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Pittsburgh, PA 15212  
724-638-8500

March 12, 2025

Allegheny County Health Department  
Water Pollution Control and Solid Waste Management  
3901 Penn Avenue, Building 5  
Pittsburgh, PA 15224

Project: Bedford Dwellings Phase II Development  
Bedford Avenue & Francis Street  
Allegheny County  
Pittsburgh, PA 15219

Project Number: PAD230020.00

Client: Trek Development Group, Inc.  
130 7th Street  
Allegheny County  
Pittsburgh, PA 15222

Date: 3/12/2025

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## **Appendix A: Sewage Facilities Planning Module- Component 3**



## 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 #
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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 Bedford Dwellings Phase II

2. Brief Project Description The Housing Authority of the City of Pittsburgh proposes to build 3 single family dwellings, 6 multiple family dwellings, and 1 personal care home for a total of 10 new buildings. In total, these 10 new buildings will consist of 180 units with 93 one-bedroom units, 59 two-bedroom units, 26 three-bedroom, and 2 four-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
Binion	Caster	D		Executive Director
Additional Individual Last Name	First Name	MI	Suffix	Title
Municipality Mailing Address Line 1		Mailing Address Line 2		
Housing Authority of the City of Pittsburgh		412 Boulevard of the Allies, 6th Floor		
Address Last Line -- City		State	ZIP+4	
Pittsburgh		PA	15219-1353	
Area Code + Phone + Ext.	FAX (optional)	Email (optional)		
412-456-5000		caster.binion@hacp.org		



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

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

Bedford Dwellings Phase II

Site Location Line 1

2305 Bedford Ave

Site Location Line 2

Site Location Last Line -- City

Pittsburgh

State

PA

ZIP+4

15219

Latitude

40.452175

Longitude

-79.970708

Detailed Written Directions to Site The site is located along Bedford Avenue between Chauncey Drive and Tulsa Street in the City of Pittsburgh's Hill District neighborhood on lot # 0010-F-00210-0000-00, in Pittsburgh's 5th Ward.

Description of Site The Housing Authority of the City of Pittsburgh proposes to build 3 single family dwellings, 6 multiple family dwellings, and 1 personal care home for a total of 10 new buildings. In total, these 10 new buildings will consist of 180 units with 93 one-bedroom units, 59 two-bedroom units, 26 three-bedroom, and 2 four-bedroom units. The existing property is located at 2305 Bedford Avenue in the City of Pittsburgh, Allegheny County, Pennsylvania, in the Hill District neighborhood.

**Site Contact (Developer/Owner)**

Last Name

Binion

First Name

Caster

MI

D

Suffix

Phone

412-456-5000

Ext.

Site Contact Title

Executive Director

Site Contact Firm (if none, leave blank)

Housing Authority of the City of Pittsburgh

FAX

Email

caster.binion@hacp.org

Mailing Address Line 1

Housing Authority of the City of Pittsburgh

Mailing Address Line 2

412 Boulevard of the Allies, 6<sup>th</sup> Floor

Mailing Address Last Line -- City

Pittsburgh

State

PA

ZIP+4

15219-1353

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

Last Name

Smith

First Name

Shannon

MI

Suffix

Title

Assistant Project Manager

Consulting Firm Name

Bohler

Mailing Address Line 1

1 Allegheny Square

Mailing Address Line 2

Suite 402

Address Last Line -- City

Pittsburgh

State

PA

ZIP+4

15212

Country

United States of America

Email

shannon.k.smith@bohlereng.com

Area Code + Phone

724-638-8500

Ext.

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: Pittsburgh Water and Sewer Authority (PWSA)

**F. PROJECT NARRATIVE** (See Section F of instructions)

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

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

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

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

### 1. COLLECTION SYSTEM

a. Check appropriate box concerning collection system

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

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

b. Answer questions below on collection system

Number of EDU's and proposed connections to be served by collection system. EDU's 142

Connections 37

Name of:

existing collection or conveyance system Bedford Avenue - 15" VCP

owner Pittsburgh Water and Sewer Authority (PWSA)

existing interceptor Monongahela River Interceptor

owner Allegheny County Sanitary Authority (ALCOSAN)

### 2. WASTEWATER TREATMENT FACILITY

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

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

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

Name of existing facility ALCOSAN Wastewater Treatment Facility

NPDES Permit Number for existing facility PA 0025984

Clean Streams Law Permit Number PAG 136110

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 3-5-25

(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

YES NO

- ☒ ☐ Sufficient documentation is attached to confirm that this project is consistent with DEP Technical Guidance 012-0700-001 *Implementation of the PA State History Code* (available online at the DEP website at [www.dep.state.pa.us](http://www.dep.state.pa.us), select "subject" then select "technical guidance"). As a minimum this includes copies of the completed Cultural Resources Notice

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

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

Check one:

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

Applicant or Consultant Initials JRS.

**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 56,950 gpd

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

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

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

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

	a. Design and/or Permitted Capacity (gpd)		b. Present Flows (gpd)		c. Projected Flows in 5 years (gpd) (2 years for P.S.)	
	Average	Peak	Average	Peak	Average	Peak
Collection	1383011	4840539	2000	1515000	471585	1650548
Conveyance	<u>12,100,000</u>	<u>12,100,000</u>	<u>5,100,000</u>	<u>5,810,000</u>	<u>5,157,000</u>	<u>5,867,000</u>
Treatment	<u>250,000,000</u>	<u>250,000,000</u>	<u>177,000,000</u>	<u>250,000,000</u>	<u>217,000,000</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

Agent Signature

Zach Rinker Zach Rinker

Date 2025.02.06

13:53:45 -05'00'



☐ **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 3-5-25

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 3-5-25

☐ **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.

Shannon Smith

Name (Print)

*Shannon Smith*

Signature

Assistant Project Manager

2/24/2025

Title

Date

1 Allegheny Square, Suite 402, Pittsburgh, PA 15212

724-638-8500

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 \$\_\_\_\_\_ 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.

$$\# \text{_____} \text{ Lots (or EDUs) X } \$50.00 = \$ \text{_____}$$

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:

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

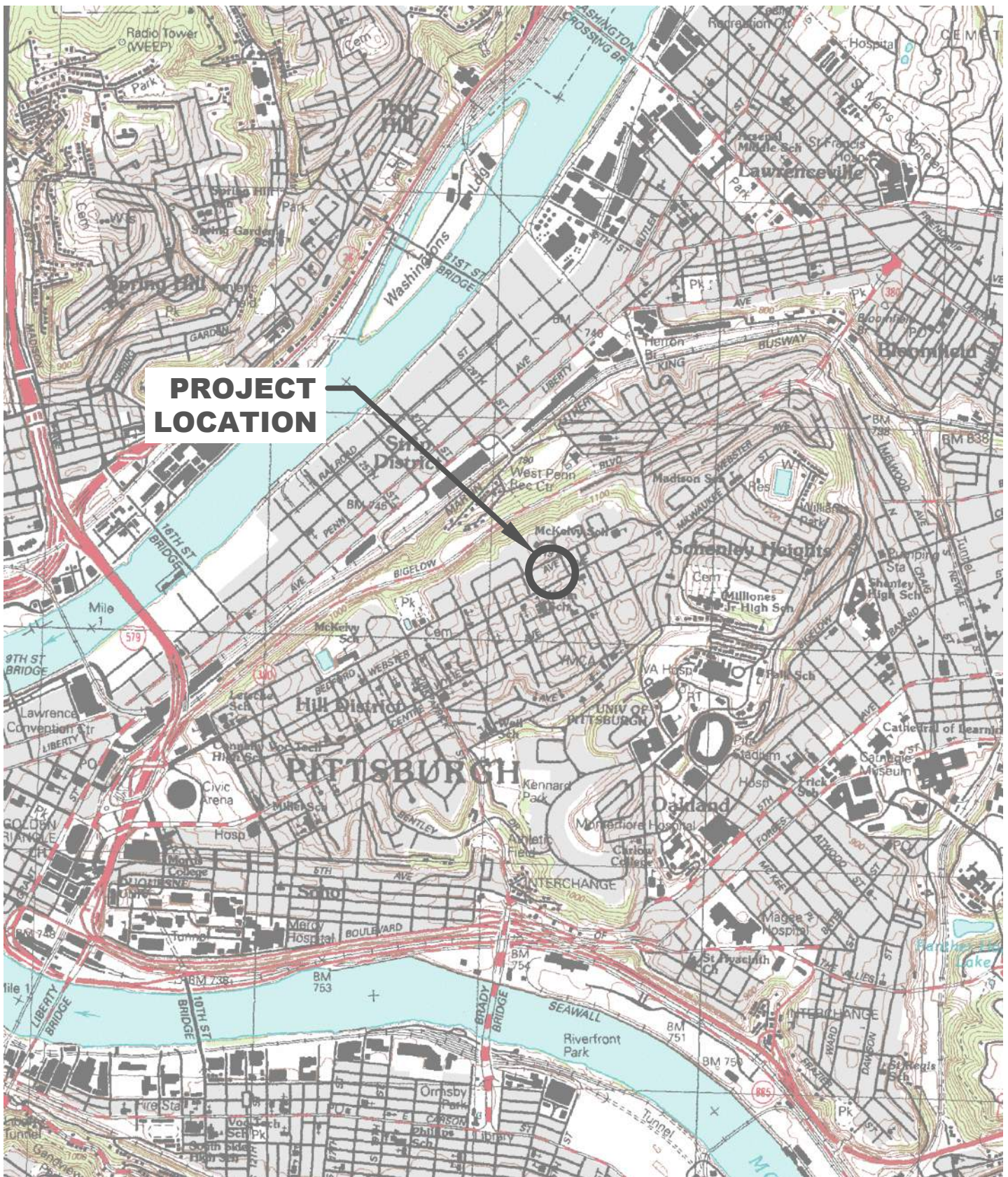
to a maximum of \$ 1,500 per submittal (non-municipal) or \$ 500 per submittal (municipal)

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)

## **Appendix B: Site Location Map**





**SciTek**  
CONSULTANTS, INC.  
655 RODI ROAD - PITTSBURGH PA 15235  
PHONE: (412) 371-4460 FAX: (412) 371-4462  
www.scitekanswers.com

PROJECT: Bedford Dwellings Phase 2 Sewers & Utilities  
2305 BEDFORD AVENUE  
Pittsburgh, Pa.

