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**SEWAGE FACILITIES PLANNING MODULE  
COMPONENT 3**

**North Charles Street Housing**

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**SITUATE IN:**

CITY OF PITTSBURGH, 26<sup>TH</sup> WARD  
ALLEGHENY COUNTY, PENNSYLVANIA

**PREPARED FOR:**

Charles Street Area Corporation  
P.O. Box 99233  
Pittsburgh, PA 15233-4233

20230504

November13, 2025

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## SEWAGE FACILITIES PLANNING MODULE

### Component 3. Sewage Collection and Treatment Facilities

*(Return completed module package to appropriate municipality)*

#### DEP USE ONLY

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

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

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

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

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

### A. PROJECT INFORMATION (See Section A of instructions)

1. Project Name North Charles Street Housing

2. Brief Project Description The project proposes to subdivide multiple parcels and construct 19 single family homes. The homes will be a blend of 3- and 4-bedroom units, with 9 3-bedroom units and 10 4-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
Prendergast	Kyla			Sr. Environmental Planner
Additional Individual Last Name	First Name	MI	Suffix	Title
Municipality Mailing Address Line 1	Mailing Address Line 2			
Department of City Planning	200 Ross St, 4 <sup>th</sup> Floor			
Address Last Line -- City	State		ZIP+4	
Pittsburgh	PA		15219-2409	
Area Code + Phone + Ext.	FAX (optional)	Email (optional)		
412-255-2014		kyla.prendergast@pittsburghpa.gov		

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

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

North Charles Street Housing

Site Location Line 1

2402 N Charles Street

Site Location Line 2

Site Location Last Line -- City

Pittsburgh

State

PA

ZIP+4

15214-3102

Latitude

40.465522°

Longitude

80.0202°

Detailed Written Directions to Site Departing from the Pittsburgh City-County Building, get on I-376 W from Ross St. Turn right onto First Ave from Ross St. Take ramp from Grant St to PA-65 N. Continue on PA-65 N for 3 miles. Take the Marshall Ave exit from US-19 N. Take Brighton Rd to N Charles St.

Description of Site The project site consists of multiple existing parcels that are proposed for subdivision, bounded by N Charles St, Cross St, and Strauss St. There are a total of 2 existing single-family homes on the project site: one fronting N Charles St and one fronting Cross St.

**Site Contact (Developer/Owner)**

Last Name

Williams

First Name

Angela

MI

Suffix

Phone

412-808-6301

Ext.

Site Contact Title

Site Contact Firm (if none, leave blank)

Charles Street Area Corporation

FAX

Email

angela@csacpa.org

Mailing Address Line 1

PO Box 99233

Mailing Address Line 2

Mailing Address Last Line -- City

Pittsburgh

State

PA

ZIP+4

15233-4233

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

Last Name

Scherer

First Name

Chad

MI

Suffix

Title

EIT

Consulting Firm Name

PVEDI

Mailing Address Line 1

2000 Georgetowne Dr

Mailing Address Line 2

Suite 101

Address Last Line -- City

Sewickley

State

PA

ZIP+4

15143

Country

United States of America

Email

cscherer@pvedi-ae.com

Area Code + Phone

724-444-1100

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 (PGH2O)

**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 21

Connections 19

Name of:

existing collection or conveyance system Strauss Street 24" Collection Sewer, N Charles Street 54" Collection Sewer

owner Pittsburgh Water

existing interceptor Ohio River Interceptor

owner Allegheny County Sanitary Authority

**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 Woods Run Treatment Facility

NPDES Permit Number for existing facility 25984

Clean Streams Law Permit Number PAG 136110

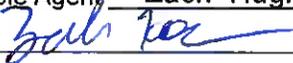
Location of discharge point for a new facility. Latitude \_\_\_\_\_ Longitude \_\_\_\_\_

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  
(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 Zach Hughes

Agent Signature  Date 1/12/2026

(Also see Section I. 4.)

**G. PROPOSED WASTEWATER DISPOSAL FACILITIES (Continued)**

**3. PLOT PLAN**

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

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

**4. WETLAND PROTECTION**

YES NO

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

**5. PRIME AGRICULTURAL LAND PROTECTION**

YES NO

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

**6. HISTORIC PRESERVATION ACT**

YES NO

- Sufficient documentation is attached to confirm that this project is consistent with DEP Technical Guidance 012-0700-001 *Implementation of the PA State History Code* (available online at the DEP website at [www.dep.state.pa.us](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 \_\_\_\_\_

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

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- 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.

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

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**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 8600 gpd
2. Total Sewage Flows to Facilities (pathway from point of origin through treatment plant)

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

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

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

	a. Design and/or Permitted Capacity (gpd)		b. Present Flows (gpd)		c. Projected Flows in 5 years (gpd) (2 years for P.S.)	
	Average	Peak	Average	Peak	Average	Peak
<b>Collection</b>	20532237	71862831	41346	85261	28158	98554
<b>Conveyance</b>	3,590,000	3,710,000	3,599,000	3,719,000	3,643,000	3,765,000
<b>Treatment</b>	250,000,000	250,000,000	177,000,000	250,000,000	217,400,000	295,000,000

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.  YES  NO This project proposes sewer extensions or tap-ins. Will these actions create a hydraulic overload within five years on any existing collection or conveyance facilities that are part of the system?

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

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

b. Collection System

Name of Agency, Authority, Municipality Pittsburgh Water

Name of Responsible Agent Zach Rinker, PE

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

Zach Rinker  
Date \_\_\_\_\_  
Digitally signed by Zach Rinker  
DN: cn=Zach Rinker,  
o=Engineering  
Date: 2026.01.07 10:07:37 -  
0500

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

c. Conveyance System

Name of Agency, Authority, Municipality Alcosan

Name of Responsible Agent Zach Hughes

Agent Signature 

Date 1/12/2026

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.  YES  NO 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 Zach Hughes

Agent Signature 

Date 1/12/2026

**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 8600 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.

Chad Scherer



Name (Print)

Signature

EIT

11/12/2025

Title

Date

2000 Georgetown Dr, Sewickley, PA 15143

724-444-1100

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 \$1187.50 payable to "Commonwealth of PA, DEP". Include DEP code number on check. I understand DEP will not begin review of my project unless it receives the fee and determines the fee is correct. If the fee is incorrect, DEP will return my check or money order, send me an invoice for the correct amount. I understand DEP review will NOT begin until I have submitted the correct fee.
- I request to be exempt from the DEP planning module review fee because this planning module creates **only** one new lot and is the **only** lot subdivided from a parcel of land as that land existed on December 14, 1995. I realize that subdivision of a second lot from this parcel of land shall disqualify me from this review fee exemption. I am furnishing the following deed reference information in support of my fee exemption.

