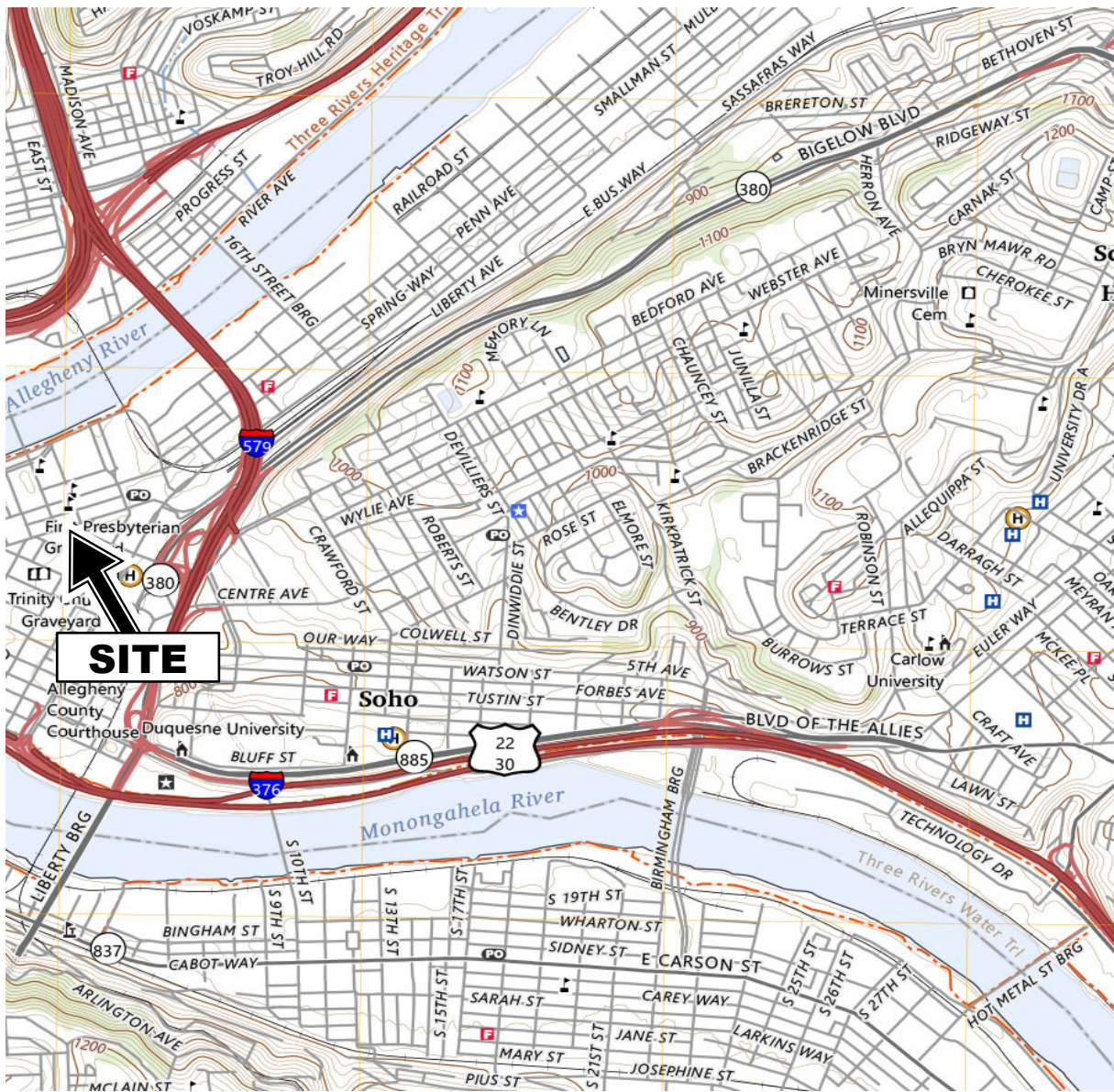
Zach Rinker, PE  
Project Manager

cc: CityGrows – Application Number DEV-463-0125

---

## **SECTION F – PROJECT NARRATIVE**





### - Project Location Map -

## 901-903 Liberty Avenue Apartments

City of Pittsburgh, Allegheny County, PA  
 SCALE: 1" = 2000' JOB NO. 5387  
 SOURCE: Pittsburgh East, PA, 7 1/2 Minute U.S.G.S. Quadrangle



### FAHRINGER, McCARTY, GREY, INC.

LANDSCAPE ARCHITECTS AND ENGINEERS  
 1610 Golden Mile Highway, Monroeville, PA 15146-2010

**PROJECT NARRATIVE  
AND  
FLOW CALCULATIONS  
For  
901-903 LIBERTY AVENUE APARTMENTS  
City of Pittsburgh**

Consultant: Alex Markovic, Fahringer, McCarty, Grey Inc.  
Agent for: Beacon Communities  
Date: June 9, 2025

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

The (2) parcels to be developed are located on the corner of 9<sup>th</sup> Street and Liberty Avenue. Both properties combined are roughly 0.13 acres. Tax ID numbers 9-N-62 (901 Liberty Ave) and 9-N-61 (903 Liberty Ave). Parcel 9-N-61 is currently owned by Nine 903 Liberty Ave LLC and 9-N-62 is currently owned by 217 Ninth Street LLC. The properties are anticipated to be consolidated into one parcel. Beacon Communities or a related entity is proposing to purchase these parcels in order to redevelop the site and construct an apartment building that will contain 50 apartment units; 10 studio units, 32 one-bedroom units, and 8 two-bedroom units.

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

The properties are vacant and the existing buildings and related site improvements have not been occupied since the summer of 2023. The property is currently an existing office building consisting of close to 58,600 SF. To calculate existing flows, 150 SF per occupant would result in a total of 390 occupants (58,600 GSF / 150 GSF = 390 occupants). Three hundred ninety occupants in the office building times 10 GPD per occupant results in an existing daily usage of 3,900 GPD.

The proposed water consumption and sanitary flow for the proposed fifty-one (50) apartments/dwelling units are as estimated below based on the PWSA Manual.

901-903 Liberty Avenue Apartments – Sanitary Flow Calculations:

10 apartment (studio bdrm) x 150 gallons/day	= <b>1,500 gallons/day</b>
32 apartment (one bdrm) x 150 gallons/day	= <b>4,800 gallons/day</b>
8 apartment (two bdrm) x 300 gallons/day	= <b>2,400 gallons/day</b>
<b>Total Proposed Sanitary Flows per day</b>	<b>= 8,700 gallons/day</b>
<b>Total Existing Sanitary Flows per day</b>	<b>= 3,900 gallons/day</b>
<b>Net Increase in Flows per day</b>	<b>= 4,800 gallons/day</b>

**Proposed Sanitary Sewage Conveyance:**

Exchange Way has an existing 15-inch diameter vitrified clay combination sewer main and 9<sup>th</sup> St has a 24-inch diameter vitrified clay combination sewer main, per CCTV footage. Two (2) existing laterals will be reused for the storm sewer along Exchange Way and one (1) exiting lateral will be reused along 9<sup>th</sup> St for sanitary flows in the determined most limiting capacity sewer, as determined by PWSA. The work is proposed to be completed per the PWSA and ACHD Plumbing standards and specifications.



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

There is an existing 15" sewer main in Exchange Way that will provide a location for the development to convey/connect the storm sewer system. The plan proposes to reuse the existing laterals into this public sewer.

The existing estimated storm flows were calculated based on the Rational Method,  $Q=CiA$  using the 25-year storm event. This estimated calculation is based on area of the total sites to be developed in acres. Based on the schematic plans, no additional impervious area will be added. The runoff coefficient is based on the estimated runoff (pre and post development) from the entire property is as follows:

Where:

$Q$  = maximum rate of runoff, cubic feet per second (cfs)

$C$  = coefficient of runoff based on type and character of surface.