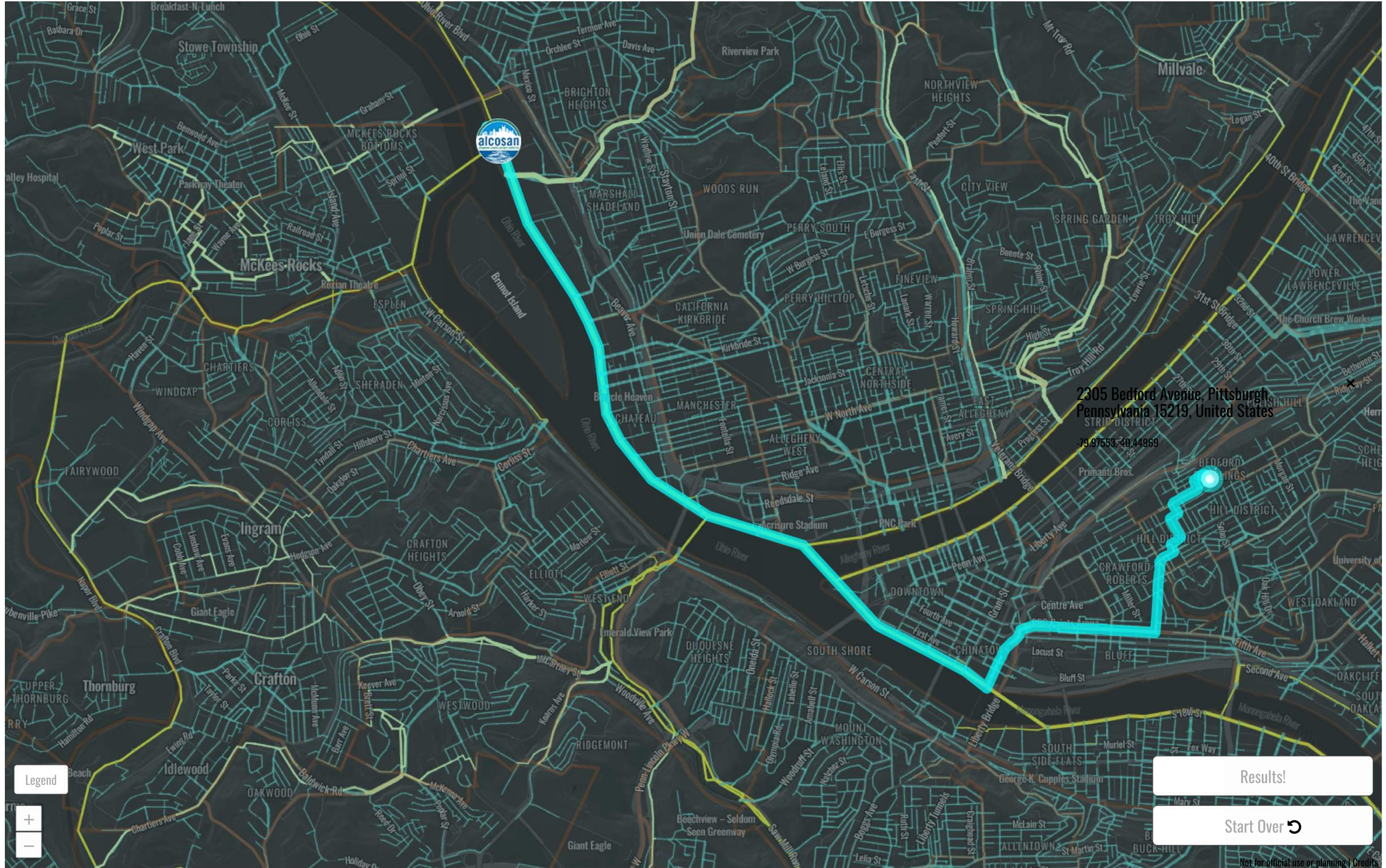
SHEET TITLE:

## Location Map

PROJECT NO. 23-1142  
DRAFTED: DATE: 2/7/25  
T.S.W.  
CHECKED: 2/7/25  
J.R.S.  
APPROVED: 2/7/25  
J.D.H.  
DRAWING NO.

**1 OF 1**







## **Appendix C: Project Narrative**

February 25th, 2025

## Project Narrative: Bedford Dwellings Phase II Development

On behalf of Trek Development, Bohler Engineering is submitting a Sanitary Sewer Module for the proposed Bedford Dwellings Phase II Development. This project narrative is being submitted in accordance with the requirements of Component 3, Section F of the Sewage Facilities Planning Module.

The proposed site is located along Bedford Avenue between Chauncey Drive and Tulsa Street in the City of Pittsburgh's Hill District neighborhood on lot #0010-F-00210-0000-00, in Pittsburgh's 5<sup>th</sup> Ward. This project is a Publicly Funded Renovation. The total acreage of the proposed project site boundary is 10.1 acres. Total disturbed area is 9.2 acres.

The site currently is known as the Garden of Hope. As of 2005, several dwellings occupied this space. These dwellings have since been removed. Once developed, the site will consist of 3 single family dwellings, 6 multiple family dwellings, and 1 personal care home for a total of 10 new buildings. These 10 buildings will consist of 18- units with 93 one-bedroom units, 59 two-bedroom units, 26 three-bedroom, and 2 four-bedroom units. The project location is shown in Figure 1.



**Figure 1.** Google Earth View of Project Location



The development primarily drains via pipe systems to the existing sewer utility line along Bedford Avenue. Existing and proposed demands consider the type of establishment, historical data, number of public and private bathrooms, and occupancy of the facility.

With regard to the proposed Sanitary Sewage, the flow was calculated based on PADEP guidelines, and prototypical utility loading information provided by the retailers. The proposed flow from the development is calculated to be 56,950 GPD. Based on the assumption that one EDU is equal to 350 GPD, the total number of EDUs was calculated to be 163. Please refer to Appendix D for sanitary sewer flow calculations.

The proposed sanitary sewage flow will discharge into an existing sanitary sewer treatment facility, the ALCOSAN Wastewater Treatment Plant. Sanitary pipe from the proposed buildings will tie into new sanitary sewer mains on the surrounding roadways, which will then connect to PWSA's existing sewer system. Stormwater will be managed by installing pipe in the roadways surrounding the site, which will connect into PWSA's combined sewer system located within Bedford Avenue. Multiple inlets/catch basins will be located throughout the site to collect the remainder of the stormwater. It will then travel to the ALCOSAN Wastewater Treatment Facility.

## **Appendix D: Proposed Sanitary Sewer Flow Calculations**



## CALCULATION COVER PAGE

### Part 1 – General

Calculation C-1 Revision 0  
Calculation Flow Calculations  
Project Number: 23-1142 Project Name: Bedford Dwellings Phase II  
Number of Pages in 18

### Part 2 – Completed by Checker

- |   |   |                             |
|---|---|-----------------------------|
| 1. Were the design inputs correctly selected and appropriately documented?        | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| 2. Has the appropriate calculation methodology been used?                         | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| 3. Are assumptions described and justified?                                       | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| 4. Has the input been correctly selected and incorporated into the calculation?   | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| 5. Is information and equations from external sources referenced and appropriate? | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| 6. Are numerical calculations correct and have they been completely documented?   | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| 7. Are results reasonable considering the input?                                  | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |

Printed Name of Checker: Jack Harding

Signature Jack Harding Date: 10/30/2024

### Part 3 – Approval (Completed by Project Manager or Principal-in-Charge)

Printed Name: Jack Harding

Signature Jack Harding Date: 10/30/2024

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2.0	DESCRIPTION OF METHODOLOGY USED .....	3
3.0	NUMERICAL CALCULATIONS .....	3
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## 1.0 STATEMENT OF PURPOSE

Provide the design and/or Permitted Capacity Flows (average and peak), Present Flows (average and peak), and Projected Flows in 5 years (average and peak) for the 15" VCP combined sewer located along Bedford Avenue.

These flows are reported in the Section J of the Component 3 of the Pennsylvania DEP Sewage Facilities Planning Module (Reference 1).

## 2.0 DESCRIPTION OF METHODOLOGY USED

Design Capacity Flows (average and peak) are calculated using Manning's Equation for full-flow conditions and a peaking factor for combined sewer systems of 3.5. Parameters for the equation are obtained from the Pittsburgh Water and Sewer Authority (PWSA) Developer's Manual (Reference 2), the Water & Sewer (W&S) Use Tap Allocation Authorization Letter provided by PWSA (Reference 3), and the Sewage Facilities Planning Module (SFPM) Most Limited Capacity Sewer (MLCS) Spreadsheet provided to Sci-Tek Consultants by PWSA (Reference 4).

Present flows (average and peak) are measured during the 30-day flow monitoring period performed from May 21<sup>st</sup>, 2024, to June 19<sup>th</sup>, 2024. Flow monitoring was conducted in manhole MH010D013 located on Bedford Avenue near the intersection of Morgan Street. The combined sewer along Bedford Avenue is a 15" VCP pipe.

Due to the project flows greater than 4,000 gallons per day, PWSA requested Sci-Tek to provide 30-day flow monitoring data (Method #2 described in Methodology to Determine the Present Flow in PWSA Developer's Manual).

Projected flows in 5 years (average and peak) are calculated using the present peak flow and project flow, and peaking factor of 3.5.

## 3.0 NUMERICAL CALCULATIONS

Design Capacity, average and peak flows, are calculated using the following equation:

$$Q_{peak,design} = \left(\frac{1.49}{n}\right) AR^{\frac{2}{3}}\sqrt{S} \quad \text{(Equation 1) (Reference 5)}$$

$$Q_{average,design} = \frac{Q_{peak,design}}{Peaking\ factor} \quad \text{(Equation 2) (Reference 2)}$$

Present flows, average ( $Q_{\text{average,present}}$ ) and peak ( $Q_{\text{peak,present}}$ ), were measured during 30-day flow monitoring task.

Projected flows in 5 years, average and peak, are calculated using the following equation:

$$Q_{\text{peak,projected}} = (Q_{\text{peak,present}} + Q_{\text{project flow}}) * 1.05 \quad (\text{Equation 3}) \quad (\text{Reference 2})$$

$$Q_{\text{average,projected}} = \frac{Q_{\text{peak,projected}}}{\text{Peaking factor}} \quad (\text{Equation 4}) \quad (\text{Reference 2})$$

Where:

$Q_{\text{peak,design}}$  = Peak design capacity flow

$n$  = Manning's roughness coefficient

$A$  = Flow area

$R$  = Hydraulic radius

$S$  = Pipe slope

$Q_{\text{average,design}}$  = Average design capacity flow

$Q_{\text{peak,projected}}$  = Projected peak flow in 5 years

$Q_{\text{average,projected}}$  = Projected average flow in 5 years

#### 4.0 INPUT

- $n = 0.015$  (from PWSA's Developer's Manual for vitrified clay pipe)
- Pipe diameter = 15 in = 1.25 ft (from SFPM MLCS Spreadsheet)
- Length of the pipe = 246.20 ft (from SFPM MLCS Spreadsheet)
- Vertical drop from upstream invert to downstream invert =  $1104.39 - 1100.00 = 4.39$  ft (from SFPM MLCS Spreadsheet)
- Peaking factor = 3.5 (from PWSA's Developer's Manual for combined sewers)

## 5.0 RESULTS

$$Q_{peak,design} = \left(\frac{1.49}{n}\right) AR^{\frac{2}{3}} \sqrt{S} = \frac{1.49}{0.015} * 0.625^2 * \pi * \left(\frac{0.625^2 * \pi}{2 * 0.625 * \pi}\right)^{\frac{2}{3}} * \sqrt{\frac{4.39}{246.20}} = 7.49355 \text{ cfs}$$

$$Q_{peak,design} = 7.49355 \frac{\text{cf}}{\text{sec}} * 7.48052 \frac{\text{gall}}{\text{cf}} * 86400 \frac{\text{sec}}{\text{day}} = 4,843,208 \frac{\text{gall}}{\text{day}}$$

$$Q_{average,design} = \frac{Q_{peak,design}}{3.5} = \frac{4,843,208 \frac{\text{gall}}{\text{day}}}{3.5} = 1,383,773 \frac{\text{gall}}{\text{day}}$$

$Q_{average,present}$  and  $Q_{peak,present}$  were obtained from Average Hourly Dry Flow measurements provided in **Attachment B**.

$$Q_{average,present} = 0.000 \text{ mgd} = 0 \frac{\text{gall}}{\text{day}}$$

$$Q_{peak,present} = 0.000 \text{ mgd} = 0 \frac{\text{gall}}{\text{day}}$$

$$Q_{peak,projected} = (Q_{peak,present} + Q_{project \text{ flow}}) * 1.05 = (0 + 56,950) * 1.05 = 59,798 \frac{\text{gall}}{\text{day}}$$

$$Q_{average,projected} = \frac{Q_{peak,projected}}{\text{Peaking factor}} = \frac{59,798 \frac{\text{gall}}{\text{day}}}{3.5} = 17,085 \frac{\text{gall}}{\text{day}}$$

## 6.0 REFERENCES

1. Pennsylvania Department of Environmental Protection, Instructions for Completing Component 3 Sewage Collection and Treatment Facilities. Revised February, 2015.
2. Pittsburgh Water and Sewer Authority, Developer's Manual. Revised April 12, 2024.
3. Water & Sewer (W&S) Use Tap Allocation Authorization Letter provided to Sci-Tek Consultants by PWSA.
4. Sewage Facilities Planning Module (SFPM) Most Limited Capacity Sewer (MLCS) Spreadsheet provided to Sci-Tek Consultants by PWSA.
5. Merle C. Potter, David C. Wiggert, Bassem H. Ramadan, Mechanics of Fluids, Fourth Edition.

