



PLANNING MODULE

FOR

PHC DEVELOPMENT

Situate in

9th Ward, City of Pittsburgh
Allegheny County, Pennsylvania

Prepared by

J. R. GALES & ASSOCIATES, INC.
2704 Brownsville Road
Pittsburgh, PA 15227

#19-159041

JULY 2021

Revised December 3, 2021

Resolution No. _____

CITY OF PITTSBURGH

Introduced: Bill No:

Committee: Intergovernmental Affairs Committee Status:

Sponsored by:

Resolution adopting Plan Revision to the City of Pittsburgh's Official Sewage Facilities Plan for the PHC Development, LLC project, located at 186 Home Street of Pittsburgh, PA, 15201.

WHEREAS, SECTION 5 of the Act of January 24, 1966, P.L. 1535, No. 537, known as the "Pennsylvania Sewage Facilities Act," as amended, and the rules and regulations of the Pennsylvania Department of Environmental Protection (the "Department") adopted thereunder, Chapter 71 of Title 25 of the Pennsylvania Code, requires the City of Pittsburgh to adopt an Official Sewage Facilities Plan (the "Official Plan") providing for sewage services adequate to prevent contamination of waters of the Commonwealth and/or environmental health hazards from sewage wastes, and to revise said plan whenever it is necessary to determine whether a proposed method of sewage disposal for a new development conforms to a comprehensive program of pollution control and water quality management; and

WHEREAS, PHC Development, LLC has proposed the development of a certain parcel of land identified as the PHC Development, LLC project, 186 Home Street, Pittsburgh, Pennsylvania 15201, Allegheny County, at Block and Lot 0080-P-00222-0000-00 in the 9th Ward of the City of Pittsburgh and described in the attached Sewage Facilities Planning Module (the "Planning Module") for land development and proposes that project be served by a sewer tap-in to the City of Pittsburgh sewage systems; and

WHEREAS, the Pittsburgh Water Sewer Authority, the Allegheny County Sanitary Authority, the City of Pittsburgh Planning Department, and the Allegheny County Health Department have reviewed the respective components of the attached Planning Module in regard to each authority/department's expertise and have approved the respective components as explained in the attached Planning Module.

WHEREAS, based upon the approval of the above authorities and departments, the City of Pittsburgh finds that the project described in the attached Planning Module for land development conforms to applicable zoning, subdivision, other municipal ordinances and plans, and to a comprehensive program of pollution control and water quality management.

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF PITTSBURGH AS FOLLOWS:

SECTION 1. The City of Pittsburgh hereby adopts and submits to the Department of

Environmental Protection for its approval as a Plan Revision to the City of Pittsburgh's Official Sewage Facilities Plan, the above-referenced Planning Module for land development, which is attached hereto as **Exhibit A**.

Said Planning Module includes the proposed PHC Development project, located at 186 Home Street, Pittsburgh, Pennsylvania 15201, Allegheny County, at Block and Lot 0080-P-00222-0000-00 in the 9th Ward of the City of Pittsburgh.

Finally, that any Ordinance or Resolution or part thereof conflicting with the provisions of this Resolution, is hereby repealed so far as the same affects this Resolution.

Effective Date: _____

Passed in Council: _____

Approved: _____

Recorded in R.B. ___ page _____ in City Clerk's Office.

Fiscal Impact Statement

| | | | |
|----------------------------|---|--|--|
| Department | Civil Engineering | | |
| Preparer | Kimberly Gales Dunn | | |
| Contact | Kimberly Gales-Dunn (KAG Engineering) | | |
| Type of Initiative | <input checked="" type="checkbox"/> Legislation | <input type="checkbox"/> Executive Order | |
| Type of Legislation | Other | | |

PHC Development, LLC is proposing to convert an existing 2 story single family residence (the house and appurtenances have been razed) into 3 townhouse with 3 detached garages, located in the 9th Ward of the City of Pittsburgh, Allegheny County, Pennsylvania, at Block and Lot 0080-P-00222-0000-00, and described in the attached Sewage Facilities Planning Module (the "Planning Module) for land development and proposes that project be served by use of existing connections to the City of Pittsburgh sewage systems; and