County Recorder of Deeds for \_\_\_\_\_ County, Pennsylvania

Deed Volume \_\_\_\_\_ Book Number \_\_\_\_\_

Page Number \_\_\_\_\_ Date Recorded \_\_\_\_\_

**R. REVIEW FEE** (continued)

Formula:

1. For a new collection system (with or without a Clean Streams Law Permit), a collection system extension, or individual tap-ins to an existing collection system use this formula.

$$\#21.5 \quad \text{Lots (or EDUs)} \times \$50.00 = \$ 1,075$$

The fee is based upon:

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

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

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

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

$$\# \quad \text{Lots (or EDUs)} \times \$35.00 = \$$$

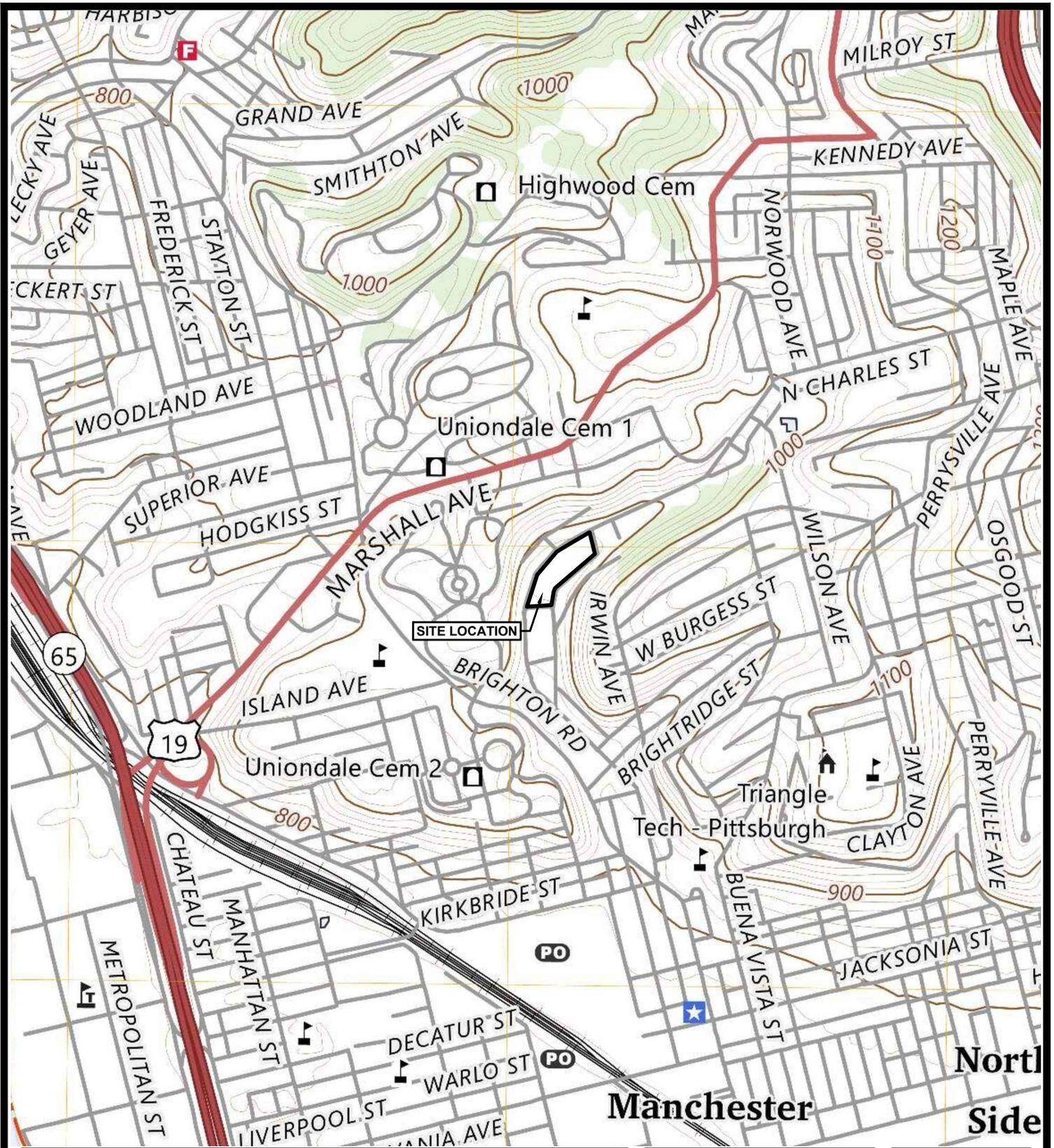
to a maximum of \$ 1,500 per submittal (non-municipal) or \$ 500 per submittal (municipal)

The fee is based upon:

- The number of lots created or number of EDUs whichever is higher.
  - For community sewage system projects one EDU is equal to a sewage flow of 400 gallons per day.
  - For non-single family residential projects, EDUs are calculated using projected population figures
- C. A sub-surface discharge system that requires a permit under The Clean Streams Law will use a flat fee:  
\$ 1,500 per submittal (non-municipal)  
\$ 500 per submittal (municipal)

**COMPONENT 3**  
**APPENDIX**

## **SITE LOCATION MAP**



# SITE LOCATION MAP

NORTH CHARLES STREET HOUSING

CITY OF PITTSBURGH, ALLEGHENY COUNTY



Waterfront Corporate Park III, Suite 101 P: 724-444-1100  
 2000 Georgetown Drive F: 724-444-1104  
 Sewickley, PA 15143 www.pve-llc.com

Civil Engineering | Land Development | Planning  
 Landscape Architecture | Structures | Environmental



DATE:	02-21-2025
SCALE:	1"=1000'
PROJECT NUMBER:	20230504

FIGURE 1

# SOILS MAP

Custom Soil Resource Report  
Soil Map



Map Scale: 1:1,300 if printed on A portrait (8.5" x 11") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 17N WGS84

### MAP LEGEND

**Area of Interest (AOI)**

 Area of Interest (AOI)

**Soils**

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

**Special Point Features**

 Blowout

 Borrow Pit

 Clay Spot

 Closed Depression

 Gravel Pit

 Gravelly Spot

 Landfill

 Lava Flow

 Marsh or swamp

 Mine or Quarry

 Miscellaneous Water

 Perennial Water

 Rock Outcrop

 Saline Spot

 Sandy Spot

 Severely Eroded Spot

 Sinkhole

 Slide or Slip

 Sodic Spot

 Spoil Area

 Stony Spot

 Very Stony Spot

 Wet Spot

 Other

 Special Line Features

**Water Features**

 Streams and Canals

**Transportation**

 Rails

 Interstate Highways

 US Routes

 Major Roads

 Local Roads

**Background**

 Aerial Photography

### MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,800.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service  
 Web Soil Survey URL:  
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Allegheny County, Pennsylvania  
 Survey Area Data: Version 20, Sep 4, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Sep 11, 2021—Nov 16, 2021