## **7.0 ATTACHMENTS**

Attachment A	Water and Sewer Use Tap Allocation Authorization Letter
Attachment B	Average Hourly Dry Weather Flow
Attachment C	Methodology to Determine the Present Flows and Calculations for Design Capacity, Present Flows and Projected Flow from PWS Developer's Manual
Attachment D	Sewage Facilities Planning Module (SFPM) Most Limited Capacity Sewer (MLCS) Spreadsheet
Attachment E	Manning Equation Reference Mechanics of Fluids





**ATTACHMENT A**

**WATER & SEWER (W&S) USE TAP ALLOCATION AUTHORIZATION LETTER**

March 19, 2024

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

Subject: Tap Allocation Authorization Letter

Dear Mr. Flanagan:

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

Project Name:	2305 Bedford Ave
Project Address:	2305 Bedford Ave Pittsburgh PA 15219
Net Flow, gpd:	56,950
EDU's, 350gpd/EDU:	163

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, PE  
Project Manager

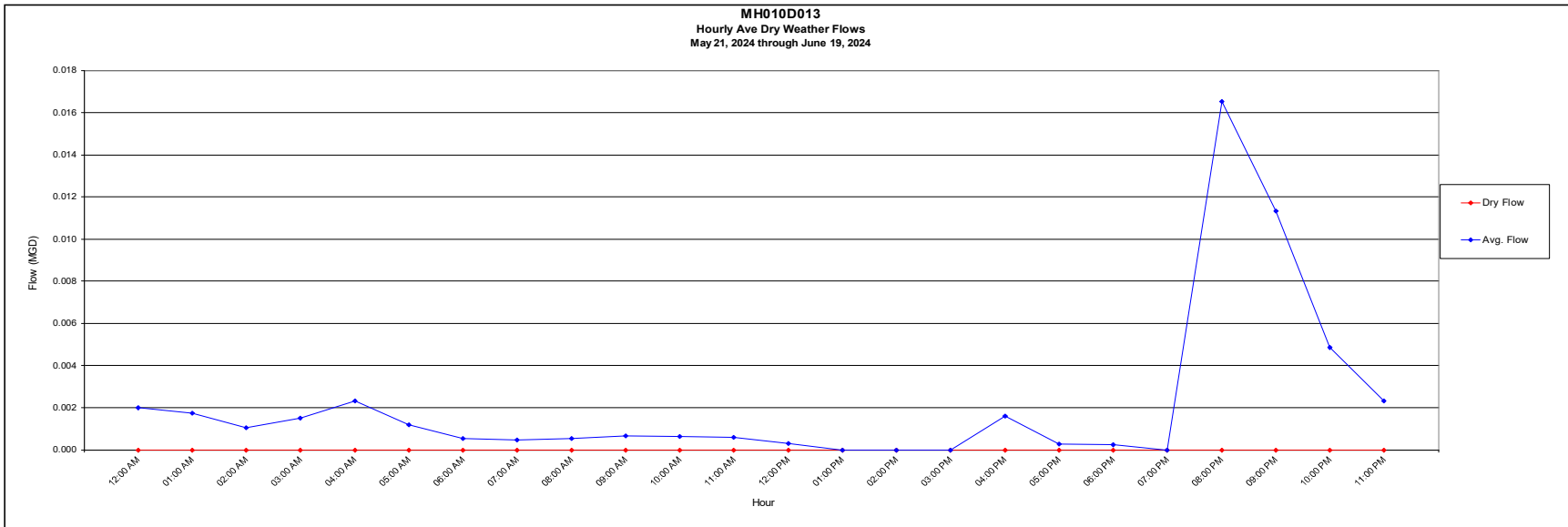
cc: CityGrows – Application Number DEV-409-0224

**ATTACHMENT B**

**AVERAGE HOURLY DRY WEATHER FLOW**

**Present maximum  
monthly dry weather  
average & peak flows = 0**

Average Hourly Dry Flow										May 21, 2024 through June 19, 2024																					
2024	05/21	05/22	05/23	05/24	05/25	05/26	05/27	05/28	05/29	05/30	05/31	06/01	06/02	06/03	06/04	06/05	06/06	06/07	06/08	06/09	06/10	06/11	06/12	06/13	06/14	06/15	06/16	06/17	06/18	06/19	Average
12:00 AM	0.000			0.000						0.000	0.000	0.000		0.000	0.000			0.000	0.000	0.000	0.000	0.000	0.000	0.000		0.000	0.000	0.000	0.000	0.000	0.000
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02:00 AM	0.000			0.000						0.000	0.000	0.000		0.000	0.000			0.000	0.000	0.000	0.000	0.000	0.000	0.000		0.000	0.000	0.000	0.000	0.000	0.000
03:00 AM	0.000			0.000						0.000	0.000	0.000		0.000	0.000			0.000	0.000	0.000	0.000	0.000	0.000	0.000		0.000	0.000	0.000	0.000	0.000	0.000
04:00 AM	0.000			0.000						0.000	0.000	0.000		0.000	0.000			0.000	0.000	0.000	0.000	0.000	0.000	0.000		0.000	0.000	0.000	0.000	0.000	0.000
05:00 AM	0.000			0.000						0.000	0.000	0.000		0.000	0.000			0.000	0.000	0.000	0.000	0.000	0.000	0.000		0.000	0.000	0.000	0.000	0.000	0.000
06:00 AM	0.000			0.000						0.000	0.000	0.000		0.000	0.000			0.000	0.000	0.000	0.000	0.000	0.000	0.000		0.000	0.000	0.000	0.000	0.000	0.000
07:00 AM	0.000			0.000						0.000	0.000	0.000		0.000	0.000			0.000	0.000	0.000	0.000	0.000	0.000	0.000		0.000	0.000	0.000	0.000	0.000	0.000
08:00 AM	0.000			0.000						0.000	0.000	0.000		0.000	0.000			0.000	0.000	0.000	0.000	0.000	0.000	0.000		0.000	0.000	0.000	0.000	0.000	0.000
09:00 AM	0.000			0.000						0.000	0.000	0.000		0.000	0.000			0.000	0.000	0.000	0.000	0.000	0.000	0.000		0.000	0.000	0.000	0.000	0.000	0.000
10:00 AM	0.000			0.000						0.000	0.000	0.000		0.000	0.000			0.000	0.000	0.000	0.000	0.000	0.000	0.000		0.000	0.000	0.000	0.000	0.000	0.000
11:00 AM	0.000			0.000						0.000	0.000	0.000		0.000	0.000			0.000	0.000	0.000	0.000	0.000	0.000	0.000		0.000	0.000	0.000	0.000	0.000	0.000
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04:00 PM	0.000			0.000						0.000	0.000	0.000		0.000	0.000			0.000	0.000	0.000	0.000	0.000	0.000	0.000		0.000	0.000	0.000	0.000	0.000	0.000
05:00 PM	0.000			0.000						0.000	0.000	0.000		0.000	0.000			0.000	0.000	0.000	0.000	0.000	0.000	0.000		0.000	0.000	0.000	0.000	0.000	0.000
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07:00 PM	0.000			0.000						0.000	0.000	0.000		0.000	0.000			0.000	0.000	0.000	0.000	0.000	0.000	0.000		0.000	0.000	0.000	0.000	0.000	0.000
08:00 PM	0.000			0.000						0.000	0.000	0.000		0.000	0.000			0.000	0.000	0.000	0.000	0.000	0.000	0.000		0.000	0.000	0.000	0.000	0.000	0.000
09:00 PM	0.000			0.000						0.000	0.000	0.000		0.000	0.000			0.000	0.000	0.000	0.000	0.000	0.000	0.000		0.000	0.000	0.000	0.000	0.000	0.000
10:00 PM	0.000			0.000						0.000	0.000	0.000		0.000	0.000			0.000	0.000	0.000	0.000	0.000	0.000	0.000		0.000	0.000	0.000	0.000	0.000	0.000
11:00 PM	0.000			0.000						0.000	0.000	0.000		0.000	0.000			0.000	0.000	0.000	0.000	0.000	0.000	0.000		0.000	0.000	0.000	0.000	0.000	0.000
AVG.	0.000			0.000						0.000	0.000	0.000		0.000	0.000			0.000	0.000	0.000	0.000	0.000	0.000	0.000		0.000	0.000	0.000	0.000	0.000	0.000
Precip. :	0.00	0.00	0.07	0.00	0.09	0.96	0.03	0.07	0.05	0.00	0.00	0.00	0.02	0.00	0.00	0.00	0.53	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.16	0.00	0.00	0.00	0.00	0.00	0.00



Criteria used to determine Dry Weather Flow: 6 Hours After a Rainfall of 0 Inches is Removed Standard Deviations Above Rain Removed Flow: 0.25

**ATTACHMENT C**

**METHODOLOGY TO DETERMINE THE PRESENT FLOWS & CALCULATIONS FOR  
DESIGN CAPACITY, PRESENT FLOWS AND PROJECTED FLOW FROM PWSA  
DEVELOPER'S MANUAL**

## Methodology to Determine the Present Flow Within the Most Limited Capacity Sewer

The SFPM shall analyze the most limited capacity sewer (MLCS) downstream of the proposed connection to ensure the proposed flows will not create a dry-weather hydraulic overload within the next five (5) years. The PWSA shall provide the location of the MLCS within our online permitting portal. Please note that the MLCS is not typically the same sewer utilized for connection. The Present Flow within the MLCS shall be determined, as follows:

Method No.	Project Flows, gpd	Methodology to Determine the Present Flow within the MLCS
Method #1	Up to and Including 4,000 gpd	Peak Flow Depth Measurements
Method #2	Greater than 4,000 gpd	Flow Monitoring

### Method #1: Peak Flow Measurement

The Applicant shall take a minimum of five (5) flow depth measurements at the MLCS over a one-hour period between 6-8 AM or 6-8 PM. For example, an Applicant could take measurements at 7:00AM, 7:15AM, 7:30AM, 7:45AM and 8:00AM. The maximum of the five flow measurements shall be utilized as the flow depth for the Manning equation calculations. All flow depths between zero and one inch shall be rounded to one-inch.

### Method #2: Flow Monitoring

The Applicant shall contract with a professional flow monitoring company to monitor the Present Flows at the MLCS. The flow monitoring shall take place for a minimum period of 30 calendar days, unless otherwise approved by the PWSA. Data should be checked for quality and analyzed to provide the present maximum monthly dry weather average flows and peak flows in gallons per day. For peak flows in the PWSA's collection systems, indicate whether the flow is peak hourly flow or peak instantaneous flow. The Applicant shall provide the results in an excel spreadsheet.

## Calculations for Design Capacity, Present Flows and Projected Flows

### General Information

The flow calculations shall be signed and sealed by a Professional Engineer licensed in the Commonwealth of Pennsylvania.

When available, the Applicant may utilize historical as-built information, [which can be requested via the PWSA website](#), to determine the existing sewer slope. If historical as-built information is not available, the Applicant shall either utilize the minimum slope permitted per the DEP Wastewater Facilities Manual or survey the existing sewer to determine the actual sewer slope.