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

| | | | | |
|---------------------------------|------------------------------------|----------------------------------|-------------------------------------|-------------------------------------|
| Total Cost | \$ 0 | | | |
| Frequency of Expenditure | <input type="checkbox"/> One-Time | | <input type="checkbox"/> Multi-Year | |
| Funding Source | <input type="checkbox"/> Operating | <input type="checkbox"/> Capital | <input type="checkbox"/> Grant | <input type="checkbox"/> Trust Fund |
| Is this item budgeted? | <input type="checkbox"/> Yes | | <input type="checkbox"/> No | |

JDE Account Information

N/A

Additional Costs

N/A

Impact on City Revenue

N/A

Attachments

If required, include any additional attachments and/or exhibits

City of Pittsburgh
PHC Development, LLC Development
186 Home Street, Pittsburgh, Pennsylvania 15201
Sewer Facilities Planning Module Questionnaire

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

Previously, the property had been an existing 2 story single family residence (the house and appurtenances have been razed).

2) What is the proposed use for the property?

The proposed use of the property is 3 townhouse with 3 detached garages.

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

The development will meet all requirements for the City of Pittsburgh, as well as the Allegheny County Conservation District. Meeting the CG-1 regulations for the city of Pittsburgh is used to control postdevelopment flows.

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

Meeting the CG-1 regulations for the city of Pittsburgh is used to control postdevelopment flows.



COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF WATER STANDARDS AND FACILITY REGULATION

**TRANSMITTAL LETTER
FOR SEWAGE FACILITIES PLANNING MODULE**

| DEP USE ONLY | | | | |
|--------------|----------|-------------|-----------|------------|
| DEP CODE # | APS ID # | CLIENT ID # | SITE ID # | AUTH. ID # |
| | | | | |

TO: Approving Agency (DEP or delegated local agency)
PA Department of Environmental Protection
400 Waterfront Drive
Pittsburgh, PA 15222-4745

Date July 2021

Dear Sir:

Attached please find a completed Sewage Facilities Planning Module prepared by Kimberly Gales-Dunn

PE/PLS _____ (Name)
for PHC Development, LLC

_____ (Title) _____ (Name)
a subdivision, commercial, or industrial facility located in City of Pittsburgh - 9th Ward

Allegheny County _____ County.
(City, Borough, Township)

Check one

- (i) The Planning Module, as prepared and submitted by the applicant, is approved by the municipality as a proposed revision supplement for new land development to its "Official Sewage Facilities Plan", and is adopted for submission to the Department of Environmental Protection transmitted to the delegated local agency for approval in accordance with the requirements of Chapter 71 and the Sewage Facilities Act, OR
- (ii) The Planning Module will not be approved by the municipality as a proposed revision or supplement for new land development to its "Official Sewage Facilities Plan" because the project described therein is unacceptable for the reason(s) checked below.

Check Boxes

- Additional studies are being performed by or on behalf of this municipality which may have an effect on the Planning Module as prepared and submitted by the applicant. Attached hereto is the scope of services to be performed and the time schedule for completion of said studies.
- The Planning Module as submitted by the applicant fails to meet limitations imposed by other laws or ordinances, officially adopted comprehensive plans and/or environmental plans (e.g., zoning, land use, Chapter 71). Specific reference or applicable segments of such laws or plans are attached hereto.
- Other (attach additional sheet giving specifics)

Municipal Secretary: Indicate below by checking appropriate boxes which components are being transmitted to the Approving Agency.

- | | | |
|--|--|---|
| <input checked="" type="checkbox"/> 2. Individual Onlot Disposal | <input checked="" type="checkbox"/> 3. Sewage Collection/Treatment | <input checked="" type="checkbox"/> 4.A. Municipal Planning Agency Review |
| <input type="checkbox"/> Adoption Resolution | <input type="checkbox"/> 3s Small Flow Treatment Facility | <input type="checkbox"/> 4.B. County Planning Agency Review |
| | | <input type="checkbox"/> 4.C. Health Department Review |

Municipal Secretary (print)

Signature

Date

Form



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

SEWAGE FACILITIES PLANNING MODULE

Component 3. Sewage Collection and Treatment Facilities

(Return completed module package to appropriate municipality)

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

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

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

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

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

A. PROJECT INFORMATION (See Section A of instructions)

- Project Name PHC Development, LLC
- Brief Project Description 3 unit townhouse with 3 detached garages

