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**SEWAGE FACILITIES PLANNING MODULE  
COMPONENT 3**

**BRICKWORKS TOWNHOMES**

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**SITUATE IN:**

City of Pittsburgh  
Allegheny County, Pennsylvania

**PREPARED FOR:**

Laurel Communities  
2543 Washington Road, Bld. 900  
Pittsburgh, PA 15241

20250054

March 4, 2026

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April 1, 2026

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Bradyn Schwabenbauer, P.E.  
PVEDI  
2000 Georgetown Drive, Suite 101  
Sewickley, PA 15143

**Re: Brickworks Townhouses  
City of Pittsburgh, Allegheny County  
PA DEP Sewage Facilities Planning Module  
ALCOSAN Regulator Structure, A-18Y**

Mr. Schwabenbauer:

We have reviewed the Component 3 Planning Module for the referenced project located on Railroad Street (Bounded by 21<sup>st</sup> & 23<sup>rd</sup> Street) in the City of Pittsburgh, Allegheny County. The project will generate peak flows of 17,600 gpd in the ALCOSAN Allegheny River Interceptor and Woods Run Treatment Plant.

The capacity at the ALCOSAN A-18Y point of connection is approximately 1.66 MGD. The monitored peak dry weather flows are 0.0179 MGD. Dry weather capacity exists for this connection. However, the ALCOSAN Allegheny River Interceptor and the Woods Run Treatment Plant do not have the capacity for the flows generated by tributary communities during wet weather periods. This limitation will be addressed as ALCOSAN implements its Clean Water Plan.

ALCOSAN requests that this letter be made part of the planning module submission. The signed Component 3 Planning Module is attached. The sewers in this project are to be designed as separated sanitary and storm sewers. If you have any questions regarding this matter, please contact me at 412-734-8744.

Sincerely,

**ALLEGHENY COUNTY SANITARY AUTHORITY**

Steven Bristol, EIT  
Project Engineer II

cc: Christina Dean (w/o attachment) Zach Rinker/ Pittsburgh Water (w/o attachment)  
Leslie Sanford (w/o attachment) Mahbuba Iasmin/ PADEP (w/o attachment)  
Michael Lichte (w/o attachment) Issa Tijani/ ACHD (w/o attachment)  
Shawn McWilliams (w/o attachment) Regis Ryan/ PADEP (w/o attachment)

**COUNTY OF**



**ALLEGHENY**

May 6, 2026

Bradyn Schwabenbauer, P.E  
PVEDI  
2000 Georgetown Drive Suite 101  
Sewickley, PA 15143

**RE: SEWAGE FACILITIES PLANNING MODULE  
Brickworks Townhouses- Pittsburgh  
Allegheny County, Pennsylvania**

Dear Mr. Schwabenbauer:

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 April 23, 2026. The project proposes the following:

Project Description:	Laurel Communities proposes redeveloping an existing parking lot into a residential project consisting of sixteen (16) 4-bedroom townhomes and twenty-four (24) 3-bedroom townhomes.
Sewage Flow:	17,600 GPD
Conveyance:	Sewage from proposed development will be conveyed PWSA to the Allegheny River Interceptor and ultimately transported to ALCOSAN at Wood Run Road 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.



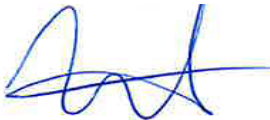
**ALLEGHENY COUNTY HEALTH DEPARTMENT**  
**WATER POLLUTION CONTROL & SOLID WASTE MANAGEMENT**  
• 836 FULTON STREET • PITTSBURGH, PA 15233  
PHONE: 412.578.8040 • FAX: 412.578.8053  
[WWW.ALLEGHENYCOUNTY.US/HEALTHDEPARTMENT](http://WWW.ALLEGHENYCOUNTY.US/HEALTHDEPARTMENT)



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



Pennsylvania  
Department of  
Environmental Protection

COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF ENVIRONMENTAL PROTECTION  
BUREAU OF CLEAN WATER

## SEWAGE FACILITIES PLANNING MODULE

### Component 3. Sewage Collection and Treatment Facilities

*(Return completed module package to appropriate municipality)*

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

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

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

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

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

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

1. Project Name Brickworks Townhomes

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2. Brief Project Description Construction of 40 townhome units (8 total buildings) and associated infrastructure. Existing site is a surface parking lot.

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

Municipality Name	County	City	Boro	Twp
Pittsburgh	Allegheny	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Municipality Contact Individual - Last Name	First Name	MI	Suffix	Title
Prendergast	Kyla			Senior Environmental Planner
Additional Individual Last Name	First Name	MI	Suffix	Title
Municipality Mailing Address Line 1		Mailing Address Line 2		
Department of City Planning		412 Boulevard of the Allies, Suite 201		
Address Last Line -- City		State	ZIP+4	
Pittsburgh		PA	15219	
Area Code + Phone + Ext.	FAX (optional)	Email (optional)		

412-255-2621

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

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

Brickworks Townhomes

Site Location Line 1

Railroad Street (Bounded by 21<sup>st</sup> & 23<sup>rd</sup> Street)

Site Location Line 2

Site Location Last Line -- City

Pittsburgh

State

PA

ZIP+4

15222

Latitude

40.453505

Longitude

-79.983674

Detailed Written Directions to Site Railroad Street (Bounded by 21st & 23rd Street) in Strip District

Description of Site Existing asphalt / gravel surface parking area that is proposed to be developed into 40 townhome units (8 total buildings)

**Site Contact (Developer/Owner)**

Last Name

Gillespie

First Name

E. Martin

MI

Suffix

Phone

Ext.

Site Contact Title

Vice President

Site Contact Firm (if none, leave blank)

Laurel Communities

FAX

Email

marty@laurelcommunities.com

Mailing Address Line 1

2543 Washington Road

Mailing Address Line 2

Bld. 900

Mailing Address Last Line -- City

Pittsburgh

State

PA

ZIP+4

15241

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

Last Name

Schwabenbauer

First Name

Bradyn

MI

J

Suffix

Title

Project Engineer

Consulting Firm Name

PVEDI

Mailing Address Line 1

2000 Georgetown Drive

Mailing Address Line 2

Suite 101

Address Last Line -- City

Sewickley

State

PA

ZIP+4

15143

Country

USA

Email

bschwabenbauer@pvedi-ae.com

Area Code + Phone

724-444-1100

Ext.

535

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

**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 44

Connections 1

Name of:

existing collection or conveyance system 21<sup>st</sup> Street (48" RCP)

owner Pittsburgh Water

existing interceptor Allegheny River Interceptor

owner ALCOSAN

**2. WASTEWATER TREATMENT FACILITY**

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

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

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

Name of existing facility ALCOSAN Woods Run WWTP

NPDES Permit Number for existing facility 25984

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

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

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

As an authorized representative of the permittee, I confirm that the ALCOSAN Woods Run WWTP (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 Steven Bristol, EIT

Agent Signature Steven Bristol Date 4/1/2026

(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**

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

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

Check one:

- The "Pennsylvania Natural Diversity Inventory (PNDI) Project Environmental Review Receipt" resulting from my search of the PNDI database and all supporting documentation from jurisdictional agencies (when necessary) is/are attached.
- A Manual Project Submission Form was submitted to each jurisdictional agency and their responses are attached.
- A concurrent review has been requested. I realize that all supporting documentation from each jurisdictional agency must be submitted to the DEP before the end of the technical review due date or my planning module may be denied.

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

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

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

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

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

**1. Waters designated for Special Protection**

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

**2. Pennsylvania Waters Designated As Impaired**

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

**3. Interstate and International Waters**

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

**4. Tributaries To The Chesapeake Bay**

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

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

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

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

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

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

1. Project Flows 17,600 gpd
2. Total Sewage Flows to Facilities (pathway from point of origin through treatment plant)

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

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

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

	a. Design and/or Permitted Capacity (gpd)		b. Present Flows (gpd)		c. Projected Flows in 5 years (gpd) (2 years for P.S.)	
	Average	Peak	Average	Peak	Average	Peak
Collection	24033333	72100000	27545	83588	47402	106247
Conveyance	<u>1,600,000</u>	<u>1,600,000</u>	<u>17,700</u>	<u>17,900</u>	<u>53,000</u>	<u>54,000</u>
Treatment	<u>295,000,000</u>	<u>295,000,000</u>	<u>185,600,000</u>	<u>295,000,000</u>	<u>190,000,000</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.  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

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

**Zach Rinker** Date  
Digitally signed by Zach Rinker  
DN: cn=Zach Rinker,  
ou=Engineering  
Date: 2026.03.19 13:58:14 -0400

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

c. Conveyance System

Name of Agency, Authority, Municipality ALCOSAN  
Name of Responsible Agent Steven Bristol, EIT  
Agent Signature Stew Bristol  
Date 4/1/2026

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 Steven Bristol, EIT  
Agent Signature Stew Bristol  
Date 4/1/2026

**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 \_\_\_\_\_ 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.

Bradyn J. Schwabenbauer, P.E.	<i>Bradyn J. Schwabenbauer</i>
Name (Print)	Signature
Project Engineer, PVEDI	3-4-26
Title	Date
2000 Georgetown Drive, Suite 101, Sewickley, PA 15143	7244441100
Address	Telephone Number

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

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

- I request DEP calculate the review fee for my project and send me an invoice for the correct amount. I understand DEP's review of my project will not begin until DEP receives the correct review fee from me for the project.
- I have calculated the review fee for my project using the formula found below and the review fee guidance in the instructions. I have attached a check or money order in the amount of \$2,200 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.

$$\#44 \text{ _____ Lots (or EDUs) X } \$50.00 = \$ \underline{2,200} \text{ _____}$$

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:

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

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

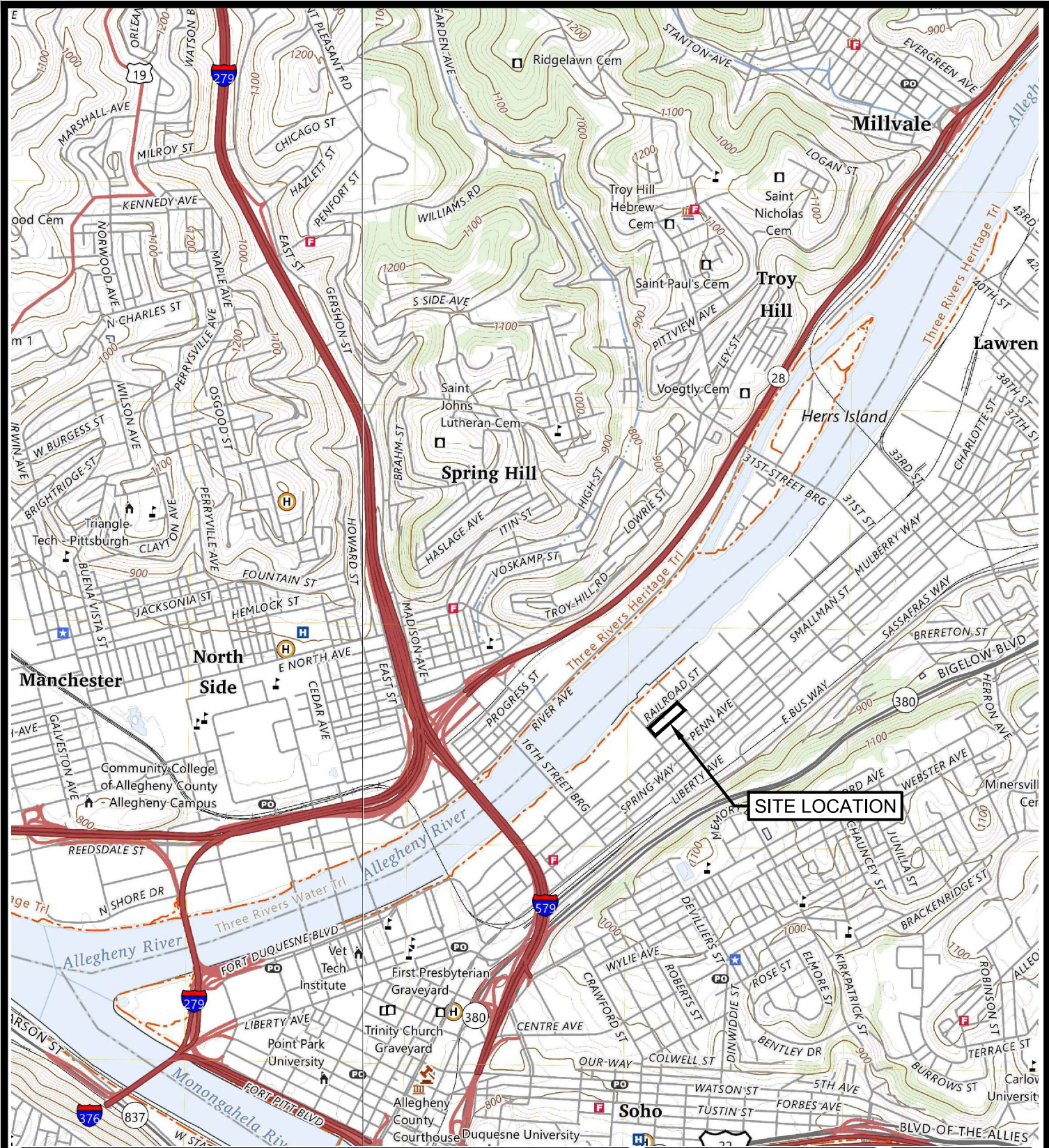
- C. A sub-surface discharge system that requires a permit under The Clean Streams Law will use a flat fee:

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

\$ 500 per submittal (municipal)

# **APPENDIX**

## **SITE LOCATION MAP**



# SITE LOCATION MAP

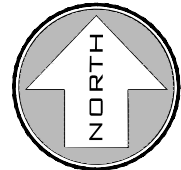
BRICKWORKS TOWNHOMES

CITY OF PITTSBURGH, ALLEGHENY COUNTY, PA



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:	01-19-2026
SCALE:	1"=2000'
PROJECT NUMBER:	20250054

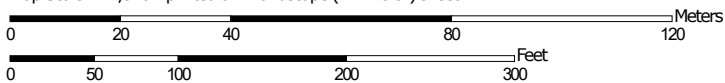
FIGURE 1

# USDA SOILS MAP

# Custom Soil Resource Report Soil Map




Map Scale: 1:1,370 if printed on A landscape (11" x 8.5") 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 21, Sep 5, 2025

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
UB	Urban land	2.0	84.0%
URB	Urban land-Rainsboro complex, gently sloping	0.4	16.0%
<b>Totals for Area of Interest</b>		<b>2.3</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

### UB—Urban land

#### Map Unit Setting

*National map unit symbol:* 15px  
*Mean annual precipitation:* 36 to 50 inches  
*Mean annual air temperature:* 46 to 59 degrees F  
*Frost-free period:* 120 to 215 days  
*Farmland classification:* Not prime farmland

#### Map Unit Composition

*Urban land:* 90 percent  
*Minor components:* 10 percent  
*Estimates are based on observations, descriptions, and transects of the mapunit.*

### Description of Urban Land

#### Setting

*Anthropogenic Feature:* Urban land  
*Down-slope shape:* Linear  
*Across-slope shape:* Linear  
*Parent material:* Pavement, buildings and other artificially covered areas

#### Properties and qualities

*Slope:* 0 to 8 percent  
*Depth to restrictive feature:* 10 inches to densic material  
*Runoff class:* Very high

#### Interpretive groups

*Land capability classification (irrigated):* None specified  
*Land capability classification (nonirrigated):* 8s  
*Hydric soil rating:* No

### Minor Components

#### Udorthents, steep

*Percent of map unit:* 10 percent  
*Landform:* Mountains  
*Landform position (two-dimensional):* Summit, backslope  
*Landform position (three-dimensional):* Mountaintop  
*Down-slope shape:* Convex  
*Across-slope shape:* Convex  
*Hydric soil rating:* No

### URB—Urban land-Rainsboro complex, gently sloping

#### Map Unit Setting

*National map unit symbol:* 15q3  
*Elevation:* 700 to 1,100 feet

## Custom Soil Resource Report

*Mean annual precipitation:* 36 to 46 inches  
*Mean annual air temperature:* 41 to 62 degrees F  
*Frost-free period:* 130 to 176 days  
*Farmland classification:* Not prime farmland

### Map Unit Composition

*Urban land:* 75 percent  
*Rainsboro and similar soils:* 20 percent  
*Minor components:* 5 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:* 0 to 8 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):* Tread  
*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:* 0 to 8 percent  
*Depth to restrictive feature:* More than 80 inches  
*Drainage class:* Moderately well drained  
*Runoff class:* Low  
*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)

## Custom Soil Resource Report

### **Interpretive groups**

*Land capability classification (irrigated):* None specified

*Land capability classification (nonirrigated):* 2e

*Hydrologic Soil Group:* C

*Ecological site:* F126XY008OH - Tread

*Hydric soil rating:* No

### **Minor Components**

#### **Ginat**

*Percent of map unit:* 5 percent

*Landform:* Terraces

*Down-slope shape:* Linear

*Across-slope shape:* Linear

*Hydric soil rating:* Yes

# References

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- Federal Register. September 18, 2002. Hydric soils of the United States.
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- United States Department of Agriculture, Natural Resources Conservation Service. National forestry manual. [http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/home/?cid=nrcs142p2\\_053374](http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/home/?cid=nrcs142p2_053374)
- United States Department of Agriculture, Natural Resources Conservation Service. National range and pasture handbook. <http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/landuse/rangepasture/?cid=stelprdb1043084>

## Custom Soil Resource Report

United States Department of Agriculture, Natural Resources Conservation Service. National soil survey handbook, title 430-VI. [http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/scientists/?cid=nrcs142p2\\_054242](http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/scientists/?cid=nrcs142p2_054242)

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United States Department of Agriculture, Soil Conservation Service. 1961. Land capability classification. U.S. Department of Agriculture Handbook 210. [http://www.nrcs.usda.gov/Internet/FSE\\_DOCUMENTS/nrcs142p2\\_052290.pdf](http://www.nrcs.usda.gov/Internet/FSE_DOCUMENTS/nrcs142p2_052290.pdf)

**SUPPLEMENT TO SECTION E  
PITTSBURGH WATER MEETING MINUTES**

## Pre-Development Meeting

### Meeting Details

Date:	9/22/2022
Time, Scheduled:	9/22/2022
Meeting Location:	Microsoft Teams
Project Name:	2121 Smallman St
Project Location:	2121 Smallman St

*Attendance Table*

<i>Name</i>	<i>Title</i>	<i>Firm</i>	<i>Email</i>
Jordan Treaster	Development Coordinator	PWSA	JTreaster@pgh2o.com
Robert Herring, PE, PMP	Senior Project Manager	PWSA	RHerring@pgh2o.com
Shannon Connell, EIT	Engineer III	PWSA	SConnell@pgh2o.com
Brad Simmons	Project Manager	CEC	bsimmons@cecinc.com

### Project Details

#### ❖ Existing Conditions

##### ➤ Description:

- The existing site is vacant.

##### ➤ Existing Wastewater Flow Calculation

- Existing flows shall be limited to uses which have occurred within the last 15 years.
- If applicable, the PWSA prefers the existing flows to be calculated via peak flow estimates associated with the type of use. For additional information, please refer to the Developer's Manual on the PWSA website.

#### ❖ Proposed Conditions

##### ➤ Description:

- The proposed project will subdivide the existing property to support the development of apartment units, townhomes and stacked townhomes.

- Flow Estimation Methodology
  - The proposed wastewater flows shall be calculated via peak flow estimates in accordance with the use. For additional information, please refer to the Developer's Manual on the PWSA website.
- ❖ Peak Daily Wastewater Flow Calculations
  - The first step in the Development Permit Application will require the Applicant to estimate the peak daily wastewater flows for the existing and proposed conditions. The PWSA requires this information to determine whether the development will be required to obtain a Sewage Facilities Planning Module from the Pennsylvania Department of Environmental Protection. In addition, this information is required for the PWSA to authorize taps for the proposed development.
  - The peak daily wastewater flows shall be calculated via peak flow estimates in accordance with the existing and proposed uses. For additional information, please refer to the Developer's Manual on the PWSA website.
  - Existing flows shall be limited to uses which have occurred within the last 15 years.

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## Water

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- ❖ PWSA Water Mains
  - Railroad Street
    - Diameter: 10-inch, Type: Distribution
  - 21<sup>st</sup> Street
    - Diameter: 12-inch, Type: Distribution
  - Smallman Street
    - Diameter: 12-inch, Type: Distribution
  - Please be advised that the water main information provided by the PWSA was based on available information. The Applicant shall remain responsible to perform additional investigations to confirm the provided information.
- ❖ Water Services
  - Existing
    - The existing site is believed to have several connections to the lots that will be developed. The team will investigate which connections are active and will terminate them.
  - Proposed
    - The development team will conduct hydrant flow testing on each street to determine the flow pressure available to service the site.

- The PWSA discussed the need for a meter vault to be installed if a service is greater than 50 feet from PWSA main. PWSA also noted that the developer can choose to have a single PWSA connection with a master meter, then sub-meter the properties privately.

❖ Hydrant Flow Testing

- The PWSA requires hydrant flow testing if the development includes either a fire suppression system or contains a water service larger than one-inch diameter.
- If required, the PWSA will perform a preliminary hydrant selection for the Applicant to review and approve.

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## Sewer

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❖ PWSA Sewers

➤ 21<sup>st</sup> Street

- Diameter: 54-inch, Type: Storm, Material: Reinforced Concrete
- Diameter: 48-inch, Type: Sanitary, Material: Reinforced Concrete

➤ Smallman Street through property to Railroad Street

- Diameter: 15-inch, Type: Combination, Material: Vitrified Clay

❖ Sanitary Sewer Service

➤ Existing

- N/A

➤ Proposed

- The current property has a 15" combination sewer located through the property. The development team noted that they currently plan to avoid contact with the sewer and will respect the PWSA easement for access to the sewer. PWSA noted that a review will occur to determine the potential impacts.
- PWSA noted that no permanent structures will be permitted over the sewer. The team is currently tracking down the easement for the sewer.
- The current plans are to connect to the 48" sanitary sewer in 21<sup>st</sup> street.

❖ Storm Sewer Service

➤ Existing

- N/A

➤ Proposed

- Storm connections will occur to the dedicated storm sewer in 21<sup>st</sup> Street.