The Applicant shall utilize the following Manning Roughness Coefficients (n):

Table 3.2  
Manning Roughness Coefficient

Pipe Material	Manning Roughness Coefficient, n
Brick	0.016
Concrete	0.013
Ductile Iron	0.012
Plastic	0.010
Vitrified Clay	0.015

The Applicant shall utilize the following Peaking Factors:

Table 3.3 Peaking Factors

Type of Collection System	Peaking Factor
Combined	3.5
Separate	3.0

### Flow Calculations

The Applicant shall calculate the Design and/or Permitted Capacity, Present Flows and Projected Flows in 5 Years, as follows:

Table 3.4 Flow Calculation Methodology

Flow Type	Calculation Methodology
Peak Design Capacity	Use the Manning Equation for full-flow conditions
Average Design Capacity	= Peak Design Capacity ÷ Peaking Factor
Present Peak Flow	Method #1: Use the Manning Equation for partially filled pipes Method #2: Analyze the flow data
Present Average Flow	Method #1: = Present Peak Flow ÷ Peaking Factor Method #2: Analyze the flow data
Projected Peak Flow in 5 Years	= (Present Peak Flow + Project Flow) × 1.05
Project Average Flow in 5 Years	= Projected Peak Flow in 5 Years ÷ Peaking Factor





## **ATTACHMENT D**

### **SEWAGE FACILITIES PLANNING MODULE (SFPM) MOST LIMITED CAPACITY SEWER (MLCS) SPREADSHEET**



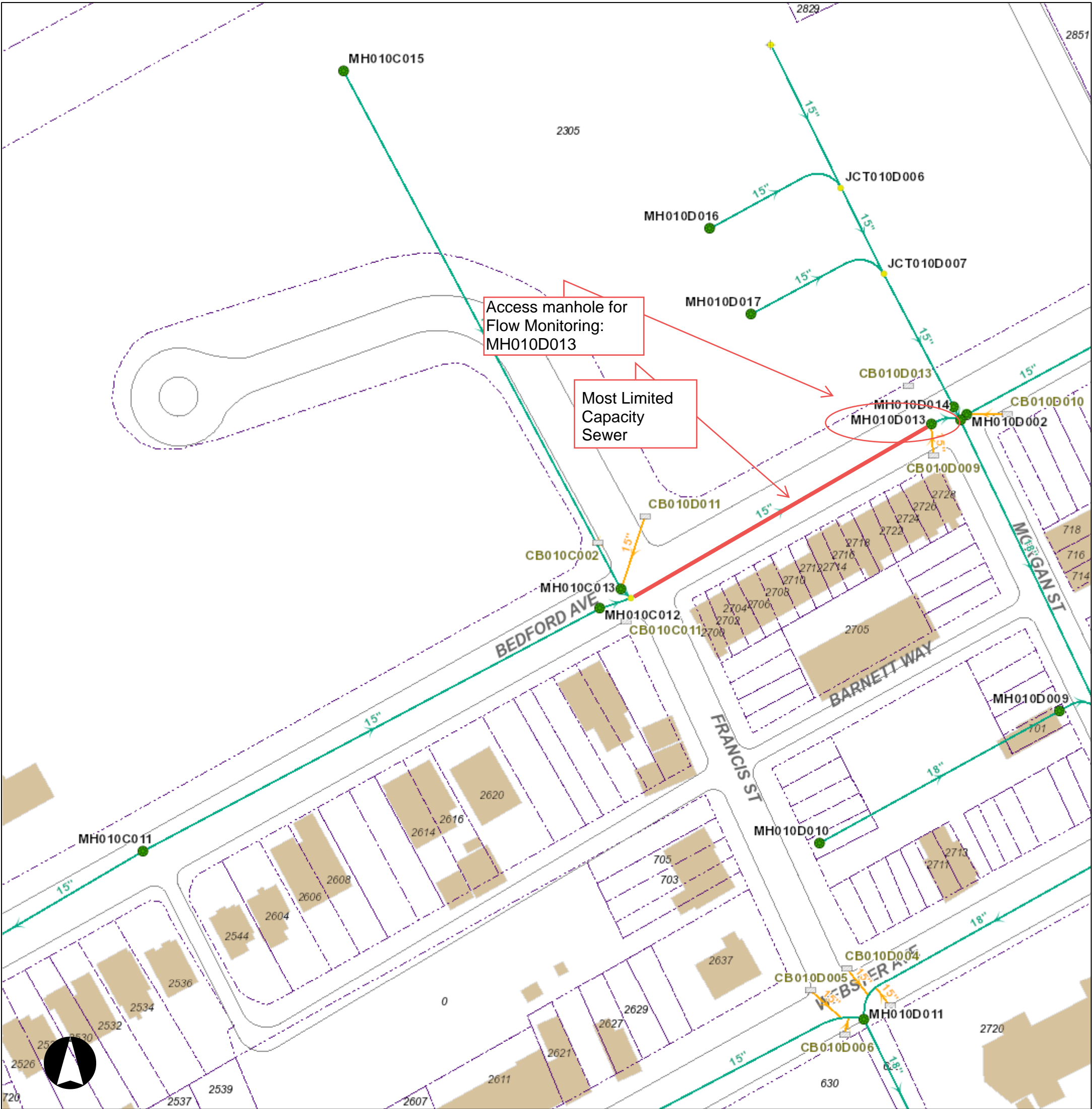
# Most Limited Capacity Sewer (MLCS) Spreadsheet

PROJECT NAME:	Bedford Dwellings Phase 2
PWSA PROJECT NUMBER:	DEV-409-2305
PWSA REVIEWER:	Shannon Connell, EIT
DATE:	April 5, 2024

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
MH010C011	MH010C012	1129.17	1109.38	382.54	15	VCP	0.015	1.23	3.927	5.17%	8,252,171
MH010C012	JCT010D003	1109.39	1104.39	25.60	15	VCP	0.015	1.23	3.927	19.53%	16,034,255
JCT010D003	MH010D013	1104.39	1100.00	246.20	15	VCP	0.015	1.23	3.927	1.78%	4,844,757
MH010D013	MH010D022	1100.00	1099.37	40.04	15	VCP	0.015	1.23	3.927	1.57%	4,551,002
MH010D022	JCT010D002	1099.37	1085.24	238.80	18	VCP	0.015	1.77	4.712	5.92%	14,351,182
JCT010D002	JCT010D008	1085.24	1081.96	102.17	18	VCP	0.015	1.77	4.712	3.21%	10,570,827
JCT010D008	MH010D011	1081.96	1075.95	259.80	18	VCP	0.015	1.77	4.712	2.31%	8,973,284
MH010D011	MH010D012	1075.95	1053.47	114.89	18	VCP	0.015	1.77	4.712	19.57%	26,097,012
MH010D012	MH010H023	1053.47	1045.00	157.45	18	VCP	0.015	1.77	4.712	5.38%	13,683,718
MH010H023	MH010H046	1045.00	1040.00	194.60	18	VCP	0.015	1.77	4.712	2.57%	9,456,868
MH010H046	MH010H057	1040.00	1035.00	66.73	18	VCP	0.015	1.77	4.712	7.49%	16,149,467
MH010H057	MH010H033	1035.00	1031.73	22.61	18	VCP	0.015	1.77	4.712	14.46%	22,436,616
MH010H033	MH010H040	1031.73	1028.32	138.36	18	VCP	0.015	1.77	4.712	2.46%	9,262,019
MH010H040	MH010H013	1028.32	1020.69	129.40	18	VCP	0.015	1.77	4.712	5.90%	14,326,130
MH010H013	MH010H010	1020.69	1002.53	229.60	18	VCP	0.015	1.77	4.712	7.91%	16,592,267
MH010H010	JCT010M001	1002.53	988.13	187.20	18	VCP	0.015	1.77	4.712	7.69%	16,365,808
JCT010M001	MH010M043	988.13	984.45	22.87	18	VCP	0.015	1.77	4.712	16.09%	23,665,985
MH010M043	MH010M014	984.45	975.85	119.17	18	VCP	0.015	1.77	4.712	7.22%	15,848,914
MH010M014	MH010M040	975.85	974.66	37.92	18	VCP	0.015	1.77	4.712	3.14%	10,451,366
MH010M040	MH010M041	974.41	974.03	10.45	42	Brick	0.016	9.62	10.996	3.64%	101,020,639
MH010M041	JCT010M004	973.94	969.94	195.77	42	Brick	0.016	9.62	10.996	2.04%	75,723,972
JCT010M004	MH010M022	969.94	967.88	82.44	42	Brick	0.016	9.62	10.996	2.50%	83,741,566
MH010M022	JCT010M005	967.66	966.14	64.12	42	Brick	0.016	9.62	10.996	2.37%	81,564,560
JCT010M005	MH010M023	966.14	960.46	219.85	42	Brick	0.016	9.62	10.996	2.58%	85,150,537
MH010M023	MH010M002	960.17	953.97	263.43	42	Brick	0.016	9.62	10.996	2.35%	81,271,764
MH010M002	MH010L023	953.80	948.87	256.76	42	Brick	0.016	9.62	10.996	1.92%	73,406,790

# 2305 Bedford Ave - MLCS



## Legend

### WATER

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

- Pressure Monitoring Station
- Water Manhole
- Rising Main
- Supply Main
- Transmission Main
- Distribution Main
- Hydrant Branch
- Private Main
- Water Service Line

### SEWER

- Manhole
- Junction
- Inlet

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

0 0.02 0.04 mi



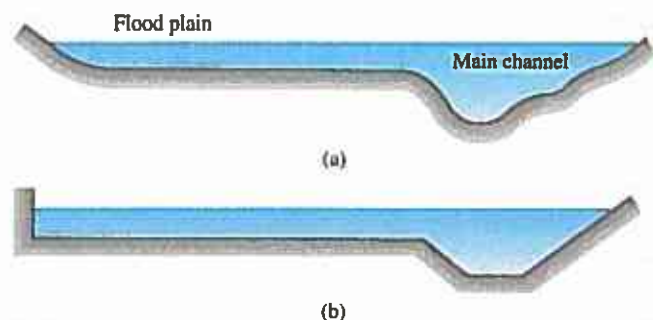
Neither the City of Pittsburgh nor the PWSA guarantees the accuracy of any of the information hereby made available, including but not limited to information concerning the location and condition of underground structures, and neither assumes any responsibility for any conclusions or interpretations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

Date: 4/5/2024

**ATTACHMENT E**

**MANNING EQUATION REFERENCE**

**MECHANICS OF FLUIDS**



**Fig. 10.5** Generalized section representation: (a) actual cross section; (b) composite cross section.

fitting or interpolation to extract the numerical information as functions of the depth. Such procedures are useful for computer-based analyses.

A composite section is one made up of several subsections; usually these subsections are of analytic form. The example shown in Fig. 10.5a consists of a main channel and a floodplain. The main channel is approximated by a trapezoid and the floodplain by a rectangle, Fig. 10.5b. One could derive analytical expressions for such a composite section; however, it may be more useful to consider the functional forms for the geometric parameters. Note that the functions will be discontinuous at depths where the two sections are matched.

Most of the theoretical developments in this chapter focus on cross sections that are rectangular. Such an assumption allows one to simplify the mathematics associated with open-channel flow analysis. Even though the equations will be simplified relative to more complicated geometries, the physical understanding of the phenomena and conclusions reached will apply to most generalized prismatic cross sections. A clear distinction will be made between rectangular and other types of geometry when various developments and concepts are presented.

### 10.3.2 Equation for Uniform Flow

Uniform flow occurs in a channel when the depth and velocity do not vary along its length, that is, when terminal conditions have been reached in the channel. Under such conditions, the energy grade line, water surface, and channel bottom are all parallel. Uniform flow can be predicted by an equation of the form

$$V = C \sqrt{RS_0} \quad (10.3.11)$$

in which  $S_0$  is the slope of the channel bottom and  $C$  is the *Chezy coefficient*, which is independent of the Reynolds number since the flow is considered completely turbulent. It has become common engineering practice to relate  $C$  to the channel roughness and the hydraulic radius by use of the *Manning relation*

$$C = \frac{c_1}{n} R^{1/6} \quad (10.3.12)$$

where  $c_1 = 1$  for SI units and  $c_1 = 1.49$  for English units. Combining Eqs. 10.3.11 and 10.3.12 with the definition of discharge results in the *Chezy–Manning equation*

$$Q = \frac{c_1}{n} AR^{2/3} \sqrt{S_0} \quad (10.3.13)$$

Values of the Manning coefficient  $n$  are given in Table 7.3.