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

## Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
GQF	Gilpin-Upshur complex, very steep	0.2	5.4%
URC	Urban land-Rainsboro complex, sloping	3.3	94.6%
<b>Totals for Area of Interest</b>		<b>3.5</b>	<b>100.0%</b>

## Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however,

## Custom Soil Resource Report

onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

## Allegheny County, Pennsylvania

### GQF—Gilpin-Upshur complex, very steep

#### Map Unit Setting

*National map unit symbol:* 2xqvc  
*Elevation:* 680 to 1,330 feet  
*Mean annual precipitation:* 36 to 46 inches  
*Mean annual air temperature:* 41 to 62 degrees F  
*Frost-free period:* 179 to 206 days  
*Farmland classification:* Not prime farmland

#### Map Unit Composition

*Gilpin and similar soils:* 45 percent  
*Upshur and similar soils:* 35 percent  
*Minor components:* 20 percent  
*Estimates are based on observations, descriptions, and transects of the mapunit.*

#### Description of Gilpin

##### Setting

*Landform:* Hillslopes  
*Landform position (two-dimensional):* Backslope  
*Landform position (three-dimensional):* Nose slope, side slope  
*Down-slope shape:* Convex  
*Across-slope shape:* Convex  
*Parent material:* Acid fine-loamy residuum weathered from shale and siltstone

##### Typical profile

*O<sub>i</sub> - 0 to 1 inches:* slightly decomposed plant material  
*O<sub>e</sub> - 1 to 1 inches:* moderately decomposed plant material  
*A - 1 to 6 inches:* channery silt loam  
*B<sub>t</sub> - 6 to 24 inches:* channery silt loam  
*C - 24 to 30 inches:* very channery loam  
*R - 30 to 40 inches:* bedrock

##### Properties and qualities

*Slope:* 25 to 75 percent  
*Depth to restrictive feature:* 20 to 40 inches to lithic bedrock  
*Drainage class:* Well drained  
*Capacity of the most limiting layer to transmit water (K<sub>sat</sub>):* Moderately high to high  
(0.20 to 2.00 in/hr)  
*Depth to water table:* More than 80 inches  
*Frequency of flooding:* None  
*Frequency of ponding:* None  
*Available water supply, 0 to 60 inches:* Low (about 3.8 inches)

##### Interpretive groups

*Land capability classification (irrigated):* None specified  
*Land capability classification (nonirrigated):* 7e  
*Hydrologic Soil Group:* C  
*Ecological site:* F126XY004OH - Side Slope  
*Hydric soil rating:* No

## Description of Upshur

### Setting

*Landform:* Hillslopes  
*Landform position (two-dimensional):* Shoulder, backslope  
*Landform position (three-dimensional):* Head slope, nose slope, side slope  
*Down-slope shape:* Convex, linear  
*Across-slope shape:* Linear  
*Parent material:* Residuum weathered from clayey shale and/or residuum weathered from mudstone

### Typical profile

*O<sub>i</sub> - 0 to 1 inches:* slightly decomposed plant material  
*A - 1 to 6 inches:* silty clay loam  
*B<sub>t1</sub> - 6 to 9 inches:* silty clay  
*B<sub>t2</sub> - 9 to 25 inches:* silty clay  
*B<sub>t3</sub> - 25 to 35 inches:* silty clay  
*BC<sub>t</sub> - 35 to 40 inches:* parachannery silty clay loam  
*C - 40 to 50 inches:* very parachannery silty clay loam  
*Cr - 50 to 60 inches:* bedrock

### Properties and qualities

*Slope:* 25 to 75 percent  
*Depth to restrictive feature:* 42 to 84 inches to paralithic bedrock  
*Drainage class:* Well drained  
*Capacity of the most limiting layer to transmit water (K<sub>sat</sub>):* Moderately low to moderately high (0.06 to 0.20 in/hr)  
*Depth to water table:* More than 80 inches  
*Frequency of flooding:* None  
*Frequency of ponding:* None  
*Calcium carbonate, maximum content:* 2 percent  
*Available water supply, 0 to 60 inches:* Moderate (about 6.9 inches)

### Interpretive groups

*Land capability classification (irrigated):* None specified  
*Land capability classification (nonirrigated):* 7e  
*Hydrologic Soil Group:* C  
*Ecological site:* F126XY004OH - Side Slope  
*Hydric soil rating:* No

## Minor Components

### Culleoka

*Percent of map unit:* 4 percent  
*Landform:* Hillslopes  
*Landform position (two-dimensional):* Shoulder, backslope  
*Landform position (three-dimensional):* Head slope, nose slope, side slope  
*Down-slope shape:* Convex, linear  
*Across-slope shape:* Linear  
*Hydric soil rating:* No

### Weikert

*Percent of map unit:* 4 percent  
*Landform:* Hillslopes  
*Landform position (two-dimensional):* Shoulder, backslope  
*Landform position (three-dimensional):* Head slope, nose slope, side slope

## Custom Soil Resource Report

*Down-slope shape:* Convex, linear  
*Across-slope shape:* Linear  
*Hydric soil rating:* No

### **Guernsey**

*Percent of map unit:* 4 percent  
*Landform:* Hillslopes  
*Landform position (two-dimensional):* Shoulder, backslope  
*Landform position (three-dimensional):* Head slope, nose slope, side slope  
*Down-slope shape:* Convex, linear  
*Across-slope shape:* Linear  
*Hydric soil rating:* No

### **Hazleton**

*Percent of map unit:* 4 percent  
*Landform:* Hillslopes  
*Landform position (two-dimensional):* Shoulder, backslope  
*Landform position (three-dimensional):* Head slope, nose slope, side slope  
*Down-slope shape:* Convex, linear  
*Across-slope shape:* Linear  
*Hydric soil rating:* No

### **Wharton**

*Percent of map unit:* 4 percent  
*Landform:* Hillslopes  
*Landform position (two-dimensional):* Shoulder, backslope  
*Landform position (three-dimensional):* Head slope, nose slope, side slope  
*Down-slope shape:* Convex, linear  
*Across-slope shape:* Linear  
*Hydric soil rating:* No

## **URC—Urban land-Rainsboro complex, sloping**

### **Map Unit Setting**

*National map unit symbol:* 15q4  
*Elevation:* 480 to 3,000 feet  
*Mean annual precipitation:* 30 to 65 inches  
*Mean annual air temperature:* 46 to 59 degrees F  
*Frost-free period:* 120 to 180 days  
*Farmland classification:* Not prime farmland