❖ CCTV Requirements

- CCTV will be required for all proposed sewer connections to PWSA infrastructure.
  - From MH009D030 to ADC024SA17A
    - Smallman Street, Diameter: -inch, Type: Combination
  - From MH009D058 to MH024S036
    - 21<sup>st</sup> Street, Diameter: 54-inch, Type: Storm
  - From MH009D049 to MH024S040
    - 21<sup>st</sup> Street, Diameter: 48-inch, Type: Sanitary

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## General Discussion and Supporting Materials

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- ❖ Please refer to the PWSA website for additional information, as follows:
  - [Developer's Manual](#) for detailed information on PWSA procedures and regulations
  - [Permits](#) for the 2022 Fee Schedule and Permit Applications (Development, Residential, Water Main Shut, Hydrant Flow Tests, Land Operations, Street Vacation, Records Requests, Water and Sewer Availability Letter)
  - [Rates](#) for PWSA's Water, Wastewater and Stormwater Rates
  - [Planning Workflow Diagram](#) for a guide to determine if a project needs a sewage facilities planning module

**SUPPLEMENT TO SECTION F  
PROJECT NARRATIVE**

## Section F – Project Narrative

### Brickworks Townhomes

#### Proposed Method of Sewage Service:

Laurel Communities is proposing to develop an existing parking lot into (16) 4-bedroom and (24) 3-bedroom townhomes, located in the 2<sup>nd</sup> Ward of the City of Pittsburgh, Allegheny County, Pennsylvania. The development will generate approximately **17,600 gallons per day** into the system and is to be treated by the ALCOSAN Woods Run Treatment facility. No existing flows were assumed pre-development.

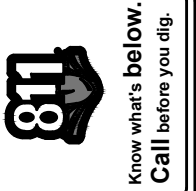
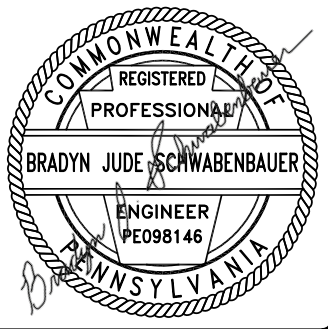
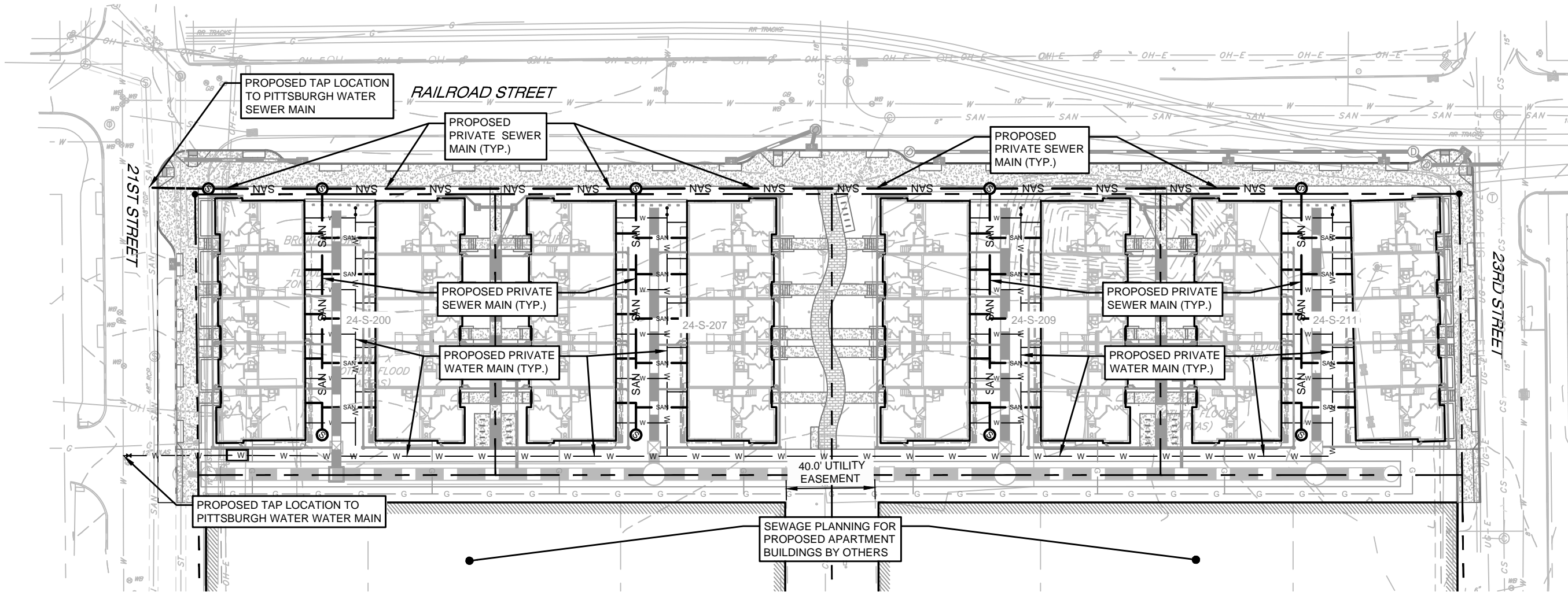
The proposed townhome development will be served by a new private sewer main, which will discharge via a single proposed connection to the existing public sewer collection system owned and operated by Pittsburgh Water. From this connection point, sewage will be conveyed through the existing Pittsburgh Water collection system, ALCOSAN Interceptor, and ultimately treated at the ALCOSAN Woods Run Wastewater Treatment Facility.

#### Justification of Anticipated Flows:

Daily anticipated flow was calculated using peak daily wastewater flow estimates from Table 3.1 of the Pittsburgh Water's Developer's Manual:

Unit Type	No. of Units	Flow/Unit	Total Flow	Description
<b>3-Bedroom Townhome</b>	24	400 GPD/Unit	9,600 GPD	(24) 3-Bedroom Townhomes
<b>4-Bedroom Townhome</b>	16	500 GPD/Unit	8,000 GPD	(16) 4-Bedroom Townhomes

**SUPPLEMENT TO SECTION G.3  
PLOT PLANS FOR SEWAGE FACILITIES PLANNING  
PURPOSES**



**SFPM PLOT PLAN**

Laurel Communities  
 City of Pittsburgh, Allegheny County, Pennsylvania


This plan has been prepared solely for the benefit of the person(s) named above and for the project noted on this 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-LLC.

PLAN REVISIONS	
DATE	DESCRIPTION

P: 724-444-1100  
 F: 724-444-1104  
 www.pve-llc.com



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



DATE:	01-19-2026
SCALE:	1"=50'
PROJECT NUMBER:	20250054

**FIGURE 2**



**SUPPLEMENT TO SECTION G.4  
WETLAND PROTECTION**

## **Section G.4 – Wetland Protection**

### **Brickworks Townhomes**

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

**SUPPLEMENT TO SECTION G.7  
PNDI RECEIPT**

## 1. PROJECT INFORMATION

Project Name: **Brickworks Townhomes**

Date of Review: **1/27/2026 02:01:27 PM**

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

Project Area: **2.31 acres**

County(s): **Allegheny**

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

ZIP Code:

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

Watersheds HUC 8: **Lower Allegheny**

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

Decimal Degrees: **40.453436, -79.983753**

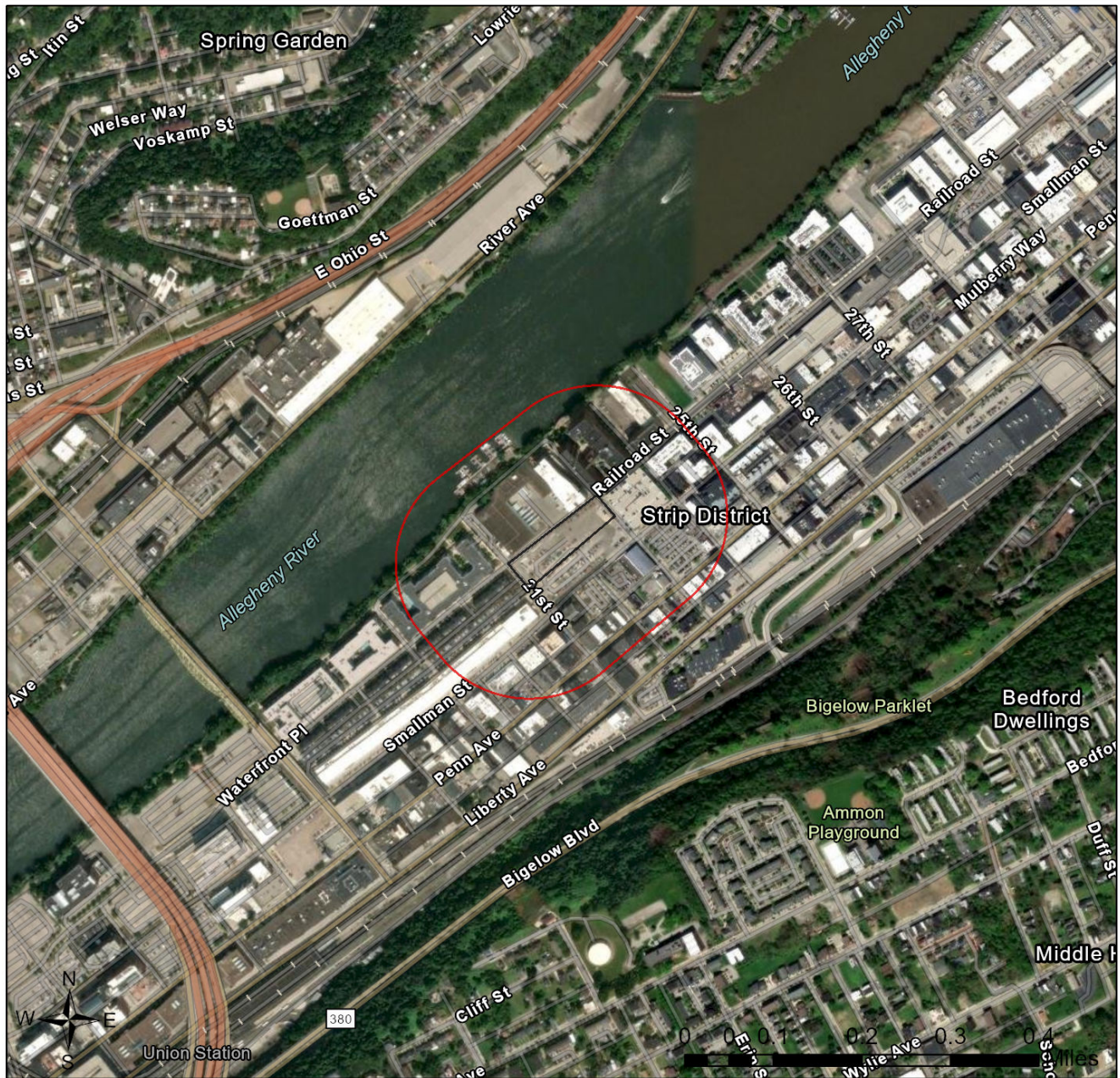
Degrees Minutes Seconds: **40° 27' 12.3686" N, 79° 59' 1.5093" W**



## 2. SEARCH RESULTS

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

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

# Brickworks Townhomes





-  Buffered Project Boundary
-  Project Boundary



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

# Brickworks Townhomes



-  Buffered Project Boundary
-  Project Boundary



Sources: Esri, Vantor, 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:** Will the action include disturbance to trees such as tree cutting (or other means of knocking down, or bringing down trees, tree topping, or tree trimming), pesticide/herbicide application or prescribed fire?