The depth associated with uniform flow is designated  $y_0$ ; it is called either *uniform depth* or *normal depth*. Uniform flow rarely occurs in rivers because of the irregularity of the geometry. In man-made channels it is not always present, since the presence of controls such as sluice gates, weirs, or outfalls will cause the flow to become gradually varied. It is, however, necessary to determine  $y_0$  when analyzing gradually varied flow conditions, since it provides a basis for evaluating the type of water surface that may exist in the channel. The design of gravity flow sewer networks is often based on assuming uniform flow and the use of Eq. 10.3.13, even though much of the time the flow in such systems may be nonuniform.

An examination of Eq. 10.3.13 reveals that it can be solved explicitly for  $Q$ ,  $n$ , or  $S_0$ . Examples 7.19 and 7.20 provide illustrations. Use of a trial-and-error solution or equation solver is necessary when it is required to find  $y_0$  with the remaining parameters given.

**KEY CONCEPT** The depth associated with uniform flow is called either uniform depth or normal depth.

#### Example 10.1

Water is flowing at a rate of  $4.5 \text{ m}^3/\text{s}$  in a trapezoidal channel (Fig. 10.4b) whose bottom width is  $2.4 \text{ m}$  and side slopes are 1 vertical to 2 horizontal. Compute  $y_0$  if  $n = 0.012$  and  $S_0 = 0.0001$ .

#### Solution

Given geometrical data are  $b = 2.4 \text{ m}$  and  $m_1 = m_2 = 2$ . Rearrange Eq. 10.3.13, noting that  $R = A/P$  and  $c_1 = 1$ :

$$\frac{A^{5/3}}{P^{2/3}} = \frac{nQ}{\sqrt{S_0}}$$

Substituting in the known data and trapezoidal geometry, one has

$$\frac{\left[2.4y_0 + \frac{1}{2}y_0^2(2+2)\right]^{5/3}}{\left[2.4 + y_0(2\sqrt{1+2^2})\right]^{2/3}} = \frac{0.012 \times 4.5}{\sqrt{0.0001}}$$

Solving for  $y_0$ , either by trial-and-error or by use of computational software, yields  $y_0 = 1.28 \text{ m}$ .

**CEPT** Uniform flow in a channel is characterized by a constant depth and velocity along its length.

## **Appendix E: Plot Plan**



# ALTA/NSPS Land Title Survey

## Bedford Dwellings Phase II

### 5th Ward, City of Pittsburgh, Allegheny County, Commonwealth of Pennsylvania

#### GENERAL NOTES:

1. BASIS OF BEARING: PENNSYLVANIA COORDINATE SYSTEM OF 1983, SOUTH-ZONE, GRID NORTH ESTABLISHED PER GPS OBSERVATIONS CONDUCTED ON THE NAD83(2011) DATUM UTILIZING THE KEYNET GPS VRS NETWORK.
2. THE UNDERGROUND UTILITIES SHOWN ON THIS SURVEY HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION, MARKINGS PROVIDED BY THE UTILITY COMPANIES AND EXISTING DRAWINGS OBTAINED FROM THE UTILITY COMPANIES. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM AVAILABLE INFORMATION. ALL UTILITIES SHOULD BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY/ALL CONSTRUCTION PROJECTS.
3. VERTICAL CONTROL SHOWN HEREON IS NAVD 88 AS PER GPS FIELD OBSERVATIONS, AND FROM PENNSYLVANIA SPATIAL DATA ACCESS (PASDA) AERIAL LIDAR DATA TOPOGRAPHY OF RECORD FOR THE AREA.
4. AS OF JANUARY 17, 2024, THERE WAS OBSERVED EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS ON THE SUBJECT PREMISES.
5. AS OF JANUARY 17, 2024, THERE WAS OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS WHILE CONDUCTING THE FIELDWORK. ALSO THERE WAS KNOWN PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES OBTAINED OR OBSERVED WHILE CONDUCTING THE SURVEY.
6. AS OF JANUARY 17, 2024, THERE WERE NO OBSERVED DELINEATION MARKERS OF ANY FIELD DELINEATED WETLANDS CONDUCTED BY A QUALIFIED SPECIALIST HIRED BY THE CLIENT.
7. ALL IMPROVEMENTS DEPICTED ON SHEET 4 OF 4 ARE SHOWN PER THE EXISTING CONDITIONS FIELD SURVEY PERFORMED BY SHEFFLER & CO., INC., DATED JULY 1ST, 2024.

#### FLOOD ZONE NOTE:

BY GRAPHIC PLOTTING ONLY, THE SUBJECT PREMISES LIES WITHIN FLOOD ZONE X, OTHER AREAS AS SHOWN ON FEMA FIRM MAP COMMUNITY PANEL NO. 42003020353H, BEARING AN EFFECTIVE DATE OF SEPTEMBER 26, 2014. ZONE X, OTHER AREAS, DENOTES AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

#### STATEMENT OF ENCROACHMENTS:

THE SURVEYOR EXPRESSES NO LEGAL OPINION AS TO THE OWNERSHIP OR NATURE OF THE FOLLOWING POTENTIAL ENCROACHMENTS AND WERE PRESENT AT THE TIME FIELD SURVEY WAS CONDUCTED ON JULY 1ST, 2024.

- A** THE SUBJECT'S CHAIN-LINK FENCE ENCROACHES ONTO THE NEIGHBORING PROPERTY BY 1.1 FEET AS SHOWN.
- B** THE SUBJECT'S CHAIN-LINK FENCE ENCROACHES ONTO THE NEIGHBORING PROPERTY BY 22.3 FEET AS SHOWN.
- C** THE SUBJECT'S CHAIN-LINK FENCE ENCROACHES ONTO THE NEIGHBORING PROPERTY BY 8.73 FEET AS SHOWN.
- D** THE SUBJECT'S CHAIN-LINK FENCE ENCROACHES ONTO THE NEIGHBORING PROPERTY BY 50.7 FEET AS SHOWN.
- E** THE SUBJECT'S WOODEN STEPS ENCROACH OUTSIDE THE PUBLIC 8.00' PEDESTRIAN WAY BY 0.8' AS SHOWN.
- F** THE SUBJECT'S WOODEN STEPS ENCROACH OUTSIDE THE PUBLIC 8.00' PEDESTRIAN WAY BY 0.7' AS SHOWN.

#### ZONING INFORMATION:

THE SUBJECT PREMISES LIES WITHIN THE (RMM) RESIDENTIAL MODERATE DENSITY ZONING DISTRICT. THE BULK AREA & SETBACK REQUIREMENTS FOR THIS DISTRICT ARE SHOWN BELOW.

ZONING DISTRICT:	RMM (MULTI-UNIT RESIDENTIAL MODERATE DENSITY SUBDISTRICT)
MIN. LOT SIZE:	3,200 SQ. FT.
MIN. LOT SIZE PER UNIT:	1,800 SQ. FT.
MIN. FRONT SETBACK:	25 FEET
MIN. REAR SETBACK:	25 FEET
MIN. EXTERIOR SIDE YARD SETBACK:	25 FEET
MIN. INTERIOR SIDE YARD SETBACK:	10 FEET
MAX. BUILDING HEIGHT:	55 FEET (NOT TO EXCEED 4 STORIES)

ZONING INFORMATION WAS OBTAINED FROM:

CITY OF PITTSBURGH  
<https://pittsburghpa.gov/dcp/index.html>

CITY OF PITTSBURGH  
DEPT. OF CITY PLANNING  
CITY-COUNTY BUILDING  
414 GRANT STREET  
PITTSBURGH, PA 15219  
PHONE: 412-255-2241

#### UTILITY SERVICE INFORMATION:

STORM SEWER  
PITTSBURGH WATER &  
SEWER AUTHORITY  
1200 PENN AVENUE  
PITTSBURGH, PA 15222

CABLE TV  
COMCAST  
1530 CHARTIERS AVE.  
PITTSBURGH, PA 15204

ELECTRIC  
DUQUESNE LIGHT CO.  
2642 NEW BEAVER AVE.  
PITTSBURGH, PA 15233

ELECTRIC  
SARGENT ELECTRIC CO.  
2740 SMALLMAN STREET  
PITTSBURGH, PA 15222

GAS  
PEOPLES GAS COMPANY, LLC  
538 E. CUNNINGHAM ST.  
BUTLER, PA 16001  
TELEPHONE  
VERIZON OF PA, LLC  
1026 HAY STREET  
PITTSBURGH, PA 15221

WATER  
PITTSBURGH WATER &  
SEWER AUTHORITY  
1200 PENN AVENUE  
PITTSBURGH, PA 15222

SANITARY SEWER  
PITTSBURGH WATER &  
SEWER AUTHORITY  
1200 PENN AVENUE  
PITTSBURGH, PA 15222

#### REFERENCE PLAN MATERIALS:

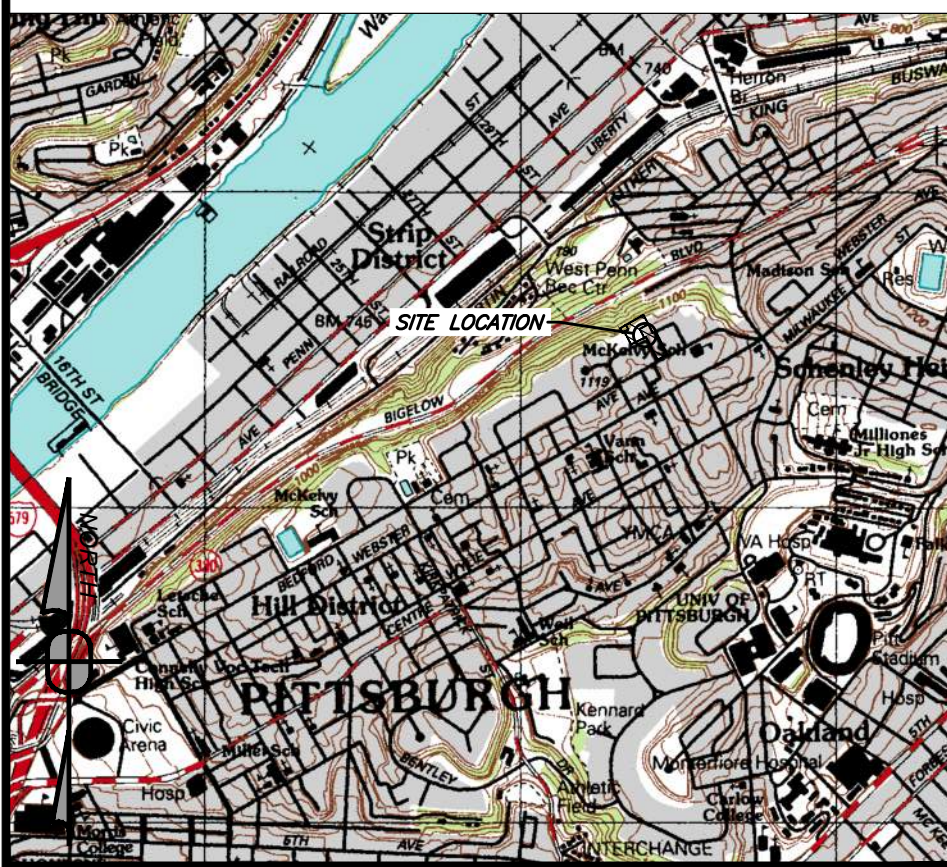
BEDFORD DWELLINGS ADDITON EASTERLY TRACT PLAN, P.B.V.54, PGS.194-198

BEDFORD DWELLINGS PLAN, P.B.V. 37, PGS. 43-45

WESTERN RESTORATION PLAN OF LOTS, P.B.V. 177, PGS.150-151

REVISION NO. 2 - WESTERN RESTORATION PLAN OF LOTS, P.B.V. 200, PGS. 117 & 118

Site Location Map: Pittsburgh East, PA Quad. Scale: 1"=2000'



#### SCHEDULE B - SECTION 2 ITEMS

AS PER FIDELITY NATIONAL TITLE INSURANCE COMPANY'S LAND TITLE COMMITMENT NO. 11781133, WITH AN EFFECTIVE DATE OF OCTOBER 15TH, 2024.