### **Map Unit Composition**

*Urban land:* 75 percent  
*Rainsboro and similar soils:* 15 percent  
*Minor components:* 10 percent  
*Estimates are based on observations, descriptions, and transects of the mapunit.*

## Description of Urban Land

### Setting

*Parent material:* Human transported material

### Typical profile

*H1 - 0 to 6 inches:* variable

### Properties and qualities

*Slope:* 8 to 25 percent

*Depth to restrictive feature:* 10 inches to

*Runoff class:* Very high

### Interpretive groups

*Land capability classification (irrigated):* None specified

*Land capability classification (nonirrigated):* 8s

*Hydric soil rating:* No

## Description of Rainsboro

### Setting

*Landform:* Terraces

*Landform position (two-dimensional):* Toeslope

*Landform position (three-dimensional):* Riser

*Down-slope shape:* Linear

*Across-slope shape:* Convex

*Parent material:* Old alluvium

### Typical profile

*H1 - 0 to 9 inches:* silt loam

*H2 - 9 to 26 inches:* silt loam

*H3 - 26 to 40 inches:* silt loam

*H4 - 40 to 60 inches:* sandy clay loam

*H5 - 60 to 72 inches:* gravelly sandy loam

### Properties and qualities

*Slope:* 8 to 25 percent

*Depth to restrictive feature:* More than 80 inches

*Drainage class:* Moderately well drained

*Runoff class:* Medium

*Capacity of the most limiting layer to transmit water (Ksat):* Moderately low to moderately high (0.06 to 0.60 in/hr)

*Depth to water table:* About 19 to 30 inches

*Frequency of flooding:* None

*Frequency of ponding:* None

*Available water supply, 0 to 60 inches:* High (about 9.8 inches)

### Interpretive groups

*Land capability classification (irrigated):* None specified

*Hydrologic Soil Group:* C

*Ecological site:* F126XY004OH - Side Slope

*Hydric soil rating:* No

## Minor Components

### Allegheny

*Percent of map unit:* 5 percent

*Landform:* Terraces

Custom Soil Resource Report

*Hydric soil rating: No*

**Ernest**

*Percent of map unit: 5 percent*

*Hydric soil rating: No*

**WATER AVAILABILITY LETTER  
FROM PITTSBURGH WATER**



03/17/2025

Lucas Kammerer  
PVE LLC  
2000 Georgetown Dr Ste 101, Sewickley PA 1

**RE: Water and Sewer Availability**  
2402 N Charles St Pittsburgh PA 15214

Dear Lucas Kammerer

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

Water service available: Yes

Sewer service available: Yes

10" N Charles St

**54" combination N Charles**  
**15" combination Cross Street**

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

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

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

Sincerely,

*Veronica Mitchell*

Wendy M. Dean  
Engineering Tech II

February 25, 2025

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

Subject: Tap Allocation Authorization Letter

Dear Mr. Ryan:

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

Project Name:	2402 N Charles Street
Project Address:	2402 N Charles Street Pittsburgh, PA 15214
Net Flow, gpd:	8,700
EDU's, 350gpd/EDU:	25

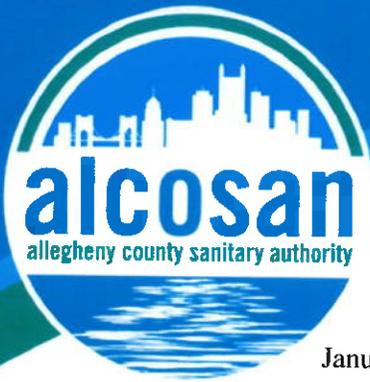
Our review is based on information provided by others under the assumption that this information was accurate and complete. Should you have any questions, please do not hesitate to contact me directly at x5370 or ZRinker@pgh2o.com.

Sincerely,

*Zach Rinker* Zach Rinker  
2025.02.25  
08:27:03 -05'00'

Zach Rinker, PE  
Project Manager

cc: CityGrows – Application Number DEV-536-0225



January 12, 2026

**Members of the Board**

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

Emily Kinkead

Sylvia Wilson

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Darrin Kelly

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Administration*

Phil Cole  
*Director  
Information Technologies*

Erica LaMar Motley  
*Director  
Scholastic Programs*

Tawanda Stamps  
*Director  
Procurement*

Chad Scherer  
PVEDI  
2000 Georgetown Drive Suite 101  
Sewickley, PA 15143

**Re: North Charles Street Housing  
City of Pittsburgh, -- Allegheny County  
PA DEP Sewage Facilities Planning Module  
ALCOSAN Regulator Structure O-33-00**

Dear Mr. Scherer,

We have reviewed the Component 3 Planning Module for the referenced project to be located at 2402 N Charles Street. The project will generate a peak flow of 8,600 gpd in the ALCOSAN Ohio River Interceptor and Woods Run Treatment Plant.

The capacity of the ALCOSAN O-33-00 regulator structure is 9.1 MGD. The estimated peak dry weather flow is approximately 3.71 MGD. Therefore, dry weather capacity exists for this connection. However, the Ohio River Interceptor and the Woods Run Treatment Plant do not have the capacity for the flows generated during wet weather periods. This limitation will be addressed as ALCOSAN implements its Clean Water Plan.

ALCOSAN requests that this letter be made part of the planning module submission. The signed Component 3 Planning Module is attached. If you have any questions regarding this matter, please contact me at 412-510-5119.

Sincerely,

**ALLEGHENY COUNTY SANITARY AUTHORITY**

Zach Hughes

**Attachment**

cc C. Dean (w/o attachment) Zach Rinker (w/o attachment)  
L. Sanford (w/o attachment) Mahaba Iasmin/PADEP (w/o attachment)  
M. Lichte (w/o attachment) Issa Tijani/ACHD (w/o attachment)  
R. Ryan /PADEP (w/o attachment)

**SECTION F**  
**PROJECT NARRATIVE**

## Section F – Project Narrative

### North Charles Street Housing

#### **Proposed Method of Sewage Service:**

The Charles Street Area Corporation is proposing to construct 19 new single-family homes in the Perry South neighborhood in the 26<sup>th</sup> Ward of the City of Pittsburgh, Allegheny County, Pennsylvania (see Figure 1). Specifically, the project is located at the corner of N Charles St and Cross St in Pittsburgh, PA.

The existing conditions of the site were previously 32 single family residential lots that have had the structures demolished in recent years. Per Table 3.1 from the Pittsburgh Water 2024 Developer’s Manual, each of these homes contributes 400 GPD of peak daily flow to the existing wastewater flow from the site. Thus, the existing wastewater flow of the site is 12,800 GPD.