$i$  = average rainfall intensity, inches per hour (7.1" per hour for 25-year storm.)

$A$  = drainage area in acres (acreage of lots only)

EXISTING (TO REMAIN):  $Q = CiA$

$Q = 0.95 \times 7.1 \times 0.13 = 0.88$  cfs

### **Sewer Scoping:**

The existing 24" VCP Sewer in 9<sup>th</sup> St and 15" VCP Sewer in Exchange Way was inspected and scoped by Robinson Pipe Cleaning Company on January 29, 2025. Sewer flows were also measured at that time and found to be 1.2" or 5% of the vertical dimension of the pipe along 9<sup>th</sup> St and 0.75" or 5% of the vertical dimension of the pipe along Exchange Way. The full report is included with the application package.

### **Sewer Flow Monitoring (2 Tests Completed):**

#### **At MH09N025 Monitoring Along 9<sup>th</sup> St:**

Flow Monitoring was performed by Drnarch Environmental from March 22, 2025 through April 20, 2025 for a period of 30 days. It was performed at MH09N25, located on the corner of 9<sup>th</sup> St and Exchange Way. The line size at this location is 24 inches. The summary report and all supporting data is included. Average flows were 5,000 gpd. Peak flows were achieved on April 5<sup>th</sup>, 2025 when a 0.85-inch rain event occurred. Maximum hourly flows were 151,000 gpd.

#### **At MH09N025 Monitoring Along Exchange Way:**

Flow Monitoring was performed by Drnarch Environmental from March 22, 2025 through April 20, 2025 for a period of 30 days. It was performed at MH09N25, located on the corner of 9<sup>th</sup> St and Exchange Way. The line size at this location is 15 inches. The summary report and all supporting data is included. Average flows were 9,000 gpd. Peak flows were achieved on April 5<sup>th</sup>, 2025 when a 0.85-inch rain event occurred. Maximum hourly flows were 141,000 gpd.

### **Existing Sewer Slopes:**

The proposed (1) sanitary sewer connection shall occur along the run from MH09N25 to MH02A48. The slope of that existing run of sanitary sewer along 9<sup>th</sup> St is an average of 1.6% (MH02A48 invert elevation 725.22 & MH09N25 invert elevation 723.12) 2.1 feet elevation change over 130.8 feet horizontal distance.

## Hydraulic Flow Calculations: 901-903 Liberty Avenue Apartments

### a. Design and/or Permitted Capacity (gpd)

#### Peak Design Capacity:

Using Manning's Equation for full-flow conditions,

Peak Design Flow = **16,071,770 gpd**

Existing sewer main along 9th St that proposed flow will be conveyed to:

Existing Upstream Manhole #MH02A48 invert = 725.22'

Existing Downstream Manhole #MH09N25 invert = 723.12'

Length between Manholes = 130.8'

Pipe diameter = 24 inch

Pipe material = VCP

"n" coefficient = 0.015

Slope = 0.016 ft/ft

#### Average Design Capacity:

= Peak Design Capacity ÷ Peaking Factor (3.5 for Sewers)

= 16,071,770 gpd ÷ 3.5 = **4,591,934 gpd**

### b. Existing/Present Flows (gpd)

#### Peak Present Flow Calculation:

Present flow was measured by Drnach Environmental on April 5<sup>th</sup>, 2025.

Present Peak Flow = **151,000 gpd**

#### Average Present Flow Calculation:

= measured = **5,000 gpd**

### c. Projected Flows in 5 years (gpd)

The project flow should represent a 5% increase from the sum of the present flow and the project flow due to increased density.

#### Projected Peak Flow in 5 Years:

= (Present Peak Flow + Project Flow) X 1.05 (+5.0% Flow Increase over 5 Years)

= (151,000 gpd + 8,700 gpd) X 1.05 = **167,685 gpd**

#### Projected Average Flow in 5 Years:

= Projected Peak Flow in 5 Years ÷ Peaking Factor (3.5 for Combination Sewers)

= 167,685 gpd ÷ 3.5 = **47,910 gpd**



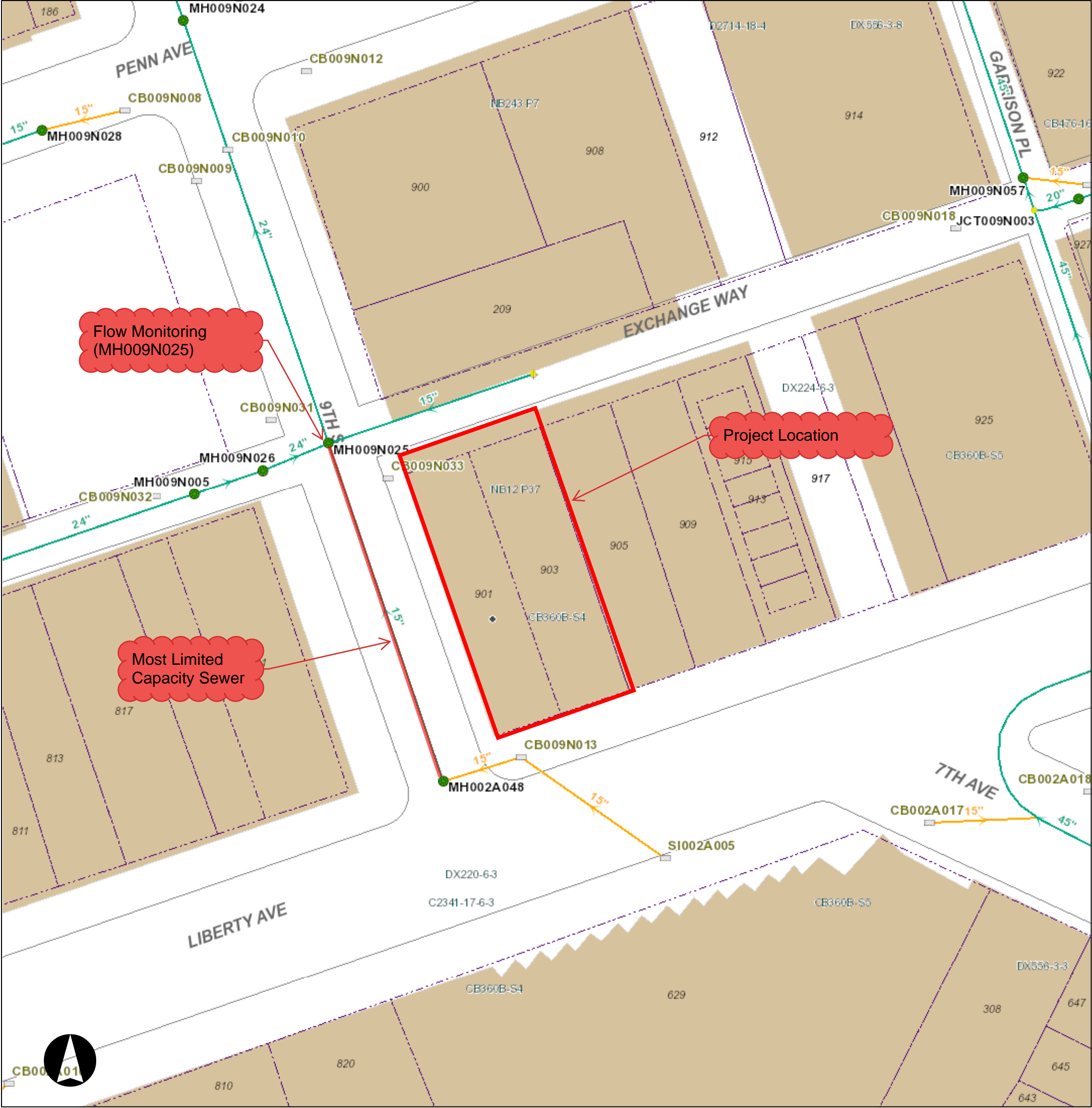
# Most Limited Capacity Sewer (MLCS) Spreadsheet