- (1)** Rights of the public and others entitled thereto, in and to the use of that portion of the premises within the bounds of Junilla Street, Francis Street, Watt Street and Morgan Street. THIS ITEM DOES NOT AFFECT THE SUBJECT PREMISES.
- (12)** All matters set forth on Robert Woods' Plan, recorded in the Recorder's office of said Allegheny County, Pennsylvania, in Plan Book Volume 3, page 179. THIS ITEM DOES NOT AFFECT THE SUBJECT PREMISES.
- (13)** All matters set forth on the William Walker Plan of Lots, of record in the Recorder's office of said County in Plan Book Volume 14, page 190. THIS ITEM DOES NOT AFFECT THE SUBJECT PREMISES.
- (14)** All matters set forth on the Jones Jeremy and Scully Plan of Lots, of record in the Recorder's Office of Allegheny County in Plan Book Volume 4, page 152. THIS ITEM DOES NOT AFFECT THE SUBJECT PREMISES.
- (15)** Pursuance of Resolution of the Council of the City of Pittsburgh, No. 205 approved May 10, 1931, Resolution Book Volume 12, page 283 (\*\*Note\*\* - No copy available). NO COPY OF THE ABOVE ITEM WAS PROVIDED, THEREFORE THIS ITEM CANNOT BE ADDRESSED.
- (16)** Together with all rights in a certain forty (40) foot right of way and water-course described in Deed Book Volume 1665, page 505. (\*\*NOTE\*\* - Deed recorded 7/14/1910, to aid to retrieve copy). NO COPY OF THE ABOVE ITEM WAS PROVIDED, THEREFORE THIS ITEM CANNOT BE ADDRESSED.
- (17)** Rights granted to Equitable Gas Company as set forth in Deed Book Volume 2649 Page 423. THIS ITEM DOES NOT AFFECT THE SUBJECT PREMISES.
- (18)** Rights granted to Peoples Natural Gas Company as set forth in Deed Book Volume 3134 Page 726. THIS ITEM DOES NOT AFFECT THE SUBJECT PREMISES.
- (19)** Rights granted to Duquesne Light Company as set forth in Deed Book Volume 5374 Page 106. THIS ITEM REFERS TO A DUQUESNE LIGHT COMPANY DRAWING NO. 10491-11 WHICH WAS NOT PROVIDED AND THEREFORE THIS ITEM CANNOT BE ADDRESSED.
- (20)** Utility Pole Attachment Agreement from The Housing Authority of the City of Pittsburgh to Warner Cable Corp. of Pittsburgh, a Pennsylvania corporation as set forth in Deed Book Volume 6436 Page 369. THIS ITEM NO LONGER AFFECTS THE SUBJECT PREMISE AS THE AGREEMENT APPEARS TO HAVE EXPIRED ON 2/26/1995.
- (21)** Easement and Entry Agreement between Warner Cable Corp. of Pittsburgh and Housing Authority of the City of Pittsburgh as set forth in Deed Book Volume 6436 Page 369. THIS ITEM DOES AFFECT THE SUBJECT PREMISES, HOWEVER IT IS BLANKET IN NATURE AND THERE ARE NO PLOTTABLE ITEMS.
- (22)** Rights granted to Duquesne Light Company, a Pennsylvania corporation as set forth in Deed Book Volume 10891 Page 342. THIS ITEM DOES AFFECT THE SUBJECT PREMISES, HOWEVER IT IS BLANKET IN NATURE AND THERE ARE NO PLOTTABLE ITEMS.
- (23)** Declaration of Trust from Housing Authority of the City of Pittsburgh as set forth in Deed Book Volume 2744 Page 412 and Amended Declaration of Trust in Deed Book Volume 3239 Page 195 and Amended Declaration of Trust in Deed Book Volume 3875 Page 64. THESE ITEMS DO NOT AFFECT THE SUBJECT PREMISES.

#### SCHEDULE B - SECTION 2 ITEMS

AS PER FIDELITY NATIONAL TITLE INSURANCE COMPANY'S LAND TITLE COMMITMENT NO. 11781133, WITH AN EFFECTIVE DATE OF OCTOBER 15TH, 2024.

- (24)** Declaration of Trust between Housing Authority of the City of Pittsburgh and Public Housing Administration as set forth in Deed Book Volume 3312 Page 588. THIS ITEM DOES DESCRIBE AND IS PERTINENT TO THE SUBJECT PREMISES, HOWEVER THERE ARE NO PLOTTABLE ITEMS.
- (25)** Declaration of Trust Agreement recorded December 9, 2015 in Deed Book Volume 16222 Page 1. THIS ITEM DOES DESCRIBE AND IS PERTINENT TO THE SUBJECT PREMISES, HOWEVER THERE ARE NO PLOTTABLE ITEMS.
- (26)** Ordinance No. 250 recorded in Ordinance Book 57 Page 336 and Ordinance No. 253 recorded in Ordinance Book 57 Page 337. THESE ITEMS WERE NOT PROVIDED AND THEREFORE CANNOT BE ADDRESSED.
- (27)** All matters set forth on the Plan Book Volume 37 Page 43. THIS ITEM DOES AFFECT THE SUBJECT PREMISES & ALL MATTERS WHICH AFFECT ARE PLOTTED AND SHOWN HEREON.
- (28)** All matters set forth on the Plan Book Volume 54 Page 194. THIS ITEM DOES AFFECT THE SUBJECT PREMISES & ALL MATTERS WHICH AFFECT ARE PLOTTED AND SHOWN HEREON.
- The following right(s) of way:
- (29)** a) Grantor: Tuberculosis League of Pittsburgh, PA. Grantee: The Peoples National Gas Company granted by instrument dated March 26, 1953, and recorded in Deed Book Volume 3265, page 442. THIS ITEM DOES AFFECT THE SUBJECT PREMISES, HOWEVER THERE ARE NO PLOTTABLE ITEMS. THE GAS LINE IS PLOTTED AND SHOWN HEREON.
- (30)** Slopes for Bigelow Boulevard as set forth in Ordinance No. 163 of the City of Pittsburgh, approved March 29, 1939 and appearing in Ordinance Book Volume 49, Page 614 (\*\*NOTE\*\* - No Copy available). THESE ITEMS WERE NOT PROVIDED AND THEREFORE CANNOT BE ADDRESSED.

Terms and conditions of the following instruments:

- (31a)** a) Easement for private road as set forth in instrument from the Housing Authority of the City of Pittsburgh to The Tuberculosis League of Pittsburgh, dated November 7, 1952 and recorded in Deed Book Volume 3247, page 442. THIS ITEM DOES AFFECT THE SUBJECT PREMISES AND IS PLOTTED AND SHOWN HEREON.
- (31b)** b) Deed from The Commonwealth of Pennsylvania to The Urban Redevelopment Authority of Pittsburgh, dated August 31, 1991, and recorded in Deed Book Volume 8810, page 12. THIS ITEM DOES AFFECT THE SUBJECT PREMISES, HOWEVER THERE ARE NO PLOTTABLE ITEMS.
- (32)** Cross Easement Agreement by and among American Lung Association of Western Pennsylvania and Urban Redevelopment Authority of Pittsburgh, dated September 16, 1992 and recorded September 17, 1992. THIS DOCUMENT WAS NOT PROVIDED AND THEREFORE CANNOT BE ADDRESSED. THERE IS NO REFERENCED RECORDED DOCUMENT LISTED TO ADDRESS.
- Notes, conditions, setback lines, easements, reservations, covenants and restrictions as shown and set forth in John S. Shaffer's Plan, recorded in Map Play/Book No. 2, part 1 page 67, but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income.
- (33)** Pursuance of Resolution of the Council of the City of Pittsburgh, No. 205 approved May 10, 1931, Resolution Book Volume 12, page 283 (\*\*Note\*\* - No copy available). THIS ITEM DOES NOT AFFECT THE SUBJECT PREMISES.
- Notes, conditions, setback lines, easements, reservations, covenants and restrictions as shown and set forth in plan, recorded in Map Play/Book No. 5 page 114, but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.
- (34)** Notes, conditions, setback lines, easements, reservations, covenants and restrictions as shown and set forth in plan, recorded in Map Play/Book No. 5 page 114, but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law. THIS ITEM DOES NOT AFFECT THE SUBJECT PREMISES.

#### SURVEYOR'S CERTIFICATION:

To: Bedford Dwellings Phase IIa, LLC, Fidelity National Title Insurance Company, & Housing Authority of the City of Pittsburgh, a Pennsylvania corporation.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS and includes items 1, 2, 3, 4, 8(a), 10(a), 10, 11(b), 13, 14, 16, 17, 18 & 19 of Table A thereof. The field work was completed on July 1st, 2024.

Date of Plat or Map: January 17th, 2025

By: *J. Todd Henwood* (Signature)

Name: J. Todd Henwood (Printed)

Registered Professional Land Surveyor No.: SU-075612

Date: January 17, 2025



#### Bedford Dwellings Phase II

Prepared For:

Bohler Engineering

Situate In:

5th Ward, City of Pittsburgh, Allegheny County, Pennsylvania

#### SCHEDULE "A" LEGAL DESCRIPTION:

AS PER FIDELITY NATIONAL TITLE INSURANCE COMPANY'S LAND TITLE COMMITMENT NO. 11781133, WITH AN EFFECTIVE DATE OF OCTOBER 15TH, 2024.

\*\*\* LEGAL DESCRIPTION FOR TEMPORARY USE ONLY - METES AND BOUNDS DESCRIPTION TO BE DRAWN AND PROVIDED TO COMPANY - DESCRIPTION TO BE REVISED UPON APPROVAL. \*\*\*

ALL THOSE CERTAIN LOTS or pieces of land situated in the Fifth Ward of the City of Pittsburgh, County of Allegheny and Commonwealth of Pennsylvania, bounded and described as follows, to-wit:

PARCEL A.

BEGINNING at the intersection of the Easterly line of Wesley Street and the Northerly line of Bedford Avenue; thence along the Easterly line of Wesley Street, North 29° 01' 02" 44" West for a distance of 477.01 feet to a point on the Southerly line of Ridgeway Street; thence along the Southerly line of Ridgeway Street North 60° 55' 47.6" East for a distance of 477.08 feet to a point on the Westerly line of the Robert Wood's plan of Lots; thence along the Westerly line of the Robert Wood's Plan of Lots, South 14° 52' 02.4" East for a distance of 492.05 feet to a point on the Northerly line of Bedford Avenue; thence along the Northerly line of Bedford Avenue South 60° 55' 47.6" West for a distance of 356.79 feet to a point on the Easterly line of Wesley Street, which is the point of beginning; also

PARCEL B.

BEGINNING at the intersection of the Westerly line of Marohn Street and the line dividing lot No. 12 and No. 13 in the Robert Wood's Plan of Lots; thence South 75° 07' 57.6" West along the line dividing lots No. 12 and No. 13 for a distance of 100 feet to a point of the Westerly line of the Robert Wood's Plan of Lots; thence along the Westerly line of said plan, North 14° 52' 02.4" West for a distance of 167.03 feet to a point on the Southerly line of Ridgeway Street; thence along the Southerly line of Ridgeway Street North 60° 55' 57.6" East for a distance of 61.89 feet to a point on the line dividing lots No. 20 and No. 21 in the same plan; thence along the line dividing lots No. 20 and No. 21 in said plan South 14° 52' 02.4" East for a distance of 73.07 feet to a point on the Northerly line of lot No. 17 in the same plan; thence North 60° 55' 47.6" East along the Northerly line of lot No. 17 for a distance of 41.26 feet to a point on the Westerly line of Marohn Street; thence along the Westerly line of Marohn Street South 14° 52' 02.4" East for a distance of 119.27 feet to a point on the dividing lots No. 12 and No. 13, which is the point of beginning; also

PARCEL C.