**Your answer is:** No

**Q2:** Does the action area contain any caves (or associated sinkholes, fissures, or other karst features), mines, rocky outcroppings, culverts, or tunnels that could provide habitat for hibernating bats?

**Your answer is:** Unknown

### 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:

Conservation Measure: Potential impacts to state and federally listed species which are under the jurisdiction of both the Pennsylvania Game Commission (PGC) and the U.S. Fish and Wildlife Service may occur as a result of this project. As a result, the PGC defers comments on potential impacts to federally listed species to the U.S. Fish and Wildlife Service. No further coordination with the Pennsylvania Game Commission is required at this time.

#### 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:

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

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

Scientific Name	Common Name	Current Status
Leptodea fragilis	Fragile Papershell	Special Concern Species*
Obliquaria reflexa	Threehorn Wartyback	Special Concern Species*
Quadrula quadrula	Mapleleaf	Special Concern Species*
Sensitive Species**		Endangered

## U.S. Fish and Wildlife Service

### RESPONSE:

Information Request: Your project is within the range of the federally listed Indiana bat. Enter project information into IPaC (<http://ecos.fws.gov/ipac/>). Follow the step-by-step process to review this project's potential effect on federally listed species. For step-by-step instructions, please see our Project Review Page (<https://www.fws.gov/office/pennsylvania-ecological-services/project-revi...>)

Information Request: Your project is within the range of federally listed freshwater mussels. Enter project information into IPaC (<http://ecos.fws.gov/ipac/>). Follow the step-by-step process to review this project's potential effect on federally listed species. For step-by-step instructions, please see our Project Review Page (<https://www.fws.gov/office/pennsylvania-ecological-services/project-revi...>)

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

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

## WHAT TO SEND TO JURISDICTIONAL AGENCIES

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

\*If information was requested by USFWS, applicants must submit their project using [IPaC](#), following the [USFWS Project Submission](#) Instructions. USFWS will not accept or review project materials uploaded via the Conservation Explorer.

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

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

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

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

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

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

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

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

## 4. DEP INFORMATION

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



## 5. ADDITIONAL INFORMATION

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

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

## 6. AGENCY CONTACT INFORMATION

### PA Department of Conservation and Natural Resources

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

### PA Fish and Boat Commission

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

### U.S. Fish and Wildlife Service

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

### PA Game Commission

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

## 7. PROJECT CONTACT INFORMATION

Name: Bradyn J. Schwabenbauer  
Company/Business Name: PVEDI  
Address: 2000 Georgetown Drive, Suite 101  
City, State, Zip: Sewickley, PA 15143  
Phone: ( 724 ) 444-1100 Fax: ( )  
Email: bschwabenbauer@pve-llc.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.

*Bradyn J. Schwabenbauer*  
applicant/project proponent signature

1-27-26  
date



February 4, 2026

**IN REPLY REFER TO**

SIR# 62691

PVEDI

Bradyn Schwabenbauer  
2000 Georgetown Drive  
Sewickley, Pennsylvania 15143

**RE: Species Impact Review (SIR) – Rare, Candidate, Threatened and Endangered Species  
PNDI Search No. 856080\_1  
Brickworks Townhomes  
Pittsburgh City: ALLEGHENY County**

Dear Bradyn Schwabenbauer:

This responds to your inquiry about a Pennsylvania Natural Diversity Inventory (PNDI) Internet Database search “potential conflict” or a threatened and endangered species impact review. These projects are screened for potential conflicts with rare, candidate, threatened or endangered species under Pennsylvania Fish and Boat Commission jurisdiction (fish, reptiles, amphibians, aquatic invertebrates only) using the Pennsylvania Natural Diversity Inventory (PNDI) database and our own files. These species of special concern are listed under the Endangered Species Act of 1973, the Wild Resource Conservation Act, and the Pennsylvania Fish and Boat Code (Chapter 75), or the Wildlife Code.

An element occurrence of a rare, candidate, threatened, or endangered species under our jurisdiction is known from the vicinity of the proposed project. However, given the nature of the proposed project, the immediate location, or the current status of the nearby element occurrence(s), no adverse impacts are expected to the species of special concern.

This response represents the most up-to-date summary of the PNDI data and our files and is valid for two (2) years from the date of this letter. An absence of recorded species information does not necessarily imply species absence. Our data files and the PNDI system are continuously being updated with species occurrence information. Should project plans change or additional information on listed or proposed species become available, this determination may be reconsidered, and consultation shall be re-initiated.

**If you have any questions regarding this review, please contact Nevin Welte at 814-470-6151 or [nwelte@pa.gov](mailto:nwelte@pa.gov) and refer to the SIR # 62691.** Thank you for your cooperation and attention to this important matter of species conservation and habitat protection.

Sincerely,

A handwritten signature in black ink that reads "Christopher A. Urban". The signature is written in a cursive style with a large, prominent initial "C".

Christopher A. Urban, Chief  
Natural Diversity Section

CAU//NTW/dn



## United States Department of the Interior



FISH AND WILDLIFE SERVICE  
Pennsylvania Ecological Services Field Office  
110 Radnor Road Suite 101  
State College, PA 16801-7987  
Phone: (814) 234-4090 Fax: (814) 234-0748  
<https://www.fws.gov/northeast/PAFO/index.html>

In Reply Refer To:

01/28/2026 18:28:43 UTC

Project Code: 2026-0042237

Project Name: Brickworks Townhomes

Subject: List of threatened and endangered species that may occur in your proposed project location or may be affected by your proposed project

To Whom It May Concern:

The enclosed species list identifies threatened, endangered, proposed and candidate species, as well as proposed and final designated critical habitat, that may occur within the boundary of your proposed project and/or may be affected by your proposed project. The species list fulfills the requirements of the U.S. Fish and Wildlife Service (Service) under section 7(c) of the Endangered Species Act (Act) of 1973, as amended (16 U.S.C. 1531 *et seq.*).

New information based on updated surveys, changes in the abundance and distribution of species, changed habitat conditions, or other factors could change this list. Please feel free to contact us if you need more current information or assistance regarding the potential impacts to federally proposed, listed, and candidate species and federally designated and proposed critical habitat. Please note that under 50 CFR 402.12(e) of the regulations implementing section 7 of the Act, the accuracy of this species list should be verified after 90 days. This verification can be completed formally or informally as desired. The Service recommends that verification be completed by visiting the IPaC website at regular intervals during project planning and implementation for updates to species lists and information. An updated list may be requested through the IPaC system by completing the same process used to receive the enclosed list.

The purpose of the Act is to provide a means whereby threatened and endangered species and the ecosystems upon which they depend may be conserved. Under sections 7(a)(1) and 7(a)(2) of the Act and its implementing regulations (50 CFR 402 *et seq.*), Federal agencies are required to utilize their authorities to carry out programs for the conservation of threatened and endangered species and to determine whether projects may affect threatened and endangered species and/or designated critical habitat.

A Biological Assessment is required for construction projects (or other undertakings having similar physical impacts) that are major Federal actions significantly affecting the quality of the human environment as defined in the National Environmental Policy Act (42 U.S.C. 4332(2))

(c)). For projects other than major construction activities, the Service suggests that a biological evaluation similar to a Biological Assessment be prepared to determine whether the project may affect listed or proposed species and/or designated or proposed critical habitat. Recommended contents of a Biological Assessment are described at 50 CFR 402.12.

If a Federal agency determines, based on the Biological Assessment or biological evaluation, that listed species and/or designated critical habitat may be affected by the proposed project, the agency is required to consult with the Service pursuant to 50 CFR 402. In addition, the Service recommends that candidate species, proposed species and proposed critical habitat be addressed within the consultation. More information on the regulations and procedures for section 7 consultation, including the role of permit or license applicants, can be found in the "Endangered Species Consultation Handbook" at:

<https://www.fws.gov/sites/default/files/documents/endangered-species-consultation-handbook.pdf>

**Migratory Birds:** In addition to responsibilities to protect threatened and endangered species under the Endangered Species Act (ESA), there are additional responsibilities under the Migratory Bird Treaty Act (MBTA) and the Bald and Golden Eagle Protection Act (BGEPA) to protect native birds from project-related impacts. Any activity resulting in take of migratory birds, including eagles, is prohibited unless otherwise permitted by the U.S. Fish and Wildlife Service (50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)). For more information regarding these Acts see <https://www.fws.gov/program/migratory-bird-permit/what-we-do>.

It is the responsibility of the project proponent to comply with these Acts by identifying potential impacts to migratory birds and eagles within applicable NEPA documents (when there is a federal nexus) or a Bird/Eagle Conservation Plan (when there is no federal nexus). Proponents should implement conservation measures to avoid or minimize the production of project-related stressors or minimize the exposure of birds and their resources to the project-related stressors. For more information on avian stressors and recommended conservation measures see <https://www.fws.gov/library/collections/threats-birds>.

In addition to MBTA and BGEPA, Executive Order 13186: *Responsibilities of Federal Agencies to Protect Migratory Birds*, obligates all Federal agencies that engage in or authorize activities that might affect migratory birds, to minimize those effects and encourage conservation measures that will improve bird populations. Executive Order 13186 provides for the protection of both migratory birds and migratory bird habitat. For information regarding the implementation of Executive Order 13186, please visit <https://www.fws.gov/partner/council-conservation-migratory-birds>.

We appreciate your concern for threatened and endangered species. The Service encourages Federal agencies to include conservation of threatened and endangered species into their project planning to further the purposes of the Act. Please include the Consultation Code in the header of this letter with any request for consultation or correspondence about your project that you submit to our office.

Attachment(s):

- Official Species List
- USFWS National Wildlife Refuges and Fish Hatcheries

## **OFFICIAL SPECIES LIST**

This list is provided pursuant to Section 7 of the Endangered Species Act, and fulfills the requirement for Federal agencies to "request of the Secretary of the Interior information whether any species which is listed or proposed to be listed may be present in the area of a proposed action".

This species list is provided by:

**Pennsylvania Ecological Services Field Office**

110 Radnor Road Suite 101  
State College, PA 16801-7987  
(814) 234-4090

## PROJECT SUMMARY

Project Code: 2026-0042237

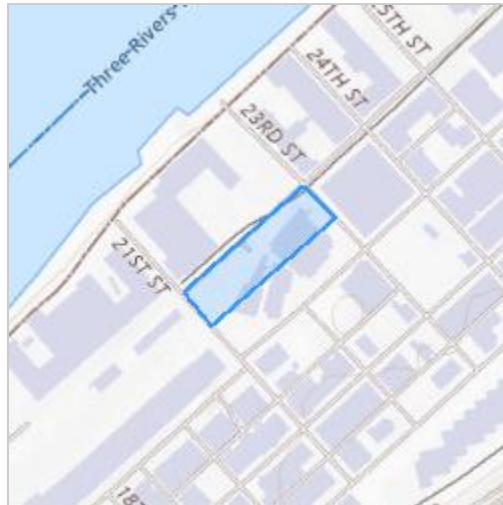
Project Name: Brickworks Townhomes

Project Type: Residential Construction

Project Description: Construction of 40 townhome units (8 total buildings) and associated infrastructure. Existing site is a surface parking lot

Project Location:

The approximate location of the project can be viewed in Google Maps: <https://www.google.com/maps/@40.45344995,-79.98370562235436,14z>



Counties: Allegheny County, Pennsylvania

## ENDANGERED SPECIES ACT SPECIES

There is a total of 7 threatened, endangered, or candidate species on this species list.