PROJECT NAME: 901 Liberty Ave and 903 Liberty Ave  
PWSA PROJECT NUMBER: SFPM-139-0225; DEV-528-0125  
PWSA REVIEWER: Zoe Miller  
DATE: February 20, 2025































LEGEND: Output Data  
Input Data  
Questionable Data  
Hydraulically Limited Sewer

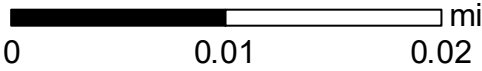
Upstream MH	Downstream MH	Upstream Invert	Downstream Invert	Length, ft	Diam., in.	Material	n	Area, sf	Wetted P, ft	Slope	Flow, gpd
MH002A048	MH009N025	724.26	722.18	131.80	15	VCP	0.015	1.23	3.927	1.58%	4,557,826
MH009N025	MH009N024	722.18	718.12	163.00	24	VCP	0.015	3.14	6.283	2.49%	20,052,704
MH009N024	MH009N023	718.12	716.15	195.00	24	VCP	0.015	3.14	6.283	1.01%	12,770,842
MH009N023	MH009N003	716.15	715.00	119.00	24	VCP	0.015	3.14	6.283	0.97%	12,490,481
MH009N003	JCT009N036	715.00	713.92	8.00	42	Concrete	0.013	9.62	10.996	13.50%	239,563,127
JCT009N036	MH009N075	713.92	703.30	303.00	42	Concrete	0.013	9.62	10.996	3.50%	122,065,809
MH009N075	ADC009JA11-RG	703.30	701.68	60.10	42	Concrete	0.013	9.62	10.996	2.70%	107,046,719

# 901-903 Liberty Ave MLCS - 9th St



## Legend

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



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

Date: 2/21/2025





MH009N025

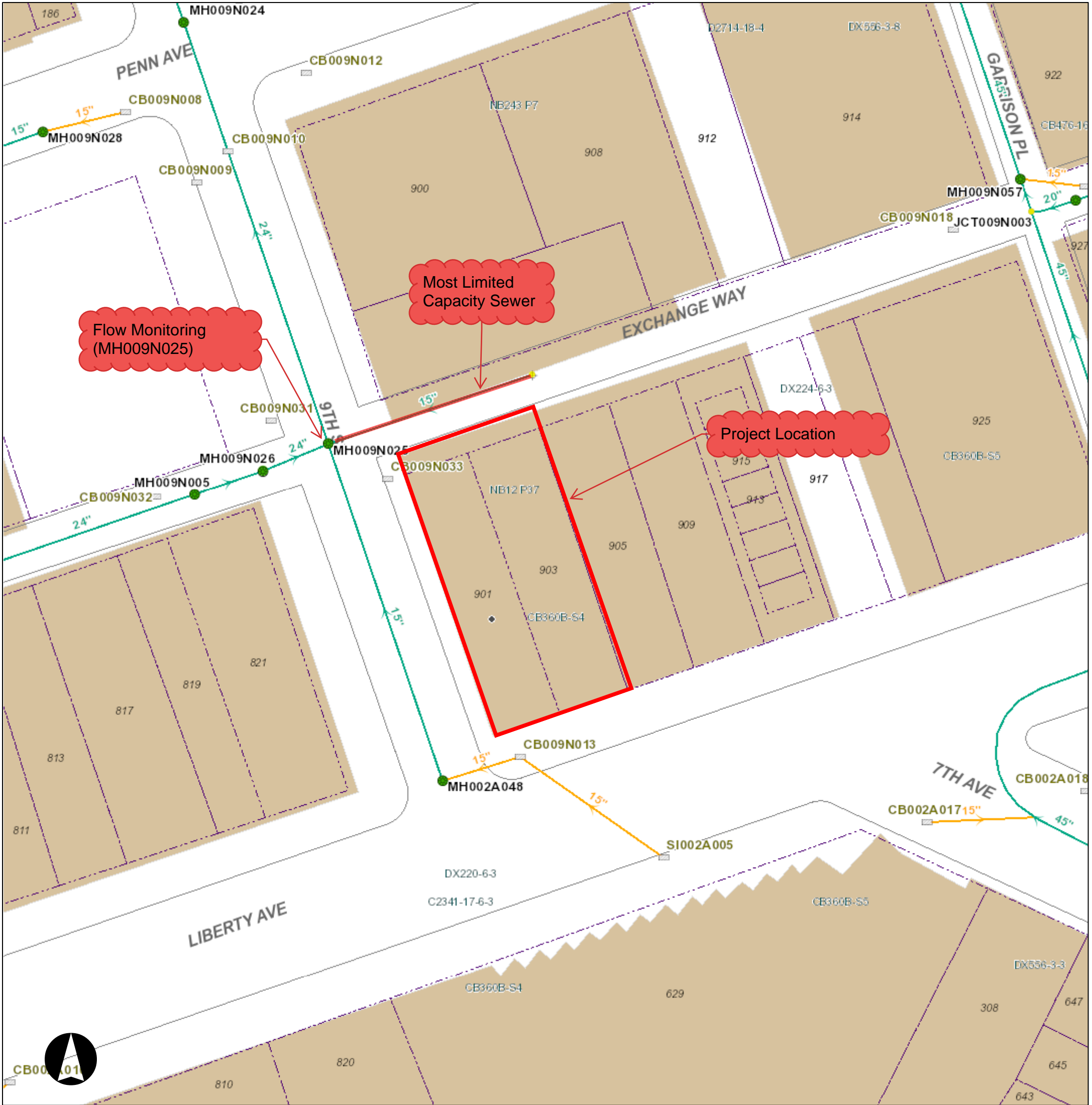
# Most Limited Capacity Sewer (MLCS) Spreadsheet

PROJECT NAME: 901 Liberty Ave and 903 Liberty Ave  
PWSA PROJECT NUMBER: SFPM-139-0225; DEV-528-0125  
PWSA REVIEWER: Zoe Miller  
DATE: February 20, 2025




































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
EC009N001	MH009N025	724.00	722.18	80.00	15	VCP	0.015	1.23	3.927	2.28%	5,472,358
MH009N025	MH009N024	722.18	718.12	164.90	24	VCP	0.015	3.14	6.283	2.46%	19,936,844
MH009N024	MH009N023	718.12	716.15	195.00	24	VCP	0.015	3.14	6.283	1.01%	12,770,842
MH009N023	MH009N003	716.15	715.00	119.40	24	VCP	0.015	3.14	6.283	0.96%	12,469,541
MH009N003	JCT009N036	715.00	713.92	8.00	42	Concrete	0.013	9.62	10.996	13.50%	239,563,127
JCT009N036	MH009N075	713.92	703.30	303.00	42	Concrete	0.013	9.62	10.996	3.50%	122,065,809
MH009N075	ADC009JA11-RG	703.30	701.68	60.10	42	Concrete	0.013	9.62	10.996	2.70%	107,046,719