BEGINNING at the intersection of the Easterly line of Marohn Street and the Southerly line of Lot No. 1 in the Robert Wood's Plan of Lots; thence South 75° 07' 57.6" West along the Southerly line of Lot No. 1 in said plan of lots for a distance of 100 feet to a point; thence North 14° 52' 02.4" West along the Westerly line of the same Plan of Lots for a distance of 180 feet to a point; thence 75° 07' 57.6" East along the line dividing Lots Nos. 9 and 10 in the Robert Wood's Plan of Lots for a distance of 100 feet to a point on the Westerly line of Marohn Street; thence South 14° 52' 02.4" East along the Westerly line of Marohn Street for a distance of 180 feet to a point on the Southerly line of Lot No. 1, which is the point of beginning; also

PARCEL D.

BEGINNING at the intersection of the Northerly line of Bedford Avenue and the Easterly line of Marohn Street produced; thence South 60° 55' 47.6" West along the Northerly line of Bedford Avenue for a distance of 113.46 feet to a point; thence North 14° 52' 02.4" West for a distance of 37.43 feet to a point; thence North 75° 07' 57.6" East for a distance of 110 feet to a point on the Easterly line of Marohn Street; thence South 14° 52' 02.4" East along the Easterly line of Marohn Street produced for a distance of 9.59 feet to a point on the Northerly line of Bedford Avenue, which is the point of beginning; also

PARCEL E.

BEGINNING at the intersection of the Northerly line of Bedford Avenue and the line dividing the Robert Wood's Plan of Lots and the William Walker's Plan of Lots; thence South 75° 07' 57.6" West along the Northerly line of Bedford Avenue for a distance of 30.60 feet to a point on the dividing line of lots No. 43 and No. 44 in the Robert Wood's Plan, thence North 14° 52' 02.4" West along the Westerly line of Lot No. 43 for a distance of 79.22 feet to a point on the Southerly line of Tomahawk Street; thence North 75° 07' 57.6" East along the Southerly line of Tomahawk Street for a distance of 23.20 feet to a point on the line dividing the Robert Wood's Plan of Lots and the William Walker's Plan of Lots; thence South 20° 00' 42.4" East along said dividing line for a distance of 72 feet to a point on the Northerly line or Bedford Avenue, which is the point of beginning.

THIS DEED is executed by virtue and in pursuance of an Ordinance of Council of the City of Pittsburgh, No. 588, approved December 16, 1938 and recorded in Ordinance Book, Volume 49, page 371.

AND

ALL that certain lot or piece of land situate in the Fifth Ward of the City of Pittsburgh, County of Allegheny and Commonwealth of Pennsylvania, being Lot No. 35 Robert Wood's Plan, recorded in the Recorder's Office of said Allegheny County, Pennsylvania, in Plan Book Volume 3, page 179, bounded and described as follows, to-wit:

BEGINNING on the Easterly side of Marohn, formerly Middle Street at the dividing line between Lots Nos. 34 and 35 in said plan; thence along said side of Marohn Street Southwarily twenty (20) feet to the line dividing Lot No. 35 from Lots Nos. 36 to 42 inclusive in said plan; thence along said dividing line Eastwarily one hundred thirty (130) feet to the Easterly line of Lot No. 35 in said plan; thence along said Easterly line Northwarily twenty-four (24) feet four-fifths (4/5) of an inch to the dividing line between Lots Nos. 34 and 35 in said plan; thence along said dividing line Westwarily one hundred twenty-eight (128) feet seven (7) inches to Marohn Street, at the place of beginning.

ALSO, ALL that certain lot or piece of land situate in the Fifth Ward of the City of Pittsburgh, County of Allegheny and Commonwealth of Pennsylvania, being Lots Nos. 40, 41 and 42 in Robert Wood's Plan, recorded in the Recorder's Office of said Allegheny County, Pennsylvania, in Plan Book Volume 3, page 179, bounded and described as follows, to-wit:

BEGINNING on the Northerly side of Fanville Street at the dividing line between Lots Nos. 39 and 40 in said plan, distant eighty (80) feet Eastwarily from Marohn Street; thence along said side of Fanville Street Eastwarily sixty (60) feet to the Easterly line of Lot No. 42 in said plan; thence along said Easterly line Northwarily one hundred (100) feet four (4) inches to the line dividing Lot No. 35 from Lots Nos. 40, 41, and 42, in said plan; thence along said dividing line Westwarily fifty (50) feet to the dividing line between Lots Nos. 39 and 40 in said plan; thence along said dividing line Southwarily one hundred (100) feet to Fanville Street, at the place of beginning.

AND ALSO

ALL that certain lot or piece of ground situate in the Fifth (formerly 13th) Ward, of the City of Pittsburgh, County of Allegheny and Commonwealth of Pennsylvania, being Lot Numbered Forty-seven (47) in Robert Wood's Plan of Lots as recorded in the Recorder's Office of said Allegheny County, Pennsylvania, in Plan Book Volume 3, page 179, bounded and described as follows, to-wit:

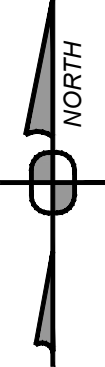
BEGINNING on the South Side of a forty (40) foot street at the corner of lot Numbered Forty-eight (48) in said plan, being the property now or late of R. McLain, and forty (40) feet distant from Marohn (formerly Middle) Street; thence along said forty (40) foot street, Eastwarily, twenty (20) feet to the corner of Lot Numbered Forty-six (46) in said plan; and thence extending Southerly and at right angles with said forty (40) foot street, preserving the same width throughout, a distance of one hundred (100) feet, more or less, to Bedford Avenue.

(CONTINUED ON SHEET 2 OF 3)



Know what's below.  
Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE SURVEYOR MAKES NO GUARANTEE THAT THE LOCATIONS OF EXISTING UTILITIES SHOWN WILL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.



Horizontal Scale  
0 50' 100'  
(Feet)  
1 inch = 50 ft.

Date:	Revision Description:	By:	Prepared By:
			Sheffler & Company, Inc. ENGINEERING • SURVEYING
			1712 Mount Nebo Road Sewickley, PA 15143
			Office Phone: 412-219-4509 Email: Info@ShefflerCo.com

ALTA/NSPS Land Title Survey		<div>Bohler Engineering</div> <div>Attn: Mr. Michael Takacs, R.L.A., A.S.L.A</div> <div>1 Allegheny Square, Suite 402</div> <div>Pittsburgh, PA 15212</div> <div>Phone: (724) 638-8500 X29001</div>	
DRAWING SCALE: 1"=40'	DRAWN BY: MNR	Sheet No.	
DATE ISSUED: January 17, 2025	REVIEWED BY: JTH	1 of 4	
PROJECT JOB#: 4872	FIELD BOOK #: 4872		
CADD#: 4872-Bedford Dwellings-ALTA Survey.dwg			





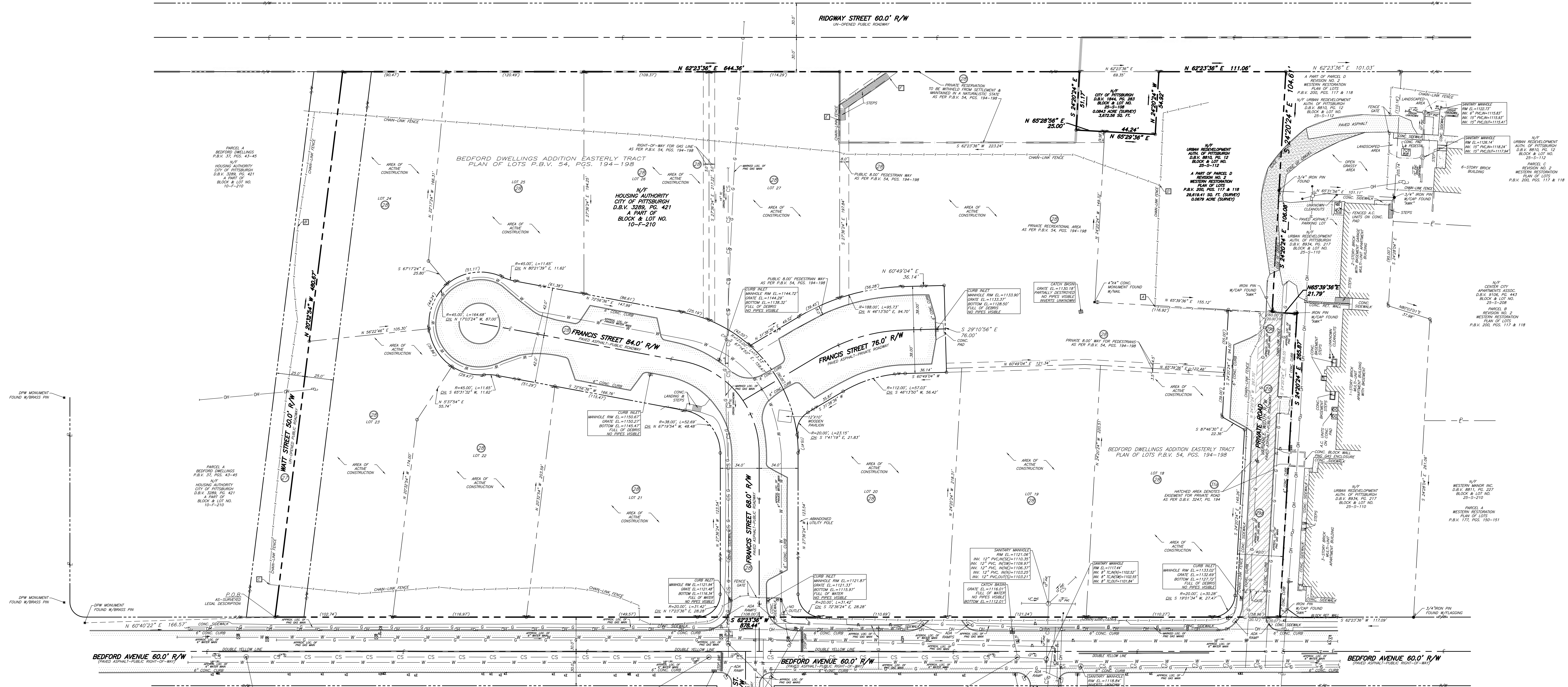

































N/F  
CITY OF PITTSBURGH  
D.B.V. 2370, PG. 46.  
BLOCK & LOT NO.  
25-R-160

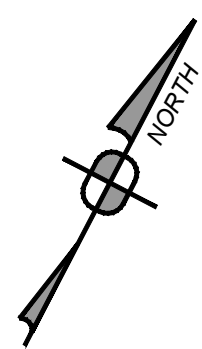
N/F  
CITY OF PITTSBURGH  
D.B.V. 2370, PG. 463  
BLOCK & LOT NO.  
25-R-160

[illegible]


	SANITARY UTILITY	_____
	STORM UTILITY	_____
	WATER UTILITY	_____
	ELECTRIC UTILITY	_____
	COMM UTILITY	_____
	TELEPHONE MARKER	
	TELEPHONE PEDESTAL	
	UTILITY POLE	
	WATER MARKER	
	WATER METER	
	WATER MANHOLE	
	WATER VALVE	
	DECIDUOUS TREE	
	CONIFEROUS TREE	

	CABLE TV MARKER		GUY ANCHOR
	BOLLARD		GUY POLE
	CATCH BASIN		HANDICAP PARKING PAID
	CABLE TV PEDESTAL		IRON PIN-PIPE
	ELECTRIC MARKER		LIGHT POLE
	ELECTRIC METER		MANHOLE UNKNOWN
	ELECTRIC MANHOLE		MONUMENT
	ELECTRIC PEDESTAL		GENERAL POST
	ELECTRIC VAULT		SANITARY CLEAN OUT
	FIRE HYDRANT		SANITARY MANHOLE
	GAS MARKER		SHRUB
	GAS METER		SIDEWALK STORM INLET
	GAS VALVE		SINGLE POST SIGN
			STORM MANHOLE

**811** Know what's **below**.  
Call before you dig.



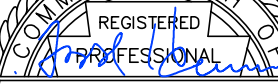

**Horizontal Scale**



A horizontal scale bar with alternating black and white segments. It is marked with '40'' and '80'' at the top. Below the bar, the text '(Feet)' and '1 inch = 40 ft.' are written.