Of the single-family homes proposed for construction, there will be 9 3-bedroom units and 10 4-bedroom units. Therefore, the development will be assumed to have ten 3-bedroom units and nine 4-bedroom units for the purpose of sewage planning. In accordance with Table 3.1 from the Pittsburgh Water 2024 Developer’s Manual, each of the 3-bedroom units will generate an estimated 400 GPD of wastewater flow, and the 4-bedroom units will generate an estimated 500 GPD of wastewater flow. In total, the proposed development will generate an estimated peak sewage flow of 8,600 GPD. This estimate was then passed upon the PADEP standard for average daily flows for Equivalent Domestic Units of 1 EDU = 400 gallons per day for the proposed renovation.

#### **Justification of Anticipated Flows:**

<b>North Charles Street Housing</b>				
<b>Unit Types</b>	<b>No. Units</b>	<b>GPD Per Unit</b>	<b>Total GPD</b>	<b>Total EDU</b>
3-Bedroom Unit	9	400	3,600	9
4-Bedroom Unit	10	500	5,000	12.5
<b>Total</b>			<b>8,600</b>	<b>21.5</b>

# **WETLAND PROTECTION**

## **Section 3.G – Wetland Protection**

North Charles Street Housing

No wetlands are known to exist in the area to be developed for this project.

## **THREATENED SPECIES (PNDI)**

## 1. PROJECT INFORMATION

Project Name: **North Charles Street Housing**

Date of Review: **2/21/2025 03:18:42 PM**

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

Project Area: **2.35 acres**

County(s): **Allegheny**

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

ZIP Code:

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

Watersheds HUC 8: **Upper Ohio**

Watersheds HUC 12: **Kilbuck Run-Ohio River**

Decimal Degrees: **40.465866, -80.019879**

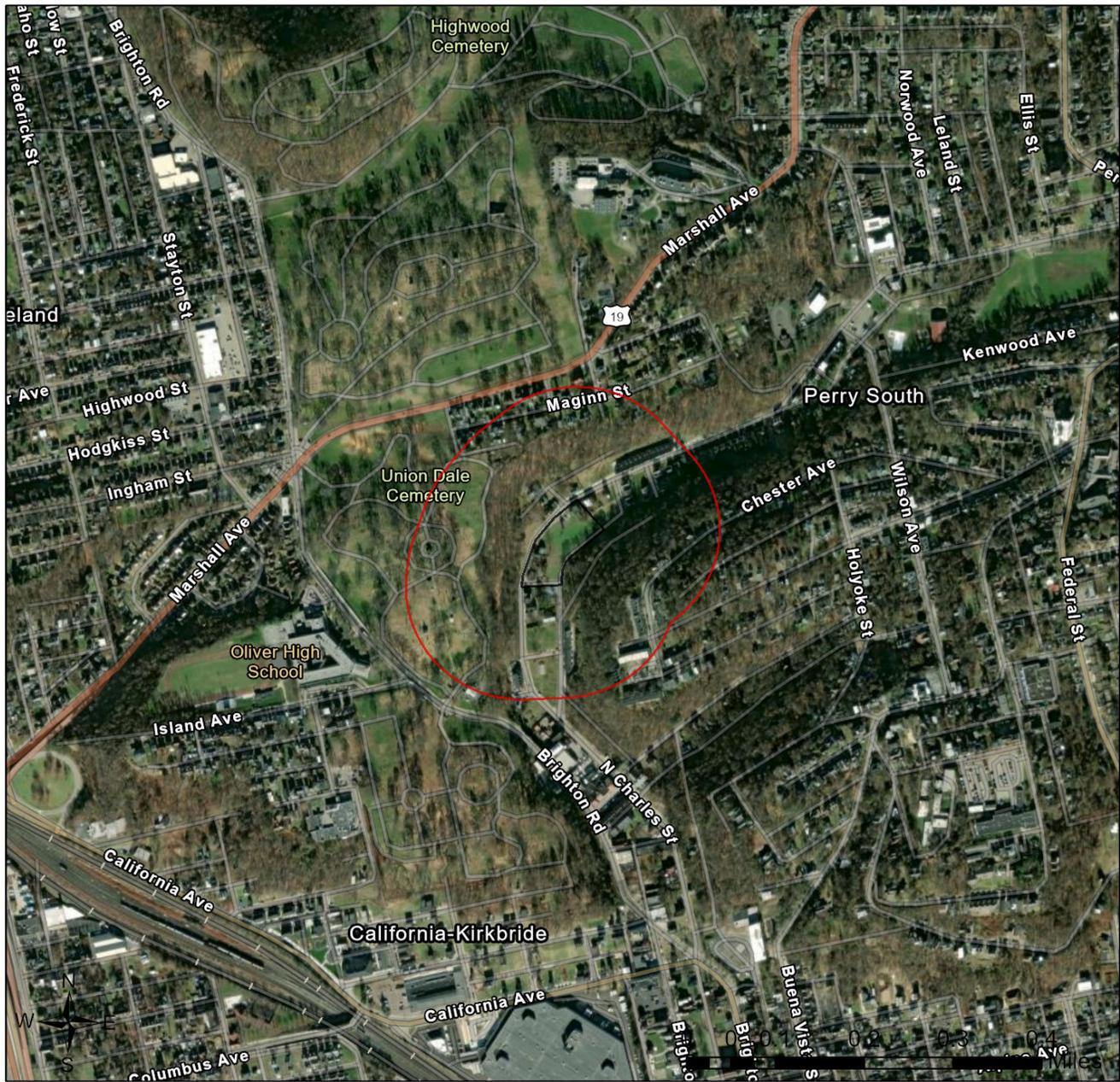
Degrees Minutes Seconds: **40° 27' 57.1183" N, 80° 1' 11.5647" W**