## 901-903 Liberty Ave MLCS - Exchange Way



### Legend

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

0 0.01 0.02 mi



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Date: 2/21/2025





MH009N025



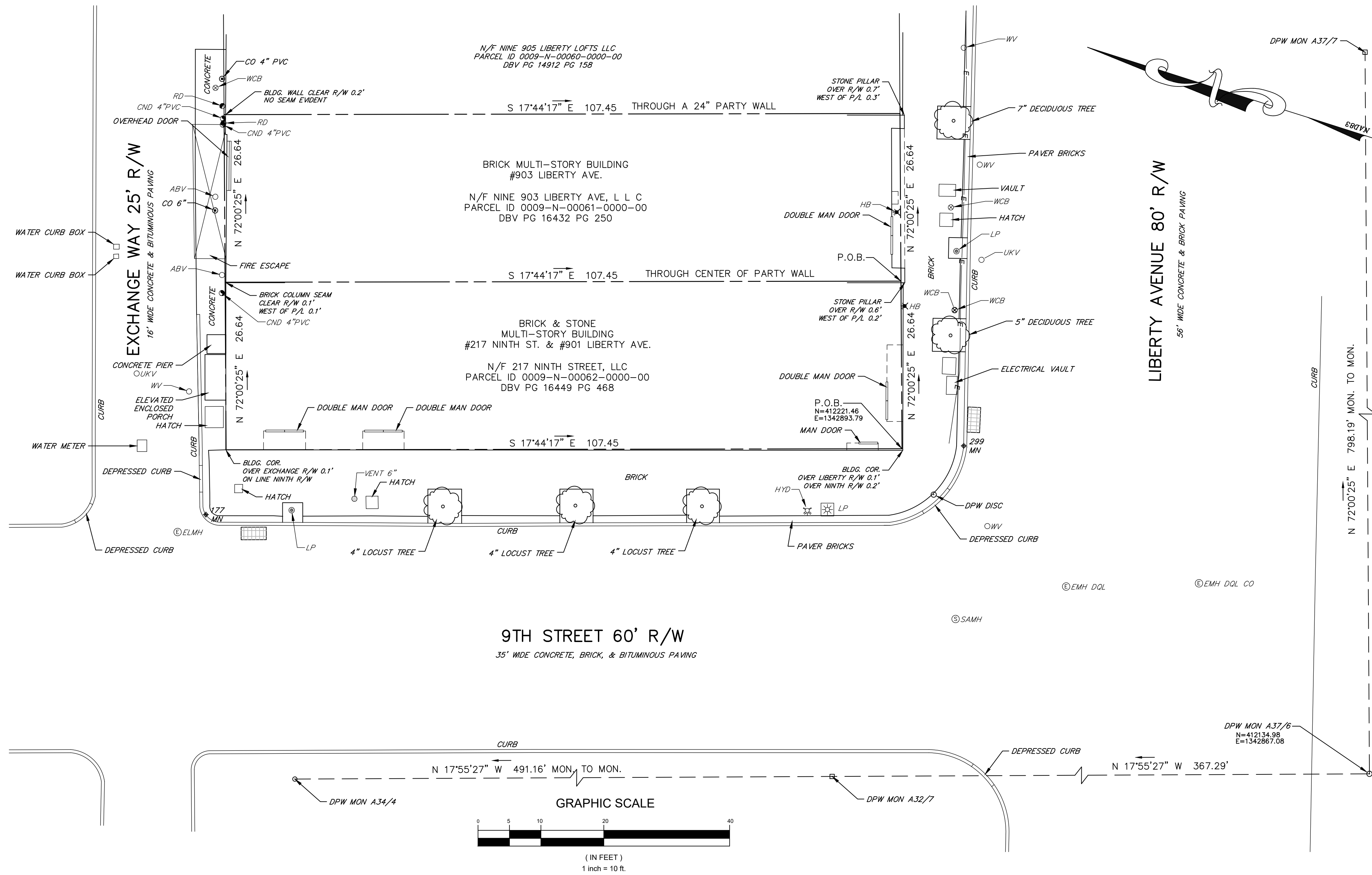
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**SECTION G –  
PROPOSED WASTEWATER DISPOSAL FACILITIES  
ITEM 3: PLOT PLANS**









**NOTES:**  
-BEARINGS AND COORDINATES ARE BASED ON THE PENNSYLVANIA STATE PLANE COORDINATE SYSTEM PA SOUTH ZONE NAD83.  
DISTANCES ARE GROUND DISTANCES EXPRESSED IN U.S. SURVEY FEET. THE DEED.

**REFERENCES:**  
- PLAN OF LOTS LAID OUT BY THE UNITED STATES COMMISSIONERS BY VIRTUE OF ACT OF CONGRESS PASSED AUGUST 2, 1813, UN-RECORDED.

**901-903 LIBERTY**  
TAX PARCELS 9-N-61 & 9-N-62  
901 & 903 LIBERTY AVENUE  
SECOND WARD CITY OF PITTSBURGH, ALLEGHENY COUNTY PENNSYLVANIA

PREPARED FOR  
**BEACON COMMUNITIES SERVICES LLC**  
TWO CENTER PLAZA, SUITE 700  
BOSTON, MA 02108

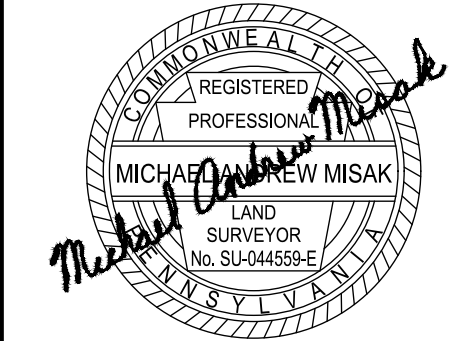
**PLAN OF SURVEY**

JOB NO. 5387 DRAWN MDW/MAM DATE 9/11/2024

1" = 10'

SHEET NUMBER

**I OF I**

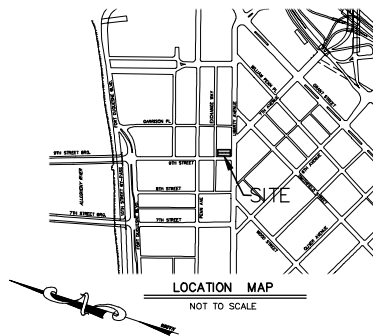
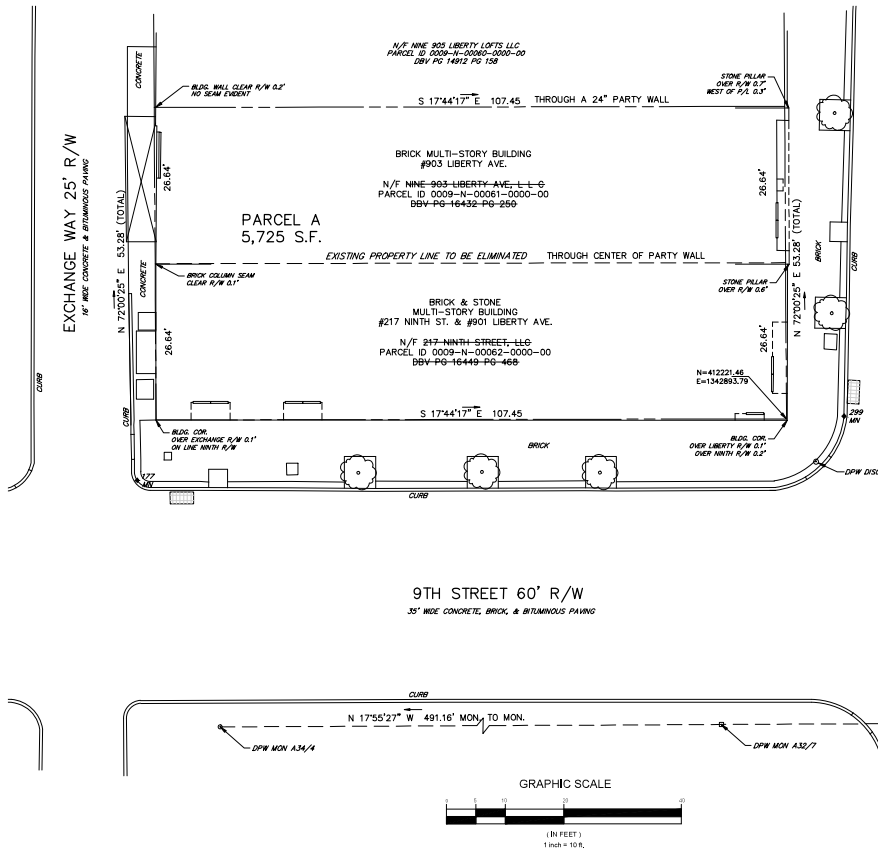


**FAHRINGER, MCCARTY, GREY, INC.**  
LANDSCAPE ARCHITECTS AND CIVIL ENGINEERS  
1610 GARDEN HILL HIGHWAY, SUITE 100  
PITTSBURGH, PA 15206  
WWW.FMGINC.US | (724) 327-0599

REVISIONS

NO.	DATE	BY
1.		