Species on this list should be considered in an effects analysis for your project and could include species that exist in another geographic area. For example, certain fish may appear on the species list because a project could affect downstream species.

IPaC does not display listed species or critical habitats under the sole jurisdiction of NOAA Fisheries<sup>1</sup>, as USFWS does not have the authority to speak on behalf of NOAA and the Department of Commerce.

See the "Critical habitats" section below for those critical habitats that lie wholly or partially within your project area under this office's jurisdiction. Please contact the designated FWS office if you have questions.

- 
1. [NOAA Fisheries](#), also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

**MAMMALS**

NAME	STATUS
Indiana Bat <i>Myotis sodalis</i> There is <b>final</b> critical habitat for this species. Your location does not overlap the critical habitat. Species profile: <a href="https://ecos.fws.gov/ecp/species/5949">https://ecos.fws.gov/ecp/species/5949</a>	Endangered
Tricolored Bat <i>Perimyotis subflavus</i> No critical habitat has been designated for this species. Species profile: <a href="https://ecos.fws.gov/ecp/species/10515">https://ecos.fws.gov/ecp/species/10515</a>	Proposed Endangered

**CLAMS**

NAME	STATUS
Clubshell <i>Pleurobema clava</i> Population: Wherever found; Except where listed as Experimental Populations No critical habitat has been designated for this species. Species profile: <a href="https://ecos.fws.gov/ecp/species/3789">https://ecos.fws.gov/ecp/species/3789</a>	Endangered
Longsolid <i>Fusconaia subrotunda</i> There is <b>final</b> critical habitat for this species. Your location does not overlap the critical habitat. Species profile: <a href="https://ecos.fws.gov/ecp/species/9880">https://ecos.fws.gov/ecp/species/9880</a>	Threatened
Northern Riffleshell <i>Epioblasma rangiana</i> No critical habitat has been designated for this species. Species profile: <a href="https://ecos.fws.gov/ecp/species/527">https://ecos.fws.gov/ecp/species/527</a>	Endangered
Rayed Bean <i>Villosa fabalis</i> There is <b>proposed</b> critical habitat for this species. Your location does not overlap the critical habitat. Species profile: <a href="https://ecos.fws.gov/ecp/species/5862">https://ecos.fws.gov/ecp/species/5862</a>	Endangered

**INSECTS**

NAME	STATUS
Monarch Butterfly <i>Danaus plexippus</i> There is <b>proposed</b> critical habitat for this species. Your location does not overlap the critical habitat. Species profile: <a href="https://ecos.fws.gov/ecp/species/9743">https://ecos.fws.gov/ecp/species/9743</a>	Proposed Threatened

**CRITICAL HABITATS**

THERE ARE NO CRITICAL HABITATS WITHIN YOUR PROJECT AREA UNDER THIS OFFICE'S JURISDICTION.

YOU ARE STILL REQUIRED TO DETERMINE IF YOUR PROJECT(S) MAY HAVE EFFECTS ON ALL ABOVE LISTED SPECIES.

# USFWS NATIONAL WILDLIFE REFUGE LANDS AND FISH HATCHERIES

Any activity proposed on lands managed by the [National Wildlife Refuge](#) system must undergo a 'Compatibility Determination' conducted by the Refuge. Please contact the individual Refuges to discuss any questions or concerns.

THERE ARE NO REFUGE LANDS OR FISH HATCHERIES WITHIN YOUR PROJECT AREA.

## **IPAC USER CONTACT INFORMATION**

Agency: PVEDI  
Name: Bradyn Schwabenbauer  
Address: 2000 Georgetown Drive  
Address Line 2: Suite 101  
City: Sewickley  
State: PA  
Zip: 15143  
Email: bschwabenbauer@pvedi-ae.com  
Phone: 7244441100



## United States Department of the Interior



FISH AND WILDLIFE SERVICE  
Pennsylvania Ecological Services Field Office  
110 Radnor Road Suite 101  
State College, PA 16801-7987  
Phone: (814) 234-4090 Fax: (814) 234-0748  
<https://www.fws.gov/northeast/PAFO/index.html>

In Reply Refer To:  
Project code: 2026-0042237  
Project Name: Brickworks Townhomes

01/28/2026 19:15:52 UTC

Federal Nexus: no  
Federal Action Agency (if applicable):

Subject: Federal agency coordination under the Endangered Species Act, Section 7 for  
'Brickworks Townhomes'

Dear Bradyn Schwabenbauer:

This letter records your determination using the Information for Planning and Consultation (IPaC) system provided to the U.S. Fish and Wildlife Service (Service) on January 28, 2026, for "Brickworks Townhomes" (here forward, Project). This project has been assigned Project Code 2026-0042237 and all future correspondence should clearly reference this number.

The Service developed the IPaC system and associated species' determination keys in accordance with the Endangered Species Act of 1973 (ESA; 87 Stat. 884, as amended; 16 U.S.C. 1531 et seq.) and based on a standing analysis. All information submitted by the Project proponent into the IPaC must accurately represent the full scope and details of the Project. Failure to accurately represent or implement the Project as detailed in IPaC or the Northeast Determination Key (DKey), invalidates this letter. **Answers to certain questions in the DKey commit the project proponent to implementation of conservation measures that must be followed for the ESA determination to remain valid.**

To make a no effect determination, the full scope of the proposed project implementation (action) should not have any effects (either positive or negative effect(s)), to a federally listed species or designated critical habitat. Effects of the action are all consequences to listed species or critical habitat that are caused by the proposed action, including the consequences of other activities that are caused by the proposed action. A consequence is caused by the proposed action if it would not occur but for the proposed action and it is reasonably certain to occur. Effects of the action may occur later in time and may include consequences occurring outside the immediate area involved in the action. (See § 402.17). Under Section 7 of the ESA, if a federal action agency makes a no effect determination, no further consultation with, or concurrence from, the Service is

required (ESA §7). If a proposed Federal action may affect a listed species or designated critical habitat, formal consultation is required (except when the Service concurs, in writing, that a proposed action "is not likely to adversely affect" listed species or designated critical habitat [50 CFR §402.02, 50 CFR§402.13]).

The IPaC results indicated the following species is (are) potentially present in your project area and, based on your responses to the Service's Northeast DKey, you determined the proposed Project will have the following effect determinations:

<b>Species</b>	<b>Listing Status</b>	<b>Determination</b>
Clubshell ( <i>Pleurobema clava</i> )	Endangered	No effect
Indiana Bat ( <i>Myotis sodalis</i> )	Endangered	No effect
Longsolid ( <i>Fusconaia subrotunda</i> )	Threatened	No effect
Northern Riffleshell ( <i>Epioblasma rangiana</i> )	Endangered	No effect
Rayed Bean ( <i>Villosa fabalis</i> )	Endangered	No effect

**Conclusion** If there are no updates on listed species, no further consultation/coordination for this project is required for the species identified above. However, the Service recommends that project proponents re-evaluate the Project in IPaC if: 1) the scope, timing, duration, or location of the Project changes (includes any project changes or amendments); 2) new information reveals the Project may impact (positively or negatively) federally listed species or designated critical habitat; or 3) a new species is listed, or critical habitat designated. If any of the above conditions occurs, additional consultation with the Service should take place before project implements any changes which are final or commits additional resources.

#### **Other Species and Critical Habitat that May be Present in the Action Area**

In addition to the species listed above, the following species and/or critical habitats may also occur in your project area and are not covered by this conclusion:

- Monarch Butterfly *Danaus plexippus* Proposed Threatened
- Tricolored Bat *Perimyotis subflavus* Proposed Endangered

Please Note: If the Action may impact bald or golden eagles, additional coordination with the Service under the Bald and Golden Eagle Protection Act (BGEPA) (54 Stat. 250, as amended, 16 U.S.C. 668a-d) by the prospective permittee may be required. Please contact the Migratory Birds Permit Office, (413) 253-8643, or [PermitsR5MB@fws.gov](mailto:PermitsR5MB@fws.gov), with any questions regarding potential impacts to Eagles.

If you have any questions regarding this letter or need further assistance, please contact the Pennsylvania Ecological Services Field Office and reference the Project Code associated with this Project.

## Action Description

You provided to IPaC the following name and description for the subject Action.

### 1. Name

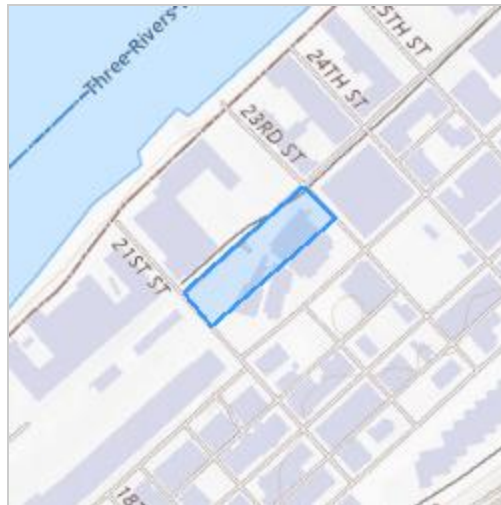
Brickworks Townhomes

### 2. Description

The following description was provided for the project 'Brickworks Townhomes':

Construction of 40 townhome units (8 total buildings) and associated infrastructure. Existing site is a surface parking lot

The approximate location of the project can be viewed in Google Maps: <https://www.google.com/maps/@40.45344995,-79.98370562235436,14z>



## QUALIFICATION INTERVIEW

1. As a representative of this project, do you agree that all items submitted represent the complete scope of the project details and you will answer questions truthfully?

*Yes*

2. Does the proposed project include, or is it reasonably certain to cause, intentional take of listed species?

**Note:** This question could refer to research, direct species management, surveys, and/or studies that include intentional handling/encountering, harassment, collection, or capturing of any individual of a federally listed threatened, endangered, or proposed species.

*No*

3. Is the action authorized, permitted, licensed, funded, or being carried out by a Federal agency in whole or in part?

**Note:** for projects in Pennsylvania: Projects requiring authorization under Section 404 of the Clean Water Act and/or Section 10 of the Rivers and Harbors Act would be considered as having a federal nexus. Since the U.S. Army Corps of Engineers (Corps) has issued the Pennsylvania State Programmatic General Permit (PASPGP), which may be verified by the PA Department of Environmental Protection or certain Conservation Districts, the need to receive a Corps authorization to perform the work under the PASPGP serves as a federal nexus. As such, if proposing to use the PASPGP, you would answer 'yes' to this question.

*No*

4. Will the proposed project involve the use or storage of herbicide?

*No*

5. Will the proposed project involve herbaceous native vegetation removal (including prescribed fire that would result in burning of plants) or mowing?

*No*

6. Does any component of the project associated with this action include activities or structures that may pose a collision risk to **birds** (e.g., plane-based surveys, new or enlarged communication towers or broadcast towers, high voltage transmission lines, any type of towers with or without guy wires)?

*No*

7. Will the proposed project involve demolition, rehabilitation, property elevation, renovation, and/or rebuilding of one or more existing buildings (e.g., residential, commercial and industrial buildings, or utilities)? Note: if project activities include modification of bridges and/or culverts, answer this question "No".