## 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.

# North Charles Street Housing

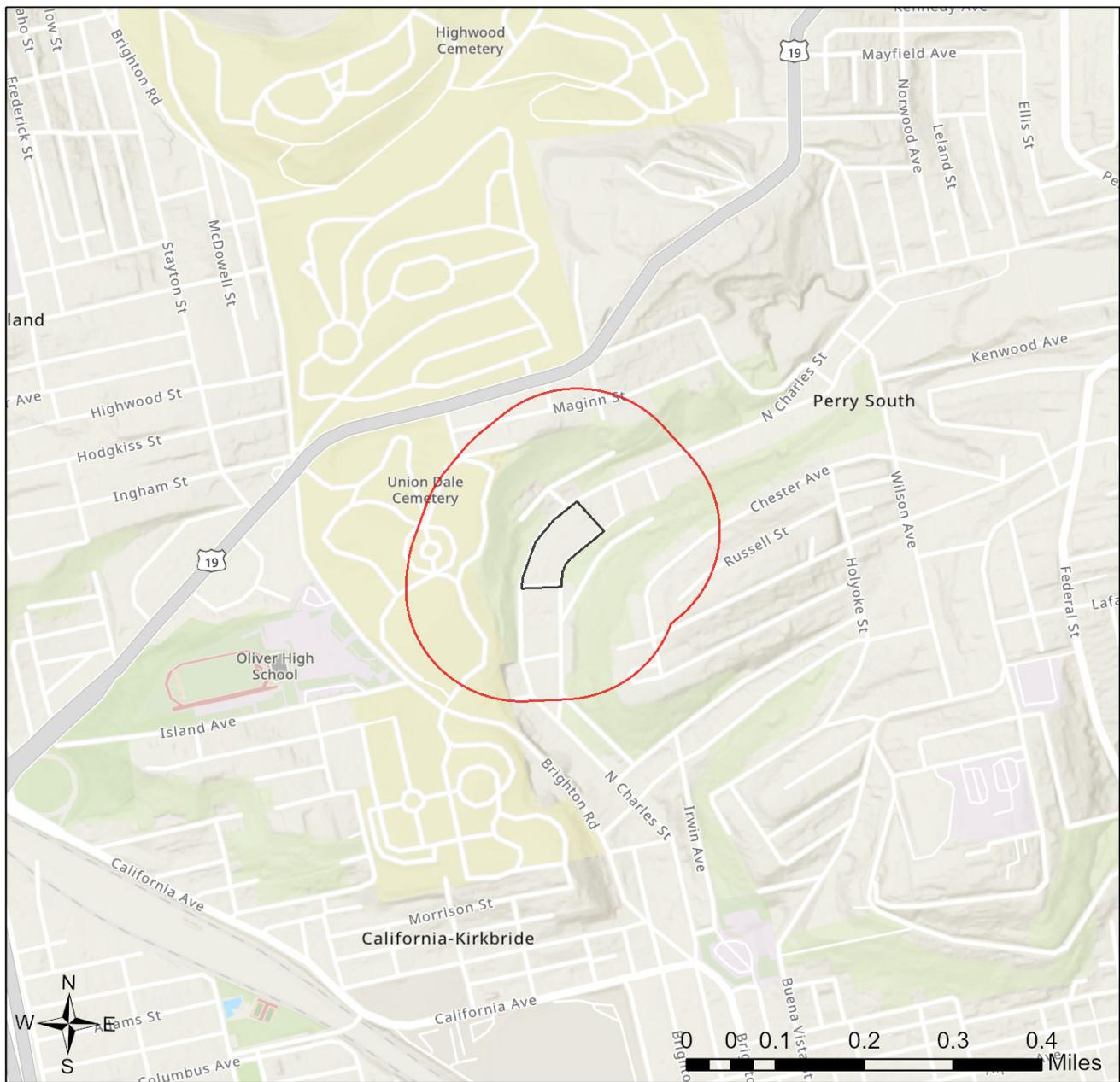


-  Buffered Project Boundary
-  Project Boundary



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

### North Charles Street Housing



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

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

**Your answer is:** No

### 3. AGENCY COMMENTS

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

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

#### PA Game Commission

##### RESPONSE:

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

#### PA Department of Conservation and Natural Resources

##### RESPONSE:

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

#### PA Fish and Boat Commission

##### RESPONSE:

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

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

##### RESPONSE:

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

## 4. DEP INFORMATION

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



## 5. ADDITIONAL INFORMATION

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

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

## 6. AGENCY CONTACT INFORMATION

### PA Department of Conservation and Natural Resources

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

### 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: Chad Scherer  
Company/Business Name: PVEDI  
Address: 2000 Georgetown Drive, Suite 101  
City, State, Zip: Sewickley, PA 15143  
Phone: (724) 444-1100 Fax: ( )  
Email: cscherer@pvedi-ae.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.

*Chad Scherer*

applicant/project proponent signature

11/12/2025

date

**SECTION H**  
**ALTERNATIVE ANALYSIS**

## **Section H – Alternative Sewage Facilities Analysis**

### **North Charles Street Housing**

#### **Proposed Method of Sewage Disposal**

The proposed townhomes will be serviced by an existing gravity-operated collection system which is owned and operated by Pittsburgh Water. The flows will be conveyed into an existing ALCOSAN interceptor and ultimately to the ALCOSAN sewage treatment plant.

#### **Alternative Methods Considered**

An alternative method of sewage disposal includes an individual septic system. Various factors such as failure rates of septic systems, desirability of developed lot, and size of the developed lot are all deterrents to installing a septic system.

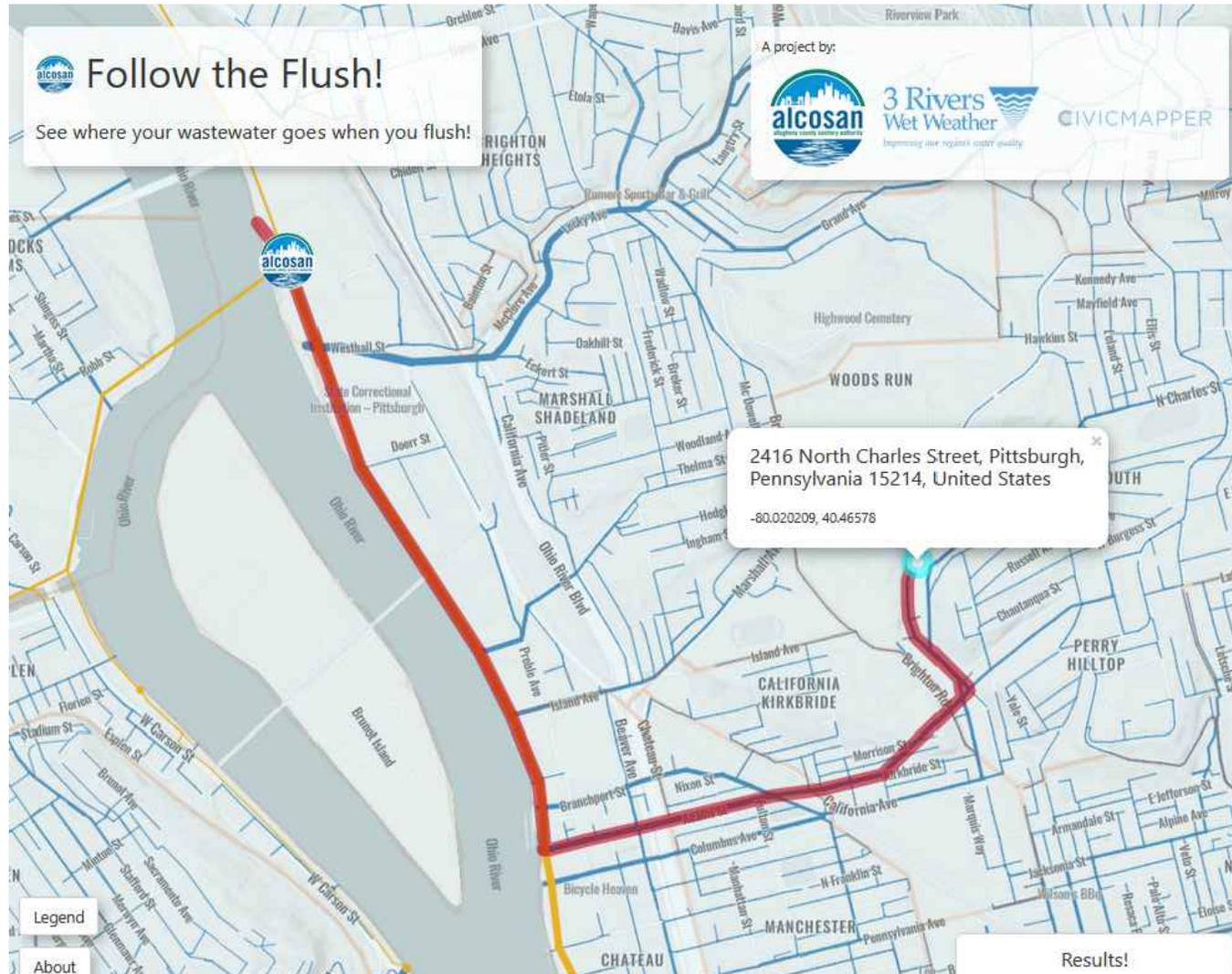
#### **Alternative Alignments Considered**