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

| | | | | |
|---|--------------------------|-------------------------------------|--------------------------|--------------------------|
| Municipality Name | County | City | Boro | Twp |
| City of Pittsburgh | Allegheny | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Municipality Contact Individual - Last Name | First Name | MI | Suffix | Title |
| Battistone | Martina | | | |
| Additional Individual Last Name | First Name | MI | Suffix | Title |
| | | | | |
| Municipality Mailing Address Line 1 | Mailing Address Line 2 | | | |
| Department of City Planning | 200 Ross Street Suite #4 | | | |
| Address Last Line -- City | State | ZIP+4 | | |
| Pittsburgh | PA | 15219 | | |
| Area Code + Phone + Ext. | FAX (optional) | Email (optional) | | |
| 412-255-2516 | | | | |

C. SITE INFORMATION (See Section C of instructions)

Site (Land Development or Project) Name

PHC Development, LLC

Site Location Line 1
186 Home Street

Site Location Line 2

Site Location Last Line -- City
Pittsburgh

State
PA

ZIP+4
15201

Latitude
40°28'25"

Longitude
79°57'32"

Detailed Written Directions to Site Go west on 40th Street, right on Butler Street, left on Home Street

Description of Site Existing two story single-family dwelling with attached garage

Site Contact (Developer/Owner)

Last Name

First Name

MI Suffix

Phone

Ext.

Casey

Joe

315-663-4422

206

Site Contact Title

Site Contact Firm (if none, leave blank)

Principal

PHC Development, LLC

FAX

Email

joe@pennhouse.co

Mailing Address Line 1

Mailing Address Line 2

P.O. Box 40243

Mailing Address Last Line -- City

State

ZIP+4

Pittsburgh

PA

15201

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

Last Name

First Name

MI Suffix

Gales-Dunn

Kimberly

A

Title

Consulting Firm Name

P.E./P.L.S.

J. R. Gales & Associates, Inc.

Mailing Address Line 1

Mailing Address Line 2

2704 Brownsville Road

Address Last Line -- City

State

ZIP+4

Country

Pittsburgh

PA

15227

USA

Email

Area Code + Phone

Ext.

Area Code + FAX

kagales.gales.engineers@comcast.net 412-885-8885

E. AVAILABILITY OF DRINKING WATER SUPPLY

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

- Individual wells or cisterns.
- A proposed public water supply.
- An existing public water supply.

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

Name of water company: PWSA

F. PROJECT NARRATIVE (See Section F of instructions)

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

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

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

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

1. COLLECTION SYSTEM

a. Check appropriate box concerning collection system

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

Clean Streams Law Permit Number _____

b. Answer questions below on collection system

Number of EDU's and proposed connections to be served by collection system. EDU's 2

Connections 3

Name of:

existing collection or conveyance system Home Street
owner PWSA

existing interceptor Monongahela
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

NPDES Permit Number for existing facility PA 0025984

Clean Streams Law Permit Number PAG 136110

Location of discharge point for a new facility. Latitude 40° 24' 34" N Longitude 80° 02' 44" W

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 _____
(Name from above) sewage treatment facilities can accept sewage flows from this project without adversely affecting the facility's ability to achieve all applicable technology and water quality based effluent limits (see Section I) and conditions contained in the NPDES permit identified above.

Name of Permittee Agency, Authority, Municipality ALCOSAN

Name of Responsible Agent Joe Fedor

Agent Signature Joe Fedor Date 3-21-22

(Also see Section I. 4.)

G. PROPOSED WASTEWATER DISPOSAL FACILITIES (Continued)

3. PLOT PLAN

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

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

4. WETLAND PROTECTION

YES NO

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

5. PRIME AGRICULTURAL LAND PROTECTION

YES NO

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

6. HISTORIC PRESERVATION ACT

YES NO

- Sufficient documentation is attached to confirm that this project is consistent with DEP Technical Guidance 012-0700-001 *Implementation of the PA State History Code* (available online at the DEP website at www.dep.state.pa.us, select "subject" then select "technical guidance"). As a minimum this includes copies of the completed Cultural Resources Notice (CRN), a return receipt for its submission to the PHMC and the PHMC review letter.

7. PROTECTION OF RARE, ENDANGERED OR THREATENED SPECIES

Check one:

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

Applicant or Consultant Initials KAG.