*No*

8. Are federally listed freshwater mussels known to be present in the action area?

**Note:** If unsure, contact the appropriate Ecological Services Field Office for additional information or answer "NO" and continue through the key.

*No*

9. Did a qualified surveyor conduct a survey for freshwater mussels within the action area with the appropriate level of search effort according to local survey guidance?

**Note:** Answer this question "Yes" if the project is located in WV and the action area is located outside the stream reaches where mussel surveys are required following the [West Virginia Mussel Survey Protocol](#)

*No*

10. Will the proposed project result in **permanent** changes to surface water or groundwater quantity, retention, quality or timing?

**Note:** Projects may affect stream flow, surface water, or groundwater through various activities such as; water withdrawal, water recharge, well drilling, infiltration impacts, stormwater outlets, hydropower production, water impoundments, intake structures, stream diversion, mining operations, dams, surface water drainage, or hydroelectric turbines.

If a project only involves temporary and limited reductions in water that will not displace listed species or significantly alter their water availability (meaning there are no changes to their feeding, breeding, or sheltering), you can answer "No" to this question.

This question specifically addresses the quantity of water in a stream. Other water quality issues, such as sedimentation and turbidity, will be covered in subsequent questions.

*No*

11. Does the project include activity in or within 300 feet of a freshwater wetland?

**Note:** This encompasses various project activities related to wetlands, including activities taking place within wetlands, activities occurring within 300 feet of wetlands that could impact them, and water withdrawals and/or discharge of contaminants, even if covered by a National Pollutant Discharge Elimination System (NPDES) permit.

Examples of such activities include, but are not limited to; wetland draining, ditching, tilling, filling, excavation, stream diversion, impoundments, mowing, grazing vegetation, construction of access roads, creation of detention basins, installation of water or sewer lines, irrigation, increase of impervious surfaces, and application of pesticides, deicing agents, or fertilizers..

*No*

12. Will the proposed project directly affect a streambed (below ordinary high water mark (OHWM)) of the stream?

*No*

13. Will the proposed project bore underneath (directional bore or horizontal directional drill) a stream where listed species may be present?

*No*

14. Will the proposed project involve a new point source discharge into a stream or change an existing point source discharge (e.g., outfalls; leachate ponds, fracking fluid) including changes to pH, temperature and/or chemical composition (e.g., chloride, nickel, etc.)?

*No*

15. Will the proposed project involve the removal of sediment or debris, dredging or in-stream gravel mining where listed species may be present?

*No*

16. Will the proposed project involve the creation of a new water-borne contaminant source where listed species may be present?

**Note:** New water-borne contaminant sources occur through improper storage, usage, or creation of chemicals. For example: leachate ponds and pits containing chemicals that are not NSF/ANSI 60 compliant have contaminated waterways. Sedimentation will be addressed in a separate question.

*No*

17. Will the proposed project involve perennial stream loss, in a stream or tributary of a stream where listed species may be present, that would require an individual permit under 404 of the Clean Water Act?

*No*

18. Will the proposed project involve pesticide use or storage within 200 feet of a karst feature or perennial stream bank where aquatic listed species may be present?

*No*

19. Will the proposed project include activities that could negatively affect fish movement temporarily or permanently (including fish stocking, harvesting, or creation of barriers to fish passage).

*No*

20. Will the proposed project involve earth moving or other ground disturbance that could cause erosion and sedimentation, and/or contamination within 300 feet of a freshwater wetland or along a stream?

**Note:** Answer "Yes" to this question if erosion and sediment control measures will be used.

*No*

21. Will the proposed project impact streams or tributaries of streams where listed species may be present through activities such as, but not limited to, valley fills, large-scale vegetation removal that could result in ground destabilization, and/or change in site topography?

*No*

22. Will the proposed project involve vegetation removal within 300 feet of a perennial stream bank where aquatic listed species may be present?

*No*

23. Will erosion and sedimentation control Best Management Practices (BMPs) associated with applicable state and/or Federal permits, be applied to the project?

**Note:** If BMPs have been provided by and/or coordinated with and approved by the appropriate Ecological Services Field Office, answer "Yes" to this question.

*Yes*

24. Is the project being funded, lead, or managed in whole or in part by U.S Fish and Wildlife Restoration and Recovery Program (e.g., Partners, Coastal, Fisheries, Wildlife and Sport Fish Restoration, Refuges)?

*No*

25. Does the proposed project involve construction or installation of a non-commercial boat dock on a stream?

*No*

26. Does any component of the project associated with this action include activities or structures that may pose a collision risk to **bats** (e.g., plane-based surveys, land-based or offshore wind)?

*No*

27. Will the proposed project affect wetlands in areas where **bats** may be present?

*No*

28. Will the proposed project involve blasting where bats may be present?

*No*

29. Does the project intersect the Indiana bat species list area?

**Automatically answered**

*Yes*

30. Are there any caves, mines, or mine features that are suitable for hibernating Indiana bats within the area expected to be impacted by the project?

*No*

31. Has a presence/probable absence bat survey following the [Service's Range-wide Indiana Bat and Northern long-eared Bat Survey Guidelines](#) been conducted within the action area?

*No*

32. Does the project involve removal or modification of a human-made structure (barn, house, or other building) known or suspected to contain roosting bats? **Note:** Most maintenance and general human disturbance in and around structures will not affect Indiana bats as bats roosting in human structures are adjusted to a certain level of routine noise and are generally expected to roost away from areas with excessive disturbance. Answer 'no' if the proposed action will not include disturbance to human structures known or suspected to contain roosting bats or if the structure does not offer suitable roosting habitat for northern long-eared bats. If unsure, answer 'yes.'

*No*

33. Does the project include removal/modification of an existing culvert?

*No*

34. Does the project include removal/modification of an existing bridge?

*No*

35. Are trees present within 1000 feet of the action area?

Note: If there are trees within the action area that are of a sufficient size to be potential roosts for bats (i.e., live trees and/or snags  $\geq 5$  inches dbh (12.7 centimeter), answer "Yes". If unsure, answer "Yes." Or refer to Appendix A of the Range-wide Indiana Bat and Northern Long-Eared Bat Survey Guidelines for definitions and an assessment form that will assist you in determining if suitable habitat is present within your project's action area. Suitable summer habitat for Indiana bat consists of a wide variety of forested/wooded habitats where they roost, forage, and travel and may also include some adjacent and interspersed non-forested habitats such as emergent wetlands and adjacent edges of agricultural fields, old fields and pastures. This includes forests and woodlots containing potential roosts (i.e., live trees and/or snags  $\geq 5$  inches dbh (12.7 centimeter) that have exfoliating bark, cracks, crevices, and/or hollows), as well as linear features such as fencerows, riparian forests, and other wooded corridors. These wooded areas may be dense or loose aggregates of trees with variable amounts of canopy closure. Individual trees may be considered suitable habitat when they exhibit the characteristics of a potential roost tree and are located within 1,000 feet (305 meters) of other forested/wooded habitat.

*No*

36. [Hidden Semantic] Does the project area intersect the species list area of Clubshell?

**Automatically answered**

*Yes*

37. [Hidden Semantic] Does the project area intersect the species list area of Rayed Bean?

**Automatically answered**

*Yes*

38. [Hidden Semantic] Does the project area intersect the species list area of Northern Riffleshell?

**Automatically answered**

*Yes*

39. [Hidden Semantic] Does the project area intersect the species list area of Longsolid?

**Automatically answered**

*Yes*

40. Does the project intersect the Small-anthered bittercress species list area?

**Automatically answered**

*No*

41. Does the project intersect the Smooth Coneflower species list area?

**Automatically answered**

*No*

42. Do you have any other documents that you want to include with this submission?

*No*

## PROJECT QUESTIONNAIRE

1. Approximately how many acres of trees would the proposed project remove?

*0*

2. Approximately how many total acres of disturbance are within the disturbance/  
construction limits of the proposed project?

*2.3*

3. Briefly describe the habitat within the construction/disturbance limits of the project site.

*The existing site is a flat, open surface parking lot with no trees or buildings*

## **IPAC USER CONTACT INFORMATION**

Agency: PVEDI  
Name: Bradyn Schwabenbauer  
Address: 2000 Georgetown Drive  
Address Line 2: Suite 101  
City: Sewickley  
State: PA  
Zip: 15143  
Email: bschwabenbauer@pvedi-ae.com  
Phone: 7244441100



## United States Department of the Interior



FISH AND WILDLIFE SERVICE  
Pennsylvania Ecological Services Field Office  
110 Radnor Road Suite 101  
State College, PA 16801-7987  
Phone: (814) 234-4090 Fax: (814) 234-0748  
<https://www.fws.gov/northeast/PAFO/index.html>

In Reply Refer To:  
Project code: 2026-0042237  
Project Name: Brickworks Townhomes

01/28/2026 19:20:01 UTC

Federal Nexus: no  
Federal Action Agency (if applicable):

**Subject:** Record of project representative's no effect determination for 'Brickworks Townhomes'

Dear Bradyn Schwabenbauer:

This letter records your determination using the Information for Planning and Consultation (IPaC) system provided to the U.S. Fish and Wildlife Service (Service) on January 28, 2026, for 'Brickworks Townhomes' (here forward, Project). This project has been assigned Project Code 2026-0042237 and all future correspondence should clearly reference this number. **Please carefully review this letter.**

### **Ensuring Accurate Determinations When Using IPaC**

The Service developed the IPaC system and associated species' determination keys in accordance with the Endangered Species Act of 1973 (ESA; 87 Stat. 884, as amended; 16 U.S.C. 1531 et seq.) and based on a standing analysis. All information submitted by the Project proponent into IPaC must accurately represent the full scope and details of the Project.

Failure to accurately represent or implement the Project as detailed in IPaC or the **Northern Long-eared Bat and Tricolored Bat Range-wide Determination Key (Dkey)**, invalidates this letter. *Answers to certain questions in the DKey commit the project proponent to implementation of conservation measures that must be followed for the ESA determination to remain valid.*

### **Determination for the Northern Long-Eared Bat and/or Tricolored Bat**

Based upon your IPaC submission and a standing analysis, your project has reached the following effect determinations:

<b>Species</b>	<b>Listing Status</b>	<b>Determination</b>
----------------	-----------------------	----------------------

Tricolored Bat (*Perimyotis subflavus*)

Proposed  
Endangered

No effect

Federal agencies must consult with U.S. Fish and Wildlife Service under section 7(a)(2) of the Endangered Species Act (ESA) when an action *may affect* a listed species. Tricolored bat is proposed for listing as endangered under the ESA, but not yet listed. For actions that may affect a proposed species, agencies cannot consult, but they can *confer* under the authority of section 7(a)(4) of the ESA. Such conferences can follow the procedures for a consultation and be adopted as such if and when the proposed species is listed. Should the tricolored bat be listed, agencies must review projects that are not yet complete, or projects with ongoing effects within the tricolored bat range that previously received a NE or NLAA determination from the key to confirm that the determination is still accurate.

To make a no effect determination, the full scope of the proposed project implementation (action) should not have any effects (either positive or negative), to a federally listed species or designated critical habitat. Effects of the action are all consequences to listed species or critical habitat that are caused by the proposed action, including the consequences of other activities that are caused by the proposed action. A consequence is caused by the proposed action if it would not occur but for the proposed action and it is reasonably certain to occur. Effects of the action may occur later in time and may include consequences occurring outside the immediate area involved in the action. (See § 402.17).