In keeping with the proposed method of sewage disposal, which is to tap-in to an existing PGH2O gravity sewer, different alternatives are available with respect to the connection points to the existing system. The proposed alignment which will convey sewage from the proposed site to the existing ALCOSAN sewage system was determined to be the optimal layout based on distance, slope, and elevation.

#### **Conclusion**

The proposed method of providing sewer service to the proposed townhomes via tap-ins to the existing PGH2O gravity sewer is considered ultimate. The fact that an existing sewage interceptor and sewage treatment plant is nearby greatly reduces the justification for thoroughly considering various alternative methods.

# **SEWAGE FLOW PATH MAP**

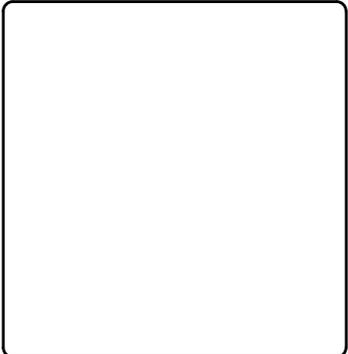


# SEWAGE FLOW PATH MAP

NORTH CHARLES STREET HOUSING  
CITY OF PITTSBURGH, ALLEGHENY COUNTY

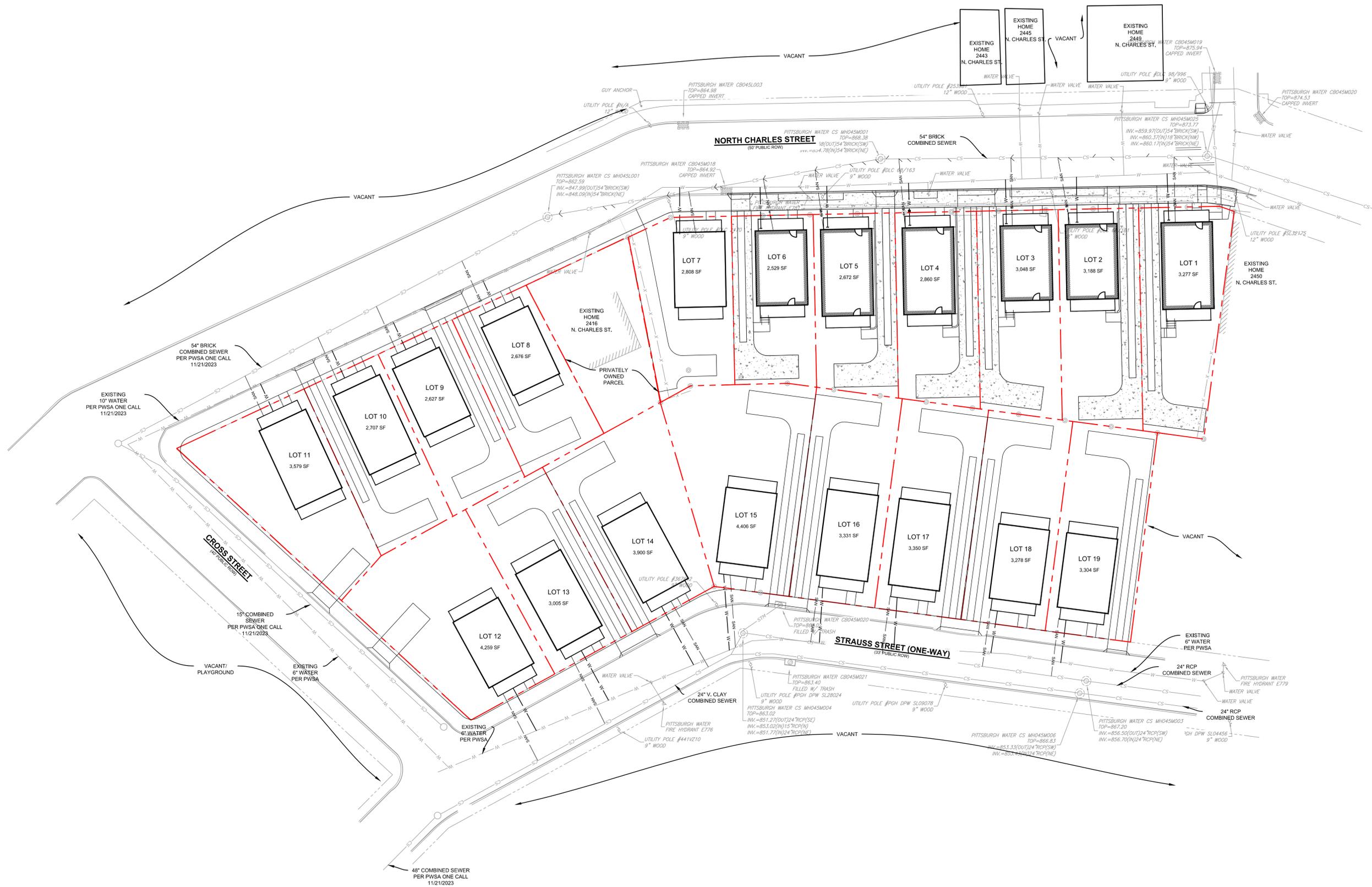
Waterfront Corporate Park III, Suite 101 P: 724-444-1100  
 2000 Georgetown Drive F: 724-444-1104  
 Sewickley, PA 15143 www.pve-llc.com