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 800 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 | 377560 | 1321461 | 17311 | 60589 | 18417 | 64459 |
| Conveyance | | 5,550,000 | 1,930,000 | 2,050,000 | 1,951,000 | 2,072,000 |
| Treatment | 250,000,000 | 250,000,000 | 190,200,000 | 250,000,000 | 219,021,000 | 295,000,000 |

3. Collection and Conveyance Facilities

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

YES NO

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

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

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

- b. Collection System

Name of Agency, Authority, Municipality Pittsburgh Water and Sewer Authority

Name of Responsible Agent Robert Herring, PE, PMP

Agent Signature Robert Herring

Date January 24, 2022

2022.01.24
16:48:29 -05'00'

PROJECT NAME: PHC Development
 PROJECT FLOW: 800 gpd

Formulas

Manning Equation:

$$Q = (1.49/n) * A * R^{2/3} * S^{1/2}$$

$$\Theta = 2 \arccos((r-d/r))$$

$$A = r^2(\Theta - \sin \Theta)/2$$

$$P_w = r * \Theta$$

$$R_H = A/P_w$$

Q, flow, cfs
 n, roughness coefficient
 S, slope from PWSA records (ft/ft)
 D, sewer diameter, ft
 d, depth of flow measured, ft, (SUBMITTED WITH REPORT)
 Θ , central angle, radians
 A, cross sectional area, ft²
 P_w, wetted perimeter, ft
 R_H, hydraulic radius, ft

SEWER PROPERTIES

n = 0.013
 S = 0.001
 D = 1.25 ft
 Material: RCP

Peaking Factor
 3.5 combined sewers
 3 sanitary sewers

DESIGN PEAK FLOW (FLOWING FULL)

Q_{FULL} = 1,321,461 gpd
 D = 1.250 ft
 r = 0.625 ft
 Θ = 6.28 rad
 A = 1.23 ft²
 P_w = 3.93 ft
 R_H = 0.313 ft
 Q = 2.05 cfs

AVERAGE DESIGN FLOW

(Average flow is peak flow divided by peaking factor)
 Q_{FULL, avg} = 377,560 gpd

PRESENT AVERAGE FLOW

Q_{AVG} = 17,311 gpd
 d = 0.100 ft *Flow Depth
 r = 0.630 ft
 Θ = 1.14 rad
 A = 0.0462 ft²
 P_w = 0.720 ft
 R_H = 0.0642 ft
 Q = 0.027 cfs