Under Section 7 of the ESA, if a federal action agency makes a no effect determination, no consultation with the Service is required (ESA §7). If a proposed Federal action may affect a listed species or designated critical habitat, formal consultation is required except when the Service concurs, in writing, that a proposed action "is not likely to adversely affect" listed species or designated critical habitat [50 CFR §402.02, 50 CFR§402.13].

### **Other Species and Critical Habitat that May be Present in the Action Area**

The IPaC-assisted determination key for the northern long-eared bat and tricolored bat does not apply to the following ESA-protected species and/or critical habitat that also may occur in your Action area:

- Clubshell *Pleurobema clava* Endangered
- Indiana Bat *Myotis sodalis* Endangered
- Longsolid *Fusconaia subrotunda* Threatened
- Monarch Butterfly *Danaus plexippus* Proposed Threatened
- Northern Riffleshell *Epioblasma rangiana* Endangered
- Rayed Bean *Villosa fabalis* Endangered

You may coordinate with our Office to determine whether the Action may affect the animal species listed above and, if so, how they may be affected.

### **Next Steps**

If there are no updates on listed species, no further consultation/coordination for this project is required with respect to the species covered by this key. However, the Service recommends that project proponents re-evaluate the Project in IPaC if: 1) the scope, timing, duration, or location of the Project changes (includes any project changes or amendments); 2) new information reveals the Project may impact (positively or negatively) federally listed species or designated critical habitat; or 3) a new species is listed, or critical habitat designated. If any of the above conditions occurs, additional coordination with the Service should take place to ensure compliance with the Act.

If you have any questions regarding this letter or need further assistance, please contact the Pennsylvania Ecological Services Field Office and reference Project Code 2026-0042237 associated with this Project.

## Action Description

You provided to IPaC the following name and description for the subject Action.

### 1. Name

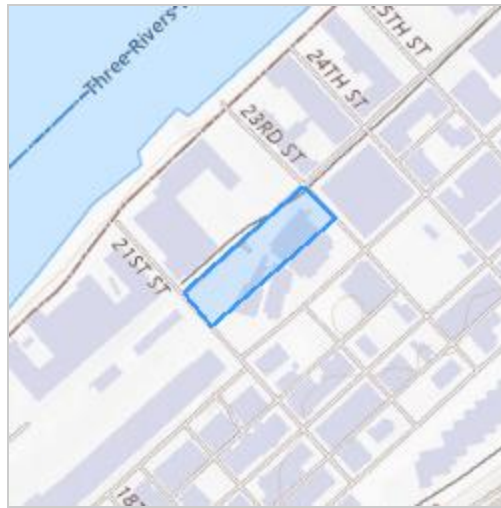
Brickworks Townhomes

### 2. Description

The following description was provided for the project 'Brickworks Townhomes':

Construction of 40 townhome units (8 total buildings) and associated infrastructure. Existing site is a surface parking lot

The approximate location of the project can be viewed in Google Maps: <https://www.google.com/maps/@40.45344995,-79.98370562235436,14z>



## DETERMINATION KEY RESULT

Based on the information you provided, you have determined that the Proposed Action will have no effect on the species covered by this determination key. Therefore, no consultation with the U.S. Fish and Wildlife Service pursuant to Section 7(a)(2) of the Endangered Species Act of 1973 (87 Stat. 884, as amended 16 U.S.C. 1531 *et seq.*) is required for those species.

## QUALIFICATION INTERVIEW

1. Does the proposed project include, or is it reasonably certain to cause, intentional take of listed bats or any other listed species?

**Note:** Intentional take is defined as take that is the intended result of a project. Intentional take could refer to research, direct species management, surveys, and/or studies that include intentional handling/encountering, harassment, collection, or capturing of any individual of a federally listed threatened, endangered or proposed species?

No

2. Is the action area wholly within Zone 2 of the year-round active area for northern long-eared bat and/or tricolored bat?

**Automatically answered**

No

3. Does the action area intersect Zone 1 of the year-round active area for northern long-eared bat and/or tricolored bat?

**Automatically answered**

No

4. Does any component of the action involve leasing, construction or operation of wind turbines? Answer 'yes' if the activities considered are conducted with the intention of gathering survey information to inform the leasing, construction, or operation of wind turbines.

No

5. Is the proposed action authorized, permitted, licensed, funded, or being carried out by a Federal agency in whole or in part?

**Note for projects in Pennsylvania:** Projects requiring authorization under Section 404 of the Clean Water Act and/or Section 10 of the Rivers and Harbors Act would be considered as having a federal nexus. Since the U.S. Army Corps of Engineers (Corps) has issued the Pennsylvania State Programmatic General Permit (PASPGP), which may be verified by the PA Department of Environmental Protection or certain Conservation Districts, the need to receive a Corps authorization to perform the work under the PASPGP serves as a federal nexus. As such, if proposing to use the PASPGP, you would answer 'yes' to this question.

No

6. [Semantic] Is the action area located within 0.5 miles of a known bat hibernaculum or winter roost? Note: The map queried for this question contains proprietary information and cannot be displayed. If you need additional information, please contact your state wildlife agency.

**Automatically answered**

No

7. Does the action area contain any winter roosts or caves (or associated sinkholes, fissures, or other karst features), mines, rocky outcroppings, or tunnels that could provide habitat for hibernating bats?

No

8. Does the action area contain (1) talus or (2) anthropogenic or naturally formed rock shelters or crevices in rocky outcrops, rock faces or cliffs?

No

9. Will the action cause effects to a bridge?

**Note:** Covered bridges should be considered as bridges in this question.

No

10. Will the action result in effects to a culvert or tunnel at any time of year?

No

11. Are trees present within 1000 feet of the action area?

**Note:** If there are trees within the action area that are of a sufficient size to be potential roosts for bats answer "Yes". If unsure, additional information defining suitable summer habitat for the northern long-eared bat and tricolored bat can be found in Appendix A of the USFWS' Range-wide Indiana Bat and Northern long-eared bat Survey Guidelines at: <https://www.fws.gov/media/range-wide-indiana-bat-and-northern-long-eared-bat-survey-guidelines>.

No

12. Does the action area intersect the tricolored bat species list area?

**Automatically answered**

Yes

13. Is the action area located within 0.5-mile of radius of an entrance/opening to any known tricolored bat hibernacula or winter roost?

Note: The map queried for this question contains proprietary information and cannot be displayed. If you need additional information, please contact your state wildlife agency.

**Automatically answered**

No

14. [Semantic] Is the action area located within 0.25 miles of a culvert that is known to be occupied by northern long-eared or tricolored bats? **Note:** The map queried for this question contains proprietary information and cannot be displayed. If you need additional information, please contact your State wildlife agency.

**Automatically answered**

*No*

15. Do you have any documents that you want to include with this submission?

*No*

# PROJECT QUESTIONNAIRE

## **IPAC USER CONTACT INFORMATION**

Agency: PVEDI  
Name: Bradyn Schwabenbauer  
Address: 2000 Georgetown Drive  
Address Line 2: Suite 101  
City: Sewickley  
State: PA  
Zip: 15143  
Email: bschwabenbauer@pvedi-ae.com  
Phone: 7244441100

**SUPPLEMENT TO SECTION H  
ALTERNATIVE SEWAGE FACILITIES ANALYSIS**

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

### **Brickworks Townhomes**

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

The proposed townhome development will be served by a new private sewer main, which will discharge via a single proposed connection to the existing public sewer collection system owned and operated by Pittsburgh Water. From this connection point, sewage will be conveyed through the existing Pittsburgh Water collection system, ALCOSAN Interceptor, and ultimately treated at the ALCOSAN Woods Run Wastewater Treatment Facility.

#### **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 constructing a private main conveyance line and to tap-in to an existing Pittsburgh Water 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 interceptor was determined to be the optimal layout based on distance, slope, and elevation, and layout of proposed buildings.

#### **Conclusion**

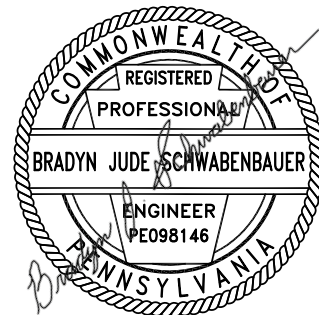
The proposed method of providing sewer service to the proposed townhomes via private main and tap-in to the existing Pittsburgh Water gravity sewer is considered ultimate. The fact that an existing sewage interceptor and sewage treatment plant is nearby greatly reduces the justification for thoroughly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

**SUPPLEMENT TO SECTION J  
SEWAGE FLOW TABULATIONS**

**Section J – Chapter 94 Consistency Determination Footnotes  
Brickworks Townhomes**

- (1) Design/Permitted collection system average design capacity computed using static Manning's analysis based on existing 48" RCP sanitary sewer, with slope of 0.6%, Manning's n-value of 0.013 and full flow depth, divided by a peaking factor of 3.0 for sanitary sewers = **24,033,333 GPD**
- (2) Design/Permitted collection system peak design capacity computed using static Manning's analysis based on existing 48" RCP sanitary sewer, with slope of 0.6%, Manning's n-value of 0.013 and full flow depth = **72,100,000 GPD**
- (3) Present collection system average flow as measured during the flow monitoring period (see subsequent pages for full tabular report of data) = **27,545 GPD**
- (4) Present collection system peak flow as measured during the flow monitoring period (see subsequent pages for full tabular report of data) = **83,588 GPD**
- (5) Projected collection system average flow computed using the present collection system average flow in Footnote 3, plus project flows of **17,600 GPD**, multiplied by a 5% growth factor = **47,402 GPD**
- (6) Projected collection system peak flow in 5 years computed using the present peak flows in Footnote 4 plus project flows of **17,600 GPD**, multiplied by a 5% growth factor = **106,247 GPD**

**Note:** An overview of Manning's equation calculations referenced above is provided on the following page. Additionally, please find the full tabular report of flow monitoring data on subsequent pages.