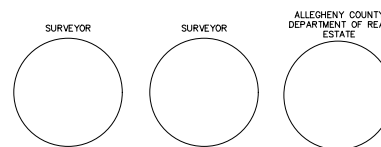
PLEASE SIGN IN BLUE INK



**NOTES:**  
- BEARINGS AND COORDINATES ARE BASED ON THE PENNSYLVANIA STATE PLANE COORDINATE SYSTEM PA SOUTH ZONE NAD83.  
- DISTANCES ARE GROUND DISTANCES EXPRESSED IN U.S. SURVEY FEET.  
**REFERENCES:**  
- PLAN OF LOTS LAID OUT BY THE UNITED STATES COMMISSIONERS BY VIRTUE OF ACT OF CONGRESS PASSED AUGUST 2, 1813, UN-RECORDED.

FORMER AREA TABULATION	
PARCEL ID 9-N-61	2,862.5 SQ. FT.
PARCEL ID 9-N-62	2,862.5 SQ. FT.
TOTAL AREA	5,725 SQ. FT.

PROPOSED AREA TABULATION	
PARCEL A	5,725 SQ. FT.



THE BEACON COMMUNITIES SERVICE LLC, OWNERS OF THE LAND SHOWN ON THE LIBERTY CONSOLIDATION PLAN HEREBY ADOPTS THIS PLAN AS ITS PLAN OF LOTS. THIS ADOPTION SHALL BE BINDING UPON THE FIRM AND UPON ITS HEIRS, EXECUTORS AND ASSIGNS.

IN WITNESS OF WHICH, TO THIS WE SET OUR HAND AND SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ BEACON COMMUNITIES SERVICE LLC

ATTEST:  
NOTARY PUBLIC \_\_\_\_\_ BEACON COMMUNITIES SERVICE LLC  
AUTHORIZED MANAGING MEMBER

COMMONWEALTH OF PENNSYLVANIA  
COUNTY OF ALLEGHENY } S.S.  
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF ALLEGHENY, PERSONALLY APPEARED THE ABOVE NAMED \_\_\_\_\_ A MANAGING MEMBER IN THE FIRM OF BEACON COMMUNITIES SERVICE LLC, AND ACKNOWLEDGED THE FOREGOING ADOPTION AND DEDICATION TO BE THE ACT OF THE PARTNERSHIP  
IN WITNESS WHEREOF, I HERETO SET MY HAND AND OFFICIAL SEAL.

\_\_\_\_\_  
SIGNATURE NOTARY PUBLIC

MY COMMISSION EXPIRES: \_\_\_\_\_, 20\_\_\_\_

WE, BEACON COMMUNITIES SERVICE LLC, OWNERS OF THE LAND CONTAINED IN THE LIBERTY CONSOLIDATION PLAN, HEREBY CERTIFY THAT THE TITLE OF THIS PROPERTY IS IN THE NAME OF BEACON COMMUNITIES SERVICE LLC, AS RECORDED IN THE ALLEGHENY COUNTY RECORDER OF DEEDS OFFICE IN

D.B.V. \_\_\_\_\_ PG. \_\_\_\_\_ & D.B.V. \_\_\_\_\_ PG. \_\_\_\_\_  
WE FURTHER CERTIFY THAT THERE IS NOT MORTGAGE, LIEN, OR OTHER ENCUMBRANCE AGAINST THIS PROPERTY.  
BEACON COMMUNITIES SERVICE LLC

WITNESS \_\_\_\_\_ BEACON COMMUNITIES SERVICE LLC  
AUTHORIZED MANAGING MEMBER

I, MICHAEL ANDREW MISAK, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF PENNSYLVANIA, DO HEREBY CERTIFY THAT THE BOUNDARY OF THIS SUBDIVISION PLAN CORRECTLY REPRESENTS THE LOTS, LANDS, STREETS, WAYS, AND HIGHWAYS, AS SURVEYED AND PLOTTED BY ME FOR THE OWNERS OR AGENTS.

DATE \_\_\_\_\_  
MICHAEL ANDREW MISAK - AGENT  
FAHRINGER, MCCARTY, GREY, INC.  
REGISTRATION NO. SJ-044559-E

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

IN PLAN BOOK VOLUME \_\_\_\_\_ PAGE(S) \_\_\_\_\_ GIVEN UNDER MY HAND  
AND SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

ALLEGHENY COUNTY DEPARTMENT OF REAL ESTATE

TOTAL AREA FOR THIS RECORDING = 5,725 S.F. OR 0.131 ACRES.

BEACON COMMUNITIES SERVICE LLC TWO CENTER PLAZA, SUITE 700 BOSTON, MA 02108	
LIBERTY CONSOLIDATION PLAN BEING A CONSOLIDATION OF TAX PARCELS 9-N-61 AND 9-N-62	
SECOND WARD, PITTSBURGH _____ ALLEGHENY COUNTY, PA.	
▲ FAHRINGER, McCARTY, GREY, INC. 1610 GOLDEN MILE HIGHWAY MONROEVILLE, PENNSYLVANIA 15146 (724) 327-0599 MICHAEL A. MISAK - PROFESSIONAL LAND SURVEYOR	
SCALE: 1" = 10' DRAWN BY: BJA/TDS CALC. BY: MAM CHKD. BY: MAM	DATE: JAN. 2025 REVISIONS:

CITY OF PITTSBURGH  
DEPARTMENT OF CITY PLANNING  
APPROVED \_\_\_\_\_, 20\_\_\_\_  
CITY PLANNING COMMISSION  
*Tiffany Krabowski*  
CHAIRMAN  
SECRETARY

DRAFT - PROGRESS PRINT  
2025-01-17






# 901-903 Liberty - Consolidation Plan (draft 2025-01-17) (1)

Final Audit Report

2025-02-04

Created:	2025-02-04
By:	Tiffany Krajewski (tiffany.krajewski@pittsburghpa.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAJk5YkYA6iRIap5yOVpFiQ_0XfeGZXsjZ

## "901-903 Liberty - Consolidation Plan (draft 2025-01-17) (1)" History

-  Document created by Tiffany Krajewski (tiffany.krajewski@pittsburghpa.gov)  
2025-02-04 - 4:21:33 PM GMT
-  Document emailed to Tiffany Krajewski (subdivisions@pittsburghpa.gov) for signature  
2025-02-04 - 4:21:39 PM GMT
-  Email viewed by Tiffany Krajewski (subdivisions@pittsburghpa.gov)  
2025-02-04 - 4:30:02 PM GMT
-  Document e-signed by Tiffany Krajewski (subdivisions@pittsburghpa.gov)  
Signature Date: 2025-02-04 - 4:32:41 PM GMT - Time Source: server
-  Agreement completed.  
2025-02-04 - 4:32:41 PM GMT

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



## 1. PROJECT INFORMATION

Project Name: **901-903 Liberty Avenue Apartments**

Date of Review: **2/27/2025 11:12:29 AM**

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

Project Area: **0.14 acres**

County(s): **Allegheny**

Township/Municipality(s): **Pittsburgh City**

ZIP Code:

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

Watersheds HUC 8: **Lower Allegheny**

Watersheds HUC 12: **Allegheny River-Ohio River**

Decimal Degrees: **40.443219, -79.997961**

Degrees Minutes Seconds: **40° 26' 35.5871" N, 79° 59' 52.6612" W**



## 2. SEARCH RESULTS

Agency	Results	Response
PA Game Commission	<b>Potential Impact</b>	<b>FURTHER REVIEW IS REQUIRED, See Agency Response</b>
PA Department of Conservation and Natural Resources	No Known Impact	No Further Review Required
PA Fish and Boat Commission	<b>Conservation Measure</b>	<b>No Further Review Required, See Agency Comments</b>
U.S. Fish and Wildlife Service	<b>Conservation Measure</b>	<b>No Further Review Required, See Agency Comments</b>

As summarized above, Pennsylvania Natural Diversity Inventory (PNDI) records indicate there may be potential impacts to threatened and endangered and/or special concern species and resources within the project area. If the response above indicates "No Further Review Required" no additional communication with the respective agency is required. If the response is "Further Review Required" or "See Agency Response," refer to the appropriate agency comments below. Please see the DEP Information Section of this receipt if a PA Department of Environmental Protection Permit is required.