Civil Engineering | Land Development | Planning  
 Landscape Architecture | Structures | Environmental



DATE:	02-21-2025
SCALE:	N.T.S.
PROJECT NUMBER:	20230504
<b>FIGURE 3</b>	

**PLOT PLANS FOR  
SEWAGE FACILITY PLANNING  
PURPOSES**



Soils Data:  
USDA Soil Type: URC - URBAN LAND RAMSBORO

**ISSUED FOR REVIEW**

Drawing Scale:  
1" = 20'

**PROFESSIONAL ENGINEER**  
REGISTERED PROFESSIONAL  
ADAM DAVID MOTCHENBAUGH  
ENGINEER  
FE081270  
*Adam D. Motchenbaugh*

0 20' 40'

Waterfront Corporate Park II, Suite 101  
2000 Georgetown Drive  
Sewickley, PA 15143  
P: 724-444-1100  
F: 724-444-1104  
www.pve-llc.com

**PVE**

Civil Engineering | Land Development | Structure Design  
Land Planning | Landscape Architecture | Environmental

**Tink DESIGN**

700 RIVER AVE, SUITE 4400  
PITTSBURGH, PA 15212  
850.210.9955  
TINKANDDESIGNARCHITECTURE@GMAIL.COM

Prepared For:  
**Charles Street Area Corporation**

THIS PLAN HAS BEEN PREPARED SOLELY FOR THE BENEFIT OF THE PERSON(S) NAMED ABOVE AND FOR THE PROJECT NOTED ON THE DRAWING. THE USE OF THIS PLAN BY ANY THIRD PARTY, OR FOR ANY OTHER PURPOSE OTHER THAN SPECIFIED, IS PROHIBITED WITHOUT WRITTEN CONSENT FROM PVE ENGINEERING.

DATE ISSUED:		11/26/2025
PLAN REVISIONS		
NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

Situate In:  
City of Pittsburgh, Allegheny County, PA

Project Name:  
**North Charles Street Affordable Housing**

Drawing Name:  
**SITE MASTER PLAN**

Project No:  
**20230504**

Drawing No:  
**C-300**

**COMPONENT 4A**  
**MUNICIPAL PLANNING AGENCY REVIEW**



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  
North Charles Street Housing

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

1. Date plan received by municipal planning agency 1/21/2026
2. Date review completed by agency 2/5/2026

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

Yes	No	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	1. Is there a municipal comprehensive plan adopted under the Municipalities Planning Code (53 P.S. 10101, <i>et seq.</i> )?
<input type="checkbox"/> N/A	<input type="checkbox"/>	2. Is this proposal consistent with the comprehensive plan for land use? If no, describe the inconsistencies _____
<input checked="" type="checkbox"/>	<input type="checkbox"/>	3. Is this proposal consistent with the use, development, and protection of water resources? If no, describe the inconsistencies _____
<input checked="" type="checkbox"/>	<input type="checkbox"/>	4. Is this proposal consistent with municipal land use planning relative to Prime Agricultural Land Preservation?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	5. Does this project propose encroachments, obstructions, or dams that will affect wetlands? If yes, describe impacts _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	6. Will any known historical or archaeological resources be impacted by this project? If yes, describe impacts _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	7. Will any known endangered or threatened species of plant or animal be impacted by this project? If yes, describe impacts _____
<input checked="" type="checkbox"/>	<input type="checkbox"/>	8. Is there a municipal zoning ordinance?
<input checked="" type="checkbox"/>	<input type="checkbox"/>	9. Is this proposal consistent with the ordinance? If no, describe the inconsistencies _____
<input checked="" type="checkbox"/>	<input 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?<br>If no, describe the inconsistencies _____   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 14. Is this plan consistent with the municipal Official Sewage Facilities Plan?<br>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?<br>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?<br>If no, describe the inconsistencies<br>_____                                      |

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

Name: Kyla Prendergast, AICP  
 Title: Senior Environmental Planner  
 Signature: *Kyla Prendergast*  
 Date: 2/5/2026  
 Name of Municipal Planning Agency: City of Pittsburgh Department of City Planning  
 Address: 412 Boulevard of the Allies Suite 201 Pittsburgh, PA 15219  
 Telephone Number: 412-522-6551

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

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

The planning agency must complete this component within 60 days.

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

**COMPONENT 4C**  
**COUNTY HEALTH DEPARTMENT REVIEW**

## 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

North Charles Street Housing

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

1. Date plan received by county or joint county health department 1/13/2026Agency name Allegheny County Health Department (ACHD)2. Date review completed by agency 1/21/2026

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

Yes No

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

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

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

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

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

Name: Issa TijaniTitle: Environmental Health Engineer

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

Date: 1/21/2026Name of County Health Department: Allegheny County Health DepartmentAddress: 3901 Penn Avenue, Building #5, Pittsburgh, PA 15224Telephone Number: 412-578-8046

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

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

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

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

COUNTY OF



ALLEGHENY

SARA INNAMORATO  
COUNTY EXECUTIVE

January 21, 2026

Chad Scherer, EIT  
PVEDI  
2000 Georgetown Dr  
Suite 101, Sewickley, PA 15143

**RE: SEWAGE FACILITIES PLANNING MODULE  
North Charles Street Housing – City of Pittsburgh  
Allegheny County, Pennsylvania**

Dear Mr. Scherer:

Enclosed is a signed copy of Component 4C, County or Joint County Health Department Review, for the above-referenced development. This Planning Module Component was received on January 13, 2026. The project proposes the following:

Project Description:	The project aims to subdivide several parcels and build 19 single-family homes, consisting of a mix of 3-bedroom and 4-bedroom units-9 with three bedrooms and 10 with four bedrooms.
Sewage Flow:	8,600 GPD
Conveyance:	Sewage from proposed development will be conveyed by the PWSA to the Ohio River Interceptor and ultimately transported to ALCOSAN for treatment.
Sewer's Owner:	PWSA (collection), ALCOSAN (interceptor)
Sewage Treatment Plant:	ALCOSAN

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



IULIA VANN, MD, MPH, DIRECTOR  
**ALLEGHENY COUNTY HEALTH DEPARTMENT**

**WATER POLLUTION CONTROL & SOLID WASTE MANAGEMENT**

3901 PENN AVENUE • BUILDING 5 • PITTSBURGH, PA 15224-1318

PHONE: 412.578.8040 • FAX: 412.578.8053

[WWW.ALLEGHENYCOUNTY.US/HEALTHDEPARTMENT](http://WWW.ALLEGHENYCOUNTY.US/HEALTHDEPARTMENT)



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

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

Sincerely,



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

Enclosure

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