**Dry Weather Flow and Design Capacity Calculations  
Brickworks Townhomes**

**Given: 48" RCP sanitary sewer at a slope of 0.6% (S), and Manning's N Value = 0.013.**

**\*Slope taken from as-built record drawings**

**\*Flow monitoring occurred from 2/11/26 to 2/26/26, conducted by The EADS Group at manhole MH024S040.**

**Peak Design Capacity of Pipe Calculation:**

Full Flow Capacity, Pipe Diameter = 48 in or 4.0 ft (D).

$$\text{Area of Flow in Pipe} = \frac{\pi D^2}{4}, \text{ therefore } A = \frac{\pi(4.0)^2}{4} \quad A = 12.57 \text{ ft}^2$$

$$\text{Wetted Perimeter} = \pi D, \text{ therefore } P = \pi(4.0) = 12.57 \text{ ft}$$

$$\text{Hydraulic Radius } (R_h) = \frac{A}{P}, \text{ therefore } R_h = \frac{12.57 \text{ ft}^2}{12.57 \text{ ft}} = 1.0 \text{ ft}$$

$$Q = \frac{1.49}{n} A (R_h)^{\frac{2}{3}} (S)^{\frac{1}{2}}, \text{ therefore}$$

$$Q = \frac{1.49}{0.013} (12.57) (1.0)^{\frac{2}{3}} (0.006)^{\frac{1}{2}} = 111.6 \text{ CFS} = 72.1 \text{ MGD}$$

PVE  
Flow Report  
21st Street  
MH-024S040

Location    Date Installed  
21st St.        2/11/2026

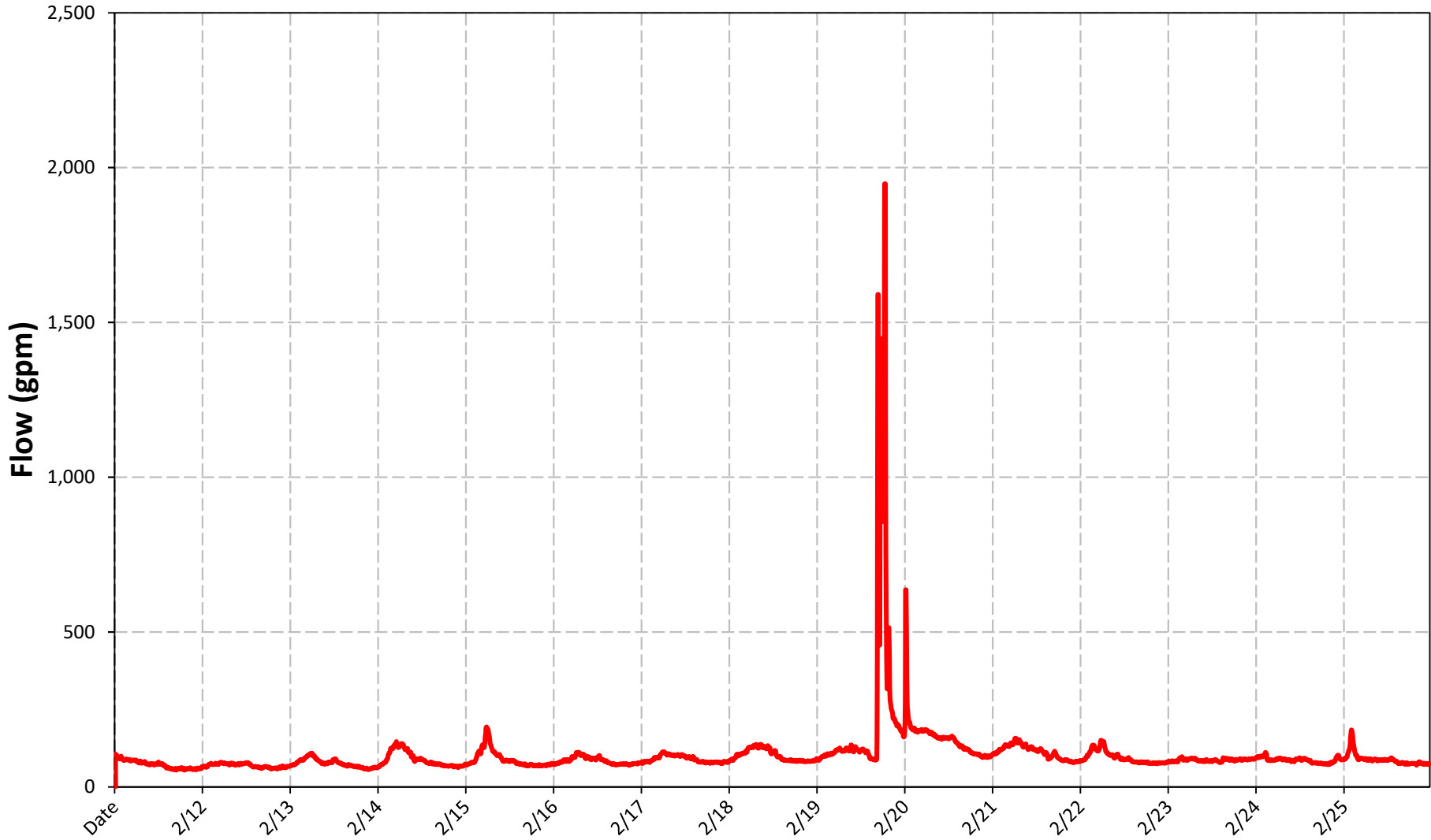
Date	Total (gal)
Feb 1, 2026	
Feb 2, 2026	
Feb 3, 2026	
Feb 4, 2026	
Feb 5, 2026	
Feb 6, 2026	
Feb 7, 2026	
Feb 8, 2026	
Feb 9, 2026	
Feb 10, 2026	
Feb 11, 2026	14,165
Feb 12, 2026	19,290
Feb 13, 2026	21,796
Feb 14, 2026	24,945
Feb 15, 2026	25,649
Feb 16, 2026	23,831
Feb 17, 2026	25,228
Feb 18, 2026	28,830
Feb 19, 2026	29,126
Feb 20, 2026	83,588
Feb 21, 2026	34,140
Feb 22, 2026	28,208
Feb 23, 2026	23,897
Feb 24, 2026	25,543
Feb 25, 2026	25,882
Feb 26, 2026	6,593
Feb 27, 2026	
Feb 28, 2026	
Mar 1, 2026	

440,712	= Total Volume (gal)
27,545	= Average Daily Flow (gpd)
6,593	= Minimum Daily Flow (gpd)
83,588	= Maximum Daily Flow (gpd)

Notes: 1. Flow meter was installed at 9:05 A.M. on February 11, 2026.  
2. Flow data was downloaded at 7:15 A.M. on February 26, 2026.

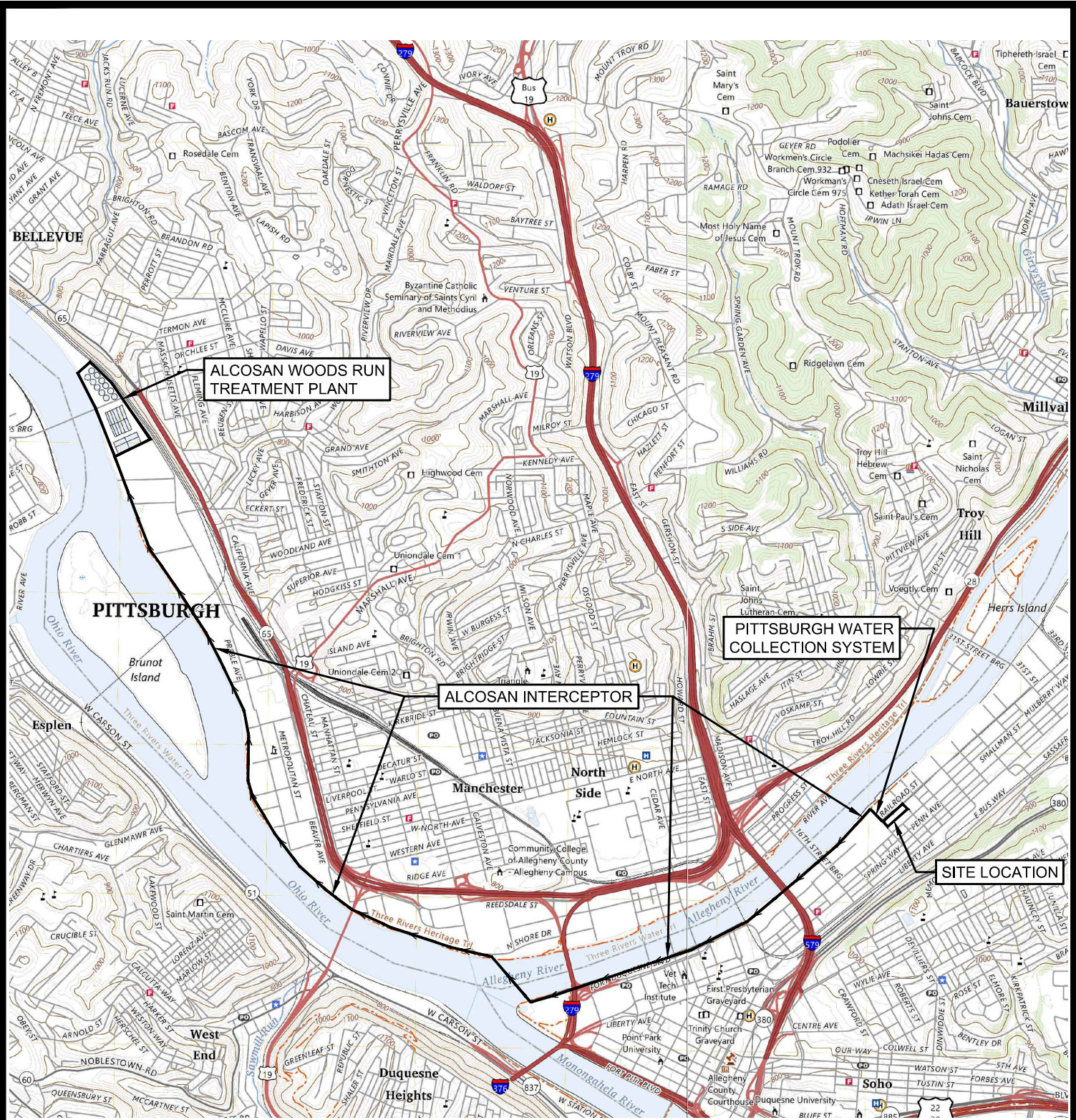
# PVE - 21st Street & Railroad Street - MH-024S040

Flow (gpm)



February 11, 2026 - February 26, 2026

**SUPPLEMENT TO SECTION J  
SEWAGE FLOW PATH MAP**



# SEWAGE FLOW PATH MAP

BRICKWORKS TOWNHOMES

CITY OF PITTSBURGH, ALLEGHENY COUNTY, PA



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:	01-19-2026
SCALE:	1"=3000'
PROJECT NUMBER:	20250054

FIGURE 3

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



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

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

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### Background

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

### Who Should Complete the Component?

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

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

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

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

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

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

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

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

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

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

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

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  
Brickworks Townhomes

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

1. Date plan received by municipal planning agency 4/9/26
2. Date review completed by agency 4/27/26

**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"/>	<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 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, AICP</u> Title: <u>Senior Environmental Planner</u> Signature: <u><i>Kyla Prendergast</i></u> Date: <u>4/27/26</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.

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



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

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

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### Background

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

### Who Should Complete the Component?

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

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

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

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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).

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

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

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#### **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.

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#### **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.



DEP Code #: \_\_\_\_\_

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

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


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

Project Name  
Brickworks Townhouses

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

1. Date plan received by county or joint county health department 4/23/2026  
Agency name Allegheny County Health Department (ACHD)
2. Date review completed by agency 5/5/2026

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

Yes	No	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1. Is the proposed plan consistent with the municipality's Official Sewage Facilities Plan? If no, what are the inconsistencies? _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	2. 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"/>	3. Is there any known groundwater degradation in the area of this proposal? If yes, describe _____
<input checked="" type="checkbox"/>	<input type="checkbox"/>	4. The county or joint county health department recommendation concerning this proposed plan is as follows: <u>ACHD recommends approval. Please see attached letter.</u>
		5. Name, title and signature of person completing this section: Name: <u>Issa Tijani</u> Title: <u>Environmental Health Engineer</u> Signature: <u></u> Date: <u>5/6/2026</u> Name of County Health Department: <u>Allegheny County Health Department</u> Address: <u>836 Fulton Street, Pittsburgh, PA 15233</u> Telephone Number: <u>412-578-8046</u>

**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.