## 901-903 Liberty Avenue Apartments



-  Buffered Project Boundary
-  Project Boundary



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



## 901-903 Liberty Avenue Apartments



- Buffered Project Boundary
- Project Boundary



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

## RESPONSE TO QUESTION(S) ASKED

**Q1:** Select the statement below that accurately describes where the proposed project and project-associated activities will occur. "Project" includes all features of the project (including buildings, roads, utility lines, outfall and intake structures, wells, stormwater retention/detention basins, parking lots, driveways, lawns, etc.), as well as all associated impacts (e.g., temporary staging areas, work areas, temporary road crossings, areas subject to grading or clearing, etc.).

**Your answer is:** All project activities will occur in or on an existing building, parking lot, driveway, road, road shoulder, street, runway, paved area, or railroad bed.

**Q2:** Describe how wastewater (effluent) will be handled (select one). For the purpose of this question, wastewater/effluent does not include stormwater runoff. If the project involves solely the renewal or modification of an existing discharge permit (e.g., NPDES permit), select from options 3, 4, 5, or 6 below.

**Your answer is:** All wastewater/effluent from this project/activity will be routed to an existing municipal wastewater treatment plant.

**Q3:** Select the statement below that accurately describes where the proposed project and project-associated activities will occur. "Project" includes all features of the project (including buildings, roads, utility lines, outfall and intake structures, wells, stormwater retention/detention basins, parking lots, driveways, lawns, etc.), as well as all associated impacts (e.g., temporary staging areas, work areas, temporary road crossings, areas subject to grading or clearing, etc.).

**Your answer is:** All project activities will occur in or on an existing building, parking lot, driveway, road, road shoulder, street, runway, paved area, or railroad bed.

### 3. AGENCY COMMENTS

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

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

#### PA Game Commission

##### RESPONSE:

Further review of this project is necessary to resolve the potential impact(s). Please send project information to this agency for review (see WHAT TO SEND).

**PGC Species:** (Note: The Pennsylvania Conservation Explorer tool is a primary screening tool, and a desktop review may reveal more or fewer species than what is listed below.)

Scientific Name	Common Name	Current Status
Falco peregrinus	Peregrine Falcon	Special Concern Species*

#### 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:

Conservation Measure: The natural flow regime and water quality in this watershed are important to maintaining habitats occupied by rare fish and mussels. PFBC recommends that you take measures to maintain a natural flow regime, high water quality, and quantity. Maintenance or restoration of the riparian corridor will aid in connecting habitats and improving water quality and quantity for fish and mussels. PFBC recommends retaining (or restoring, if not already present) a riparian buffer (100 to 300 feet, if possible) on each side of the waterway (river, stream, creek). This buffer should be vegetated with native plant species. When adequately vegetated, this upland buffer will act to stabilize the streambanks (preventing or minimizing erosion), and filter pollutants (e.g., sediment, fertilizers, pesticides, road salt, oil). Where streambanks have become badly eroded (e.g., due to previous removal of native riparian vegetation), streambank fencing and/or bioengineering restoration techniques are recommended (geotextile, root wads, vegetative stabilization), rather than riprapping the streambanks; removing gravel bars; or attempting to dredge, ditch, channelize, or widen the stream. Use stringent erosion and sedimentation controls before, during, and after project implementation to ensure that sediment and contaminants do not enter any waterway(s) (rivers, creeks, streams, tributaries) or waterbodies (lakes, ponds).

**PFBC Species:** (Note: The Pennsylvania Conservation Explorer tool is a primary screening tool, and a desktop review may reveal more or fewer species than what is listed below.)

Scientific Name	Common Name	Current Status
Leptodea fragilis	Fragile Papershell	Special Concern Species*
Quadrula quadrula	Mapleleaf	Special Concern Species*

## U.S. Fish and Wildlife Service

### RESPONSE:

Conservation Measure: Voluntary implementation of the following recommendations will contribute to the conservation and recovery of endangered and threatened species. -- In order to maintain or improve water quality for endangered aquatic species, retain (or restore, if not already present) a 100- to 300-foot wide buffer on each side of the waterway (river, stream, creek) or waterbody (lake). Avoid construction, earth disturbance, and chemical application in this buffer. The buffer should be vegetated with native plant species. When adequately vegetated, this upland buffer will act to stabilize the streambanks (preventing or minimizing erosion), and filter pollutants (e.g., sediment, fertilizers, pesticides, road salt, oil). Where streambanks have become badly eroded (e.g., due to removal of native riparian vegetation), streambank fencing and/or bioengineering restoration techniques are recommended (geotextile, root wads, vegetative stabilization), rather than riprapping the streambanks; removing gravel bars; or attempting to dredge, ditch, channelize, or widen the stream.

\* Special Concern Species or Resource - Plant or animal species classified as rare, tentatively undetermined or candidate as well as other taxa of conservation concern, significant natural communities, special concern populations (plants or animals) and unique geologic features.

\*\* Sensitive Species - Species identified by the jurisdictional agency as collectible, having economic value, or being susceptible to decline as a result of visitation.



## WHAT TO SEND TO JURISDICTIONAL AGENCIES

If project information was requested by one or more of the agencies above, upload\* or email the following information to the agency(s) (see AGENCY CONTACT INFORMATION). Instructions for uploading project materials can be found [here](#). This option provides the applicant with the convenience of sending project materials to a single location accessible to all three state agencies (but not USFWS).

\*If information was requested by USFWS, applicants must email, or mail, project information to [IR1\\_ESPenn@fws.gov](mailto:IR1_ESPenn@fws.gov) to initiate a review. USFWS will not accept uploaded project materials.

### Check-list of Minimum Materials to be submitted:

\_\_\_\_ Project narrative with a description of the overall project, the work to be performed, current physical characteristics of the site and acreage to be impacted.

\_\_\_\_ A map with the project boundary and/or a basic site plan (particularly showing the relationship of the project to the physical features such as wetlands, streams, ponds, rock outcrops, etc.)

**In addition to the materials listed above, USFWS REQUIRES the following**

\_\_\_\_ **SIGNED** copy of a Final Project Environmental Review Receipt

### The inclusion of the following information may expedite the review process.

\_\_\_\_ Color photos keyed to the basic site plan (i.e. showing on the site plan where and in what direction each photo was taken and the date of the photos)

\_\_\_\_ Information about the presence and location of wetlands in the project area, and how this was determined (e.g., by a qualified wetlands biologist), if wetlands are present in the project area, provide project plans showing the location of all project features, as well as wetlands and streams.