(Feet)  
1 inch = 40 ft.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

<b>Date:</b>	<b>Revision Description:</b>	<b>By:</b>	<b>Professional Seal</b>	<b>Prepared By:</b>
				 <b>Sheffler &amp; Company, Inc.</b> ENGINEERING • SURVEYING
1712 Mount Nebo Road Sewickley, PA 15143				Office Phone: 412-219-4509 Email: <a href="mailto:Info@ShefflerCo.com">Info@ShefflerCo.com</a>

Bedford Dwellings Phase II

Prepared For:  
**Bohler Engineering**

Situate In:  
5th Ward, City of Pittsburgh, Allegheny County, Pennsylvania

ALTA/NSPS Land Title Survey

DRAWING SCALE: 1"=40'	DRAWN BY: MNR
DATE ISSUED: January 17, 2025	REVIEWED BY: JTH
PROJECT JOB#: 4872	FIELD BOOK #: 4872

*Bohler Engineering*  
Attn: Mr. Michael Takacs, RLA, ASLA  
1 Allegheny Square, Suite 402  
Pittsburgh, PA 15212  
Phone: (724) 638-8500 X29001

Sheet No. \_\_\_\_\_

4 of 4



## **Appendix F: PNDI**

## 1. PROJECT INFORMATION

Project Name: **Bedford Dwellings**

Date of Review: **3/13/2024 04:09:30 PM**

Project Category: **Development, Other**

Project Area: **5.96 acres**

County(s): **Allegheny**

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

ZIP Code:

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

Watersheds HUC 8: **Lower Allegheny; Lower Monongahela**

Watersheds HUC 12: **Allegheny River-Ohio River; Streets Run-Monongahela River**

Decimal Degrees: **40.451553, -79.970837**

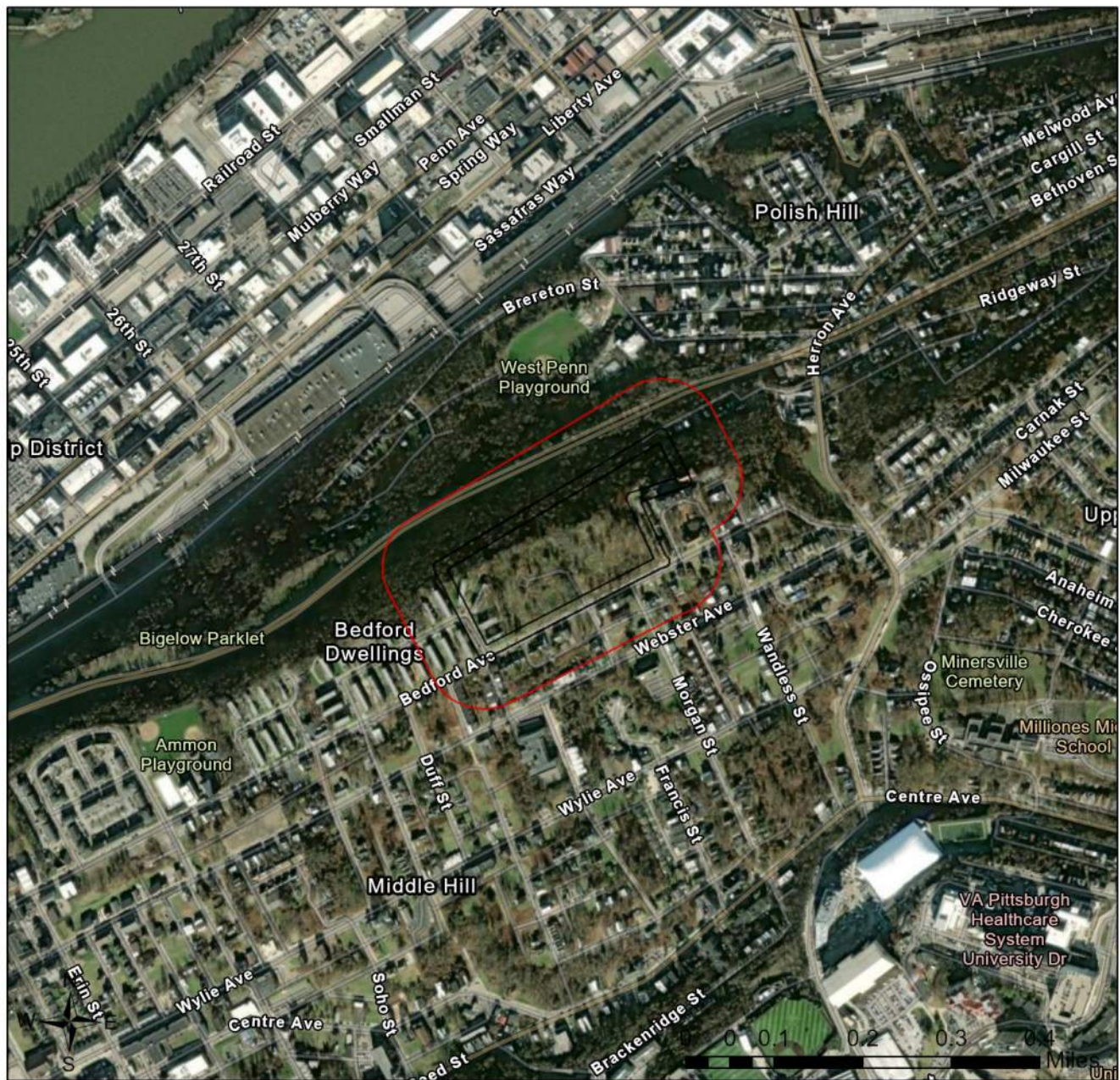
Degrees Minutes Seconds: **40° 27' 5.5923" N, 79° 58' 15.114" W**



## 2. SEARCH RESULTS

Agency	Results	Response
PA Game Commission	No Known Impact	No Further Review Required
PA Department of Conservation and Natural Resources	No Known Impact	No Further Review Required
PA Fish and Boat Commission	No Known Impact	No Further Review Required
U.S. Fish and Wildlife Service	No Known Impact	No Further Review Required

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

## Bedford Dwellings



-  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



## Bedford Dwellings



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

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

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

**Your answer is:** No

### 3. AGENCY COMMENTS

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

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

#### PA Game Commission

##### RESPONSE:

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

#### PA Department of Conservation and Natural Resources

##### RESPONSE:

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

#### PA Fish and Boat Commission

##### RESPONSE:

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

#### U.S. Fish and Wildlife Service

##### RESPONSE:

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

## 4. DEP INFORMATION

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



## 5. ADDITIONAL INFORMATION

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

For a list of species known to occur in the county where your project is located, please see the species lists by county found on the PA Natural Heritage Program (PNHP) home page ([www.naturalheritage.state.pa.us](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

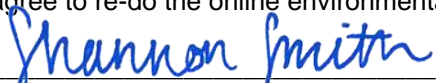
Bureau of Wildlife Management  
Division of Environmental Review  
2001 Elmerton Avenue, Harrisburg, PA 17110-9797  
Email: [RA-PGC\\_PNDI@pa.gov](mailto:RA-PGC_PNDI@pa.gov)  
NO Faxes Please

## 7. PROJECT CONTACT INFORMATION

Name: Shannon Smith, P.E.  
Company/Business Name: Bohler Engineering  
Address: 1 Allegheny Square, Suite 402  
City, State, Zip: Pittsburgh, PA, 15212  
Phone: ( 724 ) 638-8500 Fax: ( )  
Email: shannon.k.smith@bohlereng.com

## 8. CERTIFICATION

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

  
applicant/project proponent signature

03/13/2024

date



## **Appendix G: Component 4A & Component 4C**



COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF ENVIRONMENTAL PROTECTION  
BUREAU OF CLEAN WATER

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

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

### Background

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

### Who Should Complete the Component?

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

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

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

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

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

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

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

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

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

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

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

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



COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF ENVIRONMENTAL PROTECTION  
BUREAU OF CLEAN WATER

DEP Code #:

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

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

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

Project Name  
Bedford Dwellings Phase 2

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

1. Date plan received by municipal planning agency 5/19/2025

2. Date review completed by agency 5/23/2025

**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?<br>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?<br>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?<br>If yes, describe impacts _____            |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | 6. Will any known historical or archaeological resources be impacted by this project?<br>If yes, describe impacts _____                   |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | 7. Will any known endangered or threatened species of plant or animal be impacted by this project?<br>If yes, describe impacts _____      |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 8. Is there a municipal zoning ordinance?   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 9. Is this proposal consistent with the ordinance?<br>If no, describe the inconsistencies _____   |
| <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 checked="" type="checkbox"/> | <input 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	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	13. Is this proposal consistent with the ordinance? If no, describe the inconsistencies _____
<input checked="" type="checkbox"/>	<input type="checkbox"/>	14. Is this plan consistent with the municipal Official Sewage Facilities Plan? If no, describe the inconsistencies _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	15. Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality? If yes, describe _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	16. Has a waiver of the sewage facilities planning requirements been requested for the residual tract of this subdivision?
<input type="checkbox"/>	<input type="checkbox"/>	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: <u>Kyla Prendergast</u> Title: <u>Senior Environmental Planner</u> Signature: <u><i>Kyla Prendergast</i></u> Date: <u>5/23/2025</u> Name of Municipal Planning Agency: <u>City of Pittsburgh Department of City Planning</u> Address <u>412 Boulevard of the Allies Suite 201 Pittsburgh, PA 15219</u> Telephone Number: <u>412-522-6551</u>		

**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.

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

---

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

---

**Background**

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

**Who Should Complete the Component?**

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

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

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

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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**

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

Bedford Dwellings Phase II

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

1. Date plan received by county or joint county health department 4/24/2025

Agency name Allegheny County Health Department (ACHD)

2. Date review completed by agency 5/9/2025

**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 Tijani

Title: Environmental Health Engineer

Signature: 

Date: 5/9/2025

Name of County Health Department: Allegheny County Health Department

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

Telephone Number: 412-578-8046

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

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

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

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

## **Appendix H: Alternative Analysis**

February 25th, 2025

**COMPONENT 3, SECTION H. ALTERNATIVE ANALYSIS  
BEDFORD DWELLINGS PHASE II  
CITY OF PITTSBURGH  
ALLEGHENY COUNTY, PENNSYLVANIA**

The proposed sanitary sewage flow will discharge into an existing sanitary sewer treatment facility, the ALCOSAN Wastewater Treatment Plant. Proposed sewage flows will be collected on-site by a proposed gravity and pressurized sanitary sewer system, which will tie into the existing sanitary system. It will then travel to the ALCOSAN Wastewater Treatment Facility.

The development drains to existing pipe systems along Bedford Avenue. Existing and proposed demands consider the type of establishment, historical data, number of public and private bathrooms, and occupancy of the facility.

The method for sewage disposal was chosen for multiple reasons. For the site to be developed, sections of the existing sewers will be extended to serve the proposed development. No offsite impacts are proposed. An onsite wastewater treatment facility would be undesirable for a residential development due to the size of the development, its proximity to pedestrian-oriented spaces, and a lack of an appropriate discharge location. The municipal code requires a public sewer connection, and the municipality has verified capacity and conveyance.