## 4. DEP INFORMATION

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

## 5. ADDITIONAL INFORMATION

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

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

## 6. AGENCY CONTACT INFORMATION

### PA Department of Conservation and Natural Resources

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

### PA Fish and Boat Commission

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

### U.S. Fish and Wildlife Service

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

### PA Game Commission

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

## 7. PROJECT CONTACT INFORMATION

Name: Alex Markovic  
Company/Business Name: Fehringer, McParty, Grey, Inc.  
Address: 1610 Golden Mile Hwy  
City, State, Zip: Monroeville, PA, 15146  
Phone: (724) 327 0599 Fax: ( )  
Email: amarkovic@fmginc.us

## 8. CERTIFICATION

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

  
applicant/project proponent signature

2/27/2025  
date



# PENNSYLVANIA GAME COMMISSION

## BUREAU OF WILDLIFE MANAGEMENT

2001 ELMERTON AVENUE HARRISBURG, PA 17110-9797 | (717) 787-5529

March 24, 2025

Alexander Markovic  
Fahringer, McCarty, Grey Inc.  
1610 Golden Mile Hwy  
Monroeville, Pennsylvania 15146  
[amarkovic@fmginc.us](mailto:amarkovic@fmginc.us)

PNDI Receipt File: *project\_receipt\_901\_903\_liberty\_avenue\_ap\_835289\_FINAL\_1.pdf*

Re: 901-903 Liberty Avenue Apartments

City of Pittsburgh; Allegheny County, Pennsylvania

Dear Alexander Markovic,

Thank you for submitting Pennsylvania Natural Diversity Inventory (PNDI) Environmental Review Receipt *project\_receipt\_901\_903\_liberty\_avenue\_ap\_835289\_FINAL\_1.pdf* for review. The Pennsylvania Game Commission (PGC) screened this project for potential impacts to species and resources of concern under PGC responsibility, which includes birds and mammals only.

### **No Impact Anticipated – PNDI Species**

PNDI records indicate species or resources of concern are located within the vicinity of the project. However, based on the information you submitted concerning the nature of the project, the immediate location, and our detailed resource information, the PGC has determined that no impact is likely. Therefore, no further PNDI coordination with the PGC will be necessary for this project at this time.

This response represents the most up-to-date summary of the PNDI data files and is valid for two (2) years from the date of this letter. An absence of recorded information does not necessarily imply actual conditions on site. Should project plans change or additional information on listed or proposed species become available, this determination may be reconsidered.

Should the proposed work continue beyond the period covered by this letter, please resubmit the project to this agency as an “Update” (including an updated PNDI receipt, project narrative and accurate map). If the proposed work has not changed and no additional information concerning listed species is found, the project will be cleared for PNDI requirements under this agency for two additional years.

This finding applies to impacts to birds and mammals only. To complete your review of state and federally-listed threatened and endangered species and species of special concern, please be sure that the U.S. Fish and Wildlife Service, the PA Department of Conservation and Natural Resources, and/or the PA Fish and Boat Commission have been contacted regarding this project as directed by the online PNDI ER Tool found at [www.naturalheritage.state.pa.us](http://www.naturalheritage.state.pa.us).

Sincerely,



Sue Guers  
Environmental Review Lead  
Bureau of Wildlife Management  
Phone: 717-787-4250, Extension 73412  
Fax: 717-787-6957  
E-mail: [suguers@pa.gov](mailto:suguers@pa.gov)

A PNHP Partner



SLG/slg

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**SECTION H –  
ALTERNATIVE ANALYSIS**



# **PROJECT ALTERNATIVES ANALYSIS**

## **For the 901-903 Liberty Avenue Apartments**

Applicant: Beacon Communities

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

The proposed apartment building is to be serviced by connecting to the existing public system located in the adjacent public street. These private service lines will be gravity flow to the main publicly owned lines. The proposed private lateral locations were chosen to utilize existing taps and provide direct discharge from the building into this existing public system.

The adjacent land uses include existing multi-story dwelling units, and single-family residences that are typical of a mixed urban environment. The property is proposed to be redeveloped in its entirety with no additional future development occurring on adjacent tracts. This project is considered an “urban” redevelopment.

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

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

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**CONSISTENCY COMPONENTS**

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

**COMPONENT 4C – COUNTY HEALTH AGENCY REVIEW**



COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF ENVIRONMENTAL PROTECTION  
BUREAU OF CLEAN WATER

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

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

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### Background

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

### Who Should Complete the Component?

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

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

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

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

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

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

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

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

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

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

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

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



COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF ENVIRONMENTAL PROTECTION  
BUREAU OF CLEAN WATER

DEP Code #:

02001-21-11

## 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  
901-903 Liberty Ave Apartments

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

1. Date plan received by municipal planning agency 7/15/2025

2. Date review completed by agency 7/24/2025

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

Yes	No	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	1. Is there a municipal comprehensive plan adopted under the Municipalities Planning Code (53 P.S. 10101, <i>et seq.</i> )?
<input type="checkbox"/>	N/A <input type="checkbox"/>	2. Is this proposal consistent with the comprehensive plan for land use? If no, describe the inconsistencies _____
<input checked="" type="checkbox"/>	<input type="checkbox"/>	3. Is this proposal consistent with the use, development, and protection of water resources? If no, describe the inconsistencies _____
<input checked="" type="checkbox"/>	<input type="checkbox"/>	4. Is this proposal consistent with municipal land use planning relative to Prime Agricultural Land Preservation?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	5. Does this project propose encroachments, obstructions, or dams that will affect wetlands? If yes, describe impacts _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	6. Will any known historical or archaeological resources be impacted by this project? If yes, describe impacts _____
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7. Will any known endangered or threatened species of plant or animal be impacted by this project? If yes, describe impacts <u>Follow PA Boat and Fish and U.S. Fish and Wildlife Service Guidance for erosion and sediment controls.</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	8. Is there a municipal zoning ordinance?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	9. Is this proposal consistent with the ordinance? If no, describe the inconsistencies <u>In review under BDA-2025-01982</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	10. Does the proposal require a change or variance to an existing comprehensive plan or zoning ordinance?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	11. Have all applicable zoning approvals been obtained?
<input checked="" type="checkbox"/>	<input type="checkbox"/>	12. Is there a municipal subdivision and land development ordinance?

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

13. Is this proposal consistent with the ordinance?

If no, describe the inconsistencies In review under BDA-2025-01982☒☐

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: Kyla PrendergastTitle: Senior Environmental Planner

Signature: \_\_\_\_\_

Date: 7/24/2025Name of Municipal Planning Agency: Department of City PlanningAddress 412 Boulevard of the Allies, Suite 201, Pittsburgh, PA15219 Telephone Number: 412-522-6551**SECTION D. ADDITIONAL COMMENTS** (See Section D of instructions)

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

The planning agency must complete this component within 60 days.

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



**COUNTY OF**



**ALLEGHENY**

**SARA INNAMORATO**  
COUNTY EXECUTIVE

August 13, 2025

Alex Markovic  
Fahringer McCarty Grey Inc  
1610 Golden Miles Hwy  
Monroeville, PA 15146

**RE: SEWAGE FACILITIES PLANNING MODULE**  
**901- 903 Liberty Avenue Apartments – City of Pittsburgh**  
**Allegheny County, Pennsylvania**

Dear Mr. Markovic:

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 July 16, 2025, and the missing document was received on August 5, 2025. The project proposes the following:

Project Description:	Two parcels designated for development are situated at the intersection of 9 <sup>th</sup> street and Liberty Avenue. It is expected that these properties will merge into a single parcel. Beacon Communities or an affiliated organization, is planning to redevelop the site and build an apartment complex that will include 50 residential units: 10 studios, 32 one-bedroom apartments, and 8 two-bedroom apartments.
Sewage Flow:	8700 GPD
Conveyance:	Sewage from proposed development will be conveyed by ALCOSAN to Allegheny River Interceptor and finally transported back to ALCOSAN for treatment.
Sewer's Owner:	ALCOSAN (collection), ALCOSAN (interceptor)
Sewage Treatment Plant:	ALCOSAN

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



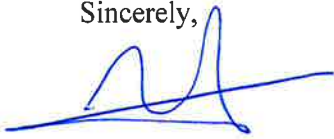
**ALLEGHENY COUNTY HEALTH DEPARTMENT**  
**WATER POLLUTION CONTROL & SOLID WASTE MANAGEMENT**  
3901 PENN AVENUE • BUILDING 5 • PITTSBURGH, PA 15224-1318  
PHONE: 412.578.8040 • FAX: 412.578.8053  
[WWW.ALLEGHENYCOUNTY.US/HEALTHDEPARTMENT](http://WWW.ALLEGHENYCOUNTY.US/HEALTHDEPARTMENT)



In addition, it should be noted that the approval of this sewage facilities planning module does not include approval of pipe size and/or type. Approval for pipe size and/or type must be obtained by filing a specific plumbing plan with the ACHD's Plumbing Section. If you should have any questions relative to ACHD's plumbing requirements, please contact Jeffrey Czochara, Plumbing Program Manager at 412-578-7934.

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

Sincerely,



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

Enclosure

cc: Regis Ryan, PA Department of Environmental Protection w/attachment  
Jeffrey Czochara, ACHD w/attachment



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

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

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### Background

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

### Who Should Complete the Component?

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

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

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

---

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

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

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

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

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

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

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

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

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



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

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

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

Project Name

901- 903 Liberty Avenue Apartment

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

1. Date plan received by county or joint county health department 7/16/2025Agency name Allegheny County Health Department (ACHD)2. Date review completed by agency 8/13/2025

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

Yes No

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

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

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

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

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

Name: Issa TijaniTitle: Environmental Health Engineer

Signature: \_\_\_\_\_

Date: 8/13/2025Name of County Health Department: Allegheny County Health DepartmentAddress: 3901 Penn Avenue, Building #5, Pittsburgh, PA 15224Telephone Number: 412-578-8046

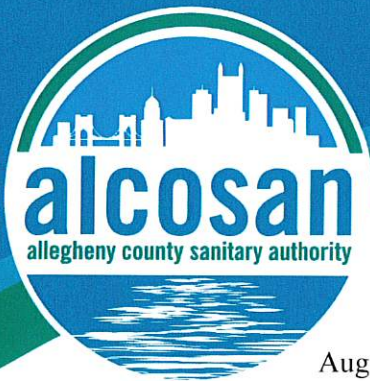
### SECTION D. ADDITIONAL COMMENTS (See Section D of instructions)

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.





August 1, 2025

**Members of the Board**

Shannah Tharp-Gilliam, Ph.D.  
*Chair Person*

Emily Kinkad

Sylvia Wilson

Harry Readshaw

Darrin Kelly

Theresa Kail-Smith

Patrick J. Catena

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*Director  
Administration*

Erica LaMar Motley  
*Director  
Scholastic Programs*

Alex Markovic  
Fahringer McCarty Grey Inc.  
1610 Golden Mile Hwy.  
Monroeville, PA 15146

**Re: 901 – 903 Liberty Avenue Apartments  
City of Pittsburgh -- Allegheny County  
PA DEP Sewage Facilities Planning Module  
ALCOSAN Regulator Structure A-11-00**

Dear Mr. Markovic:

We have reviewed the Component 3 Planning Module for the referenced project to be located at 901 – 903 Liberty Avenue, City of Pittsburgh. The project will generate a peak flow of 8,700 gpd in the ALCOSAN Allegheny River Interceptor and Woods Run Treatment Plant.

The capacity of the ALCOSAN A-11-00 regulator structure is 2.08 MGD. The estimated peak dry weather flow is approximately 0.013 MGD. Therefore, 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. If you have any questions regarding this matter, please contact me at 412-734-8735.

Sincerely,

**ALLEGHENY COUNTY SANITARY AUTHORITY**

Joe Fedor

Attachment

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

Z.Rinker (Pgh20) (w/o attachment)  
Mahuba Iasmin/PADEP (w/o attachment)  
Issa Tijani/ACHD (w/o attachment)





# Follow the Flush!

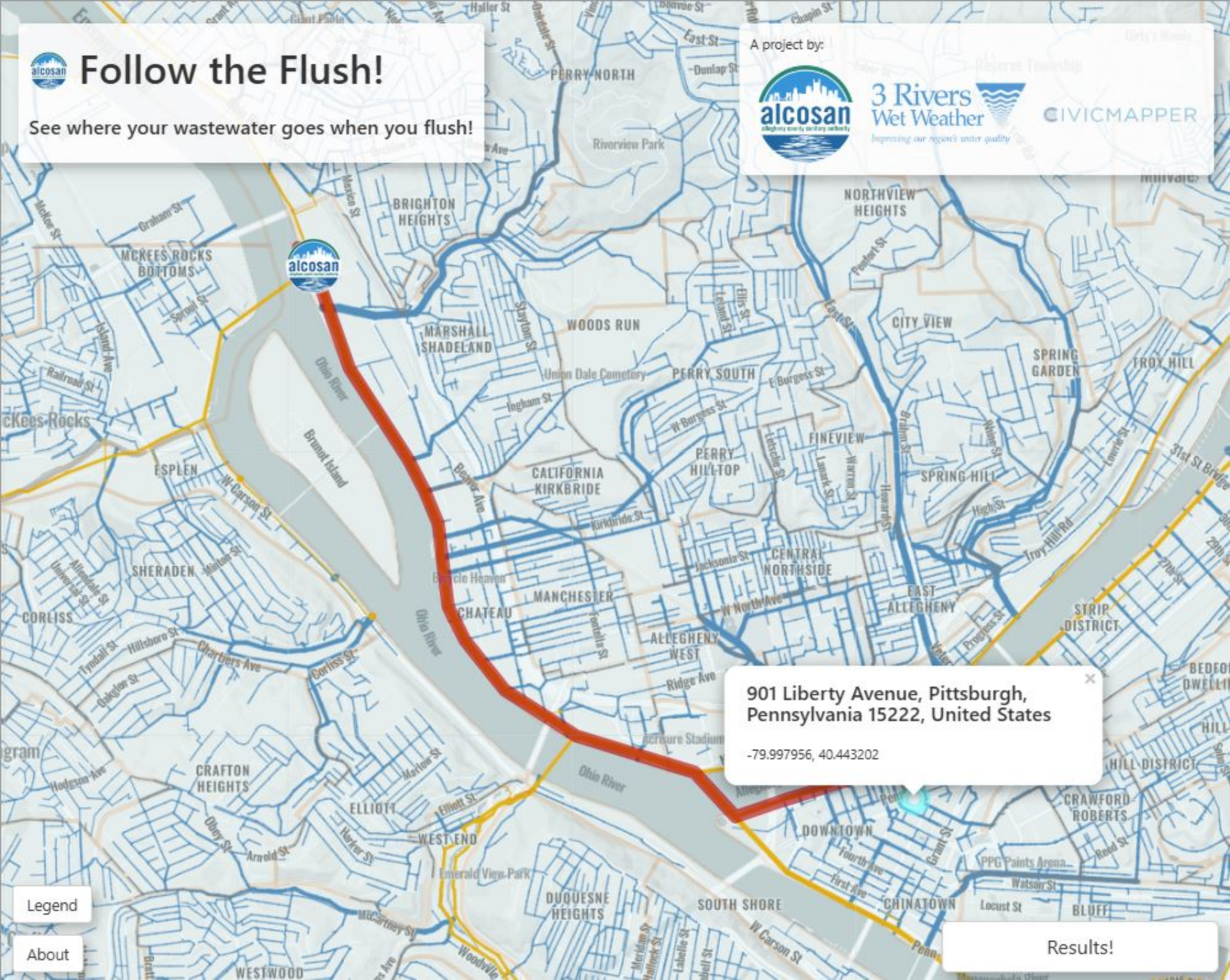
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Legend

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