PRESENT PEAK FLOW

(Peak flow is peaking factor times the average flow)
 Q_{peak} = 60,589 gpd

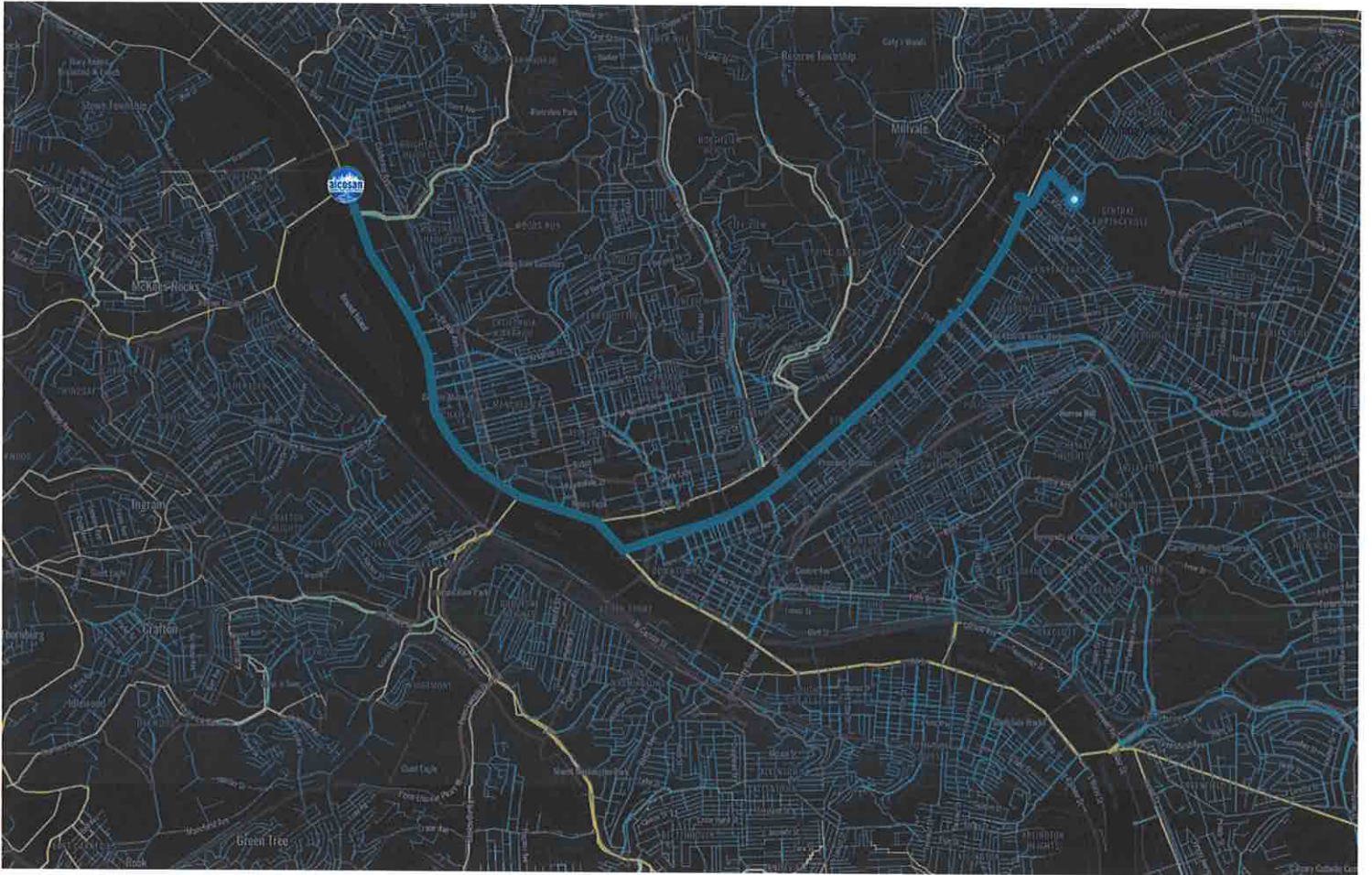
PROJECTED AVERAGE FLOW

Q_{AVG, PROJECTED} = Q_{peak projected} / Peaking factor
 Q_{AVG, PROJECTED} = 18,417 gpd

Q_{PK, PROJECTED} = (Present Peak flow + Project Flow) * 1.05
 Q_{PEAK, PROJECTED} = 64,459 gpd



Kimberly Gales-Dunn



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

c. Conveyance System

Name of Agency, Authority, Municipality ALCOSAN

Name of Responsible Agent Joe Fedor

Agent Signature Joe Fedor

Date 3-21-22

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 Joe Fedor

Agent Signature Joe Fedor

Date 3-21-22

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.

Kimberly Ann Gales-Dunn, P.E., P.L.S.

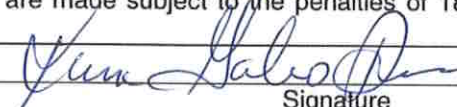
Name (Print)

Professional Engineer/Land Surveyor

Title

2704 Brownsville Road, Pittsburgh, PA 15227

Address



Signature

12-3-21

Date

412-885-8885

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 \$100 payable to "Commonwealth of PA, DEP". Include DEP code number on check. I understand DEP will not begin review of my project unless it receives the fee and determines the fee is correct. If the fee is incorrect, DEP will return my check or money order, send me an invoice for the correct amount. I understand DEP review will NOT begin until I have submitted the correct fee.
- I request to be exempt from the DEP planning module review fee because this planning module creates **only** one new lot and is the **only** lot subdivided from a parcel of land as that land existed on December 14, 1995. I realize that subdivision of a second lot from this parcel of land shall disqualify me from this review fee exemption. I am furnishing the following deed reference information in support of my fee exemption.

County Recorder of Deeds for _____ County, Pennsylvania

Deed Volume _____ Book Number _____

Page Number _____ Date Recorded _____

R. REVIEW FEE (continued)

Formula:

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

$$\#2 \text{ Lots (or EDUs) X } \$50.00 = \$100$$

The fee is based upon:

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

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

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

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

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

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

The fee is based upon:

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

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

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

NARRATIVE
AND
CALCULATIONS

NARRATIVE

Name of Project: PHC Development, LLC

Address: 186 Home Street, Pittsburgh, PA 15201

Block & Lot Numbers: 80-P-222

Ward: 9th Ward

Current Use: 2 story single family residence (the house and appurtenances have been razed)

Proposed Use: 3 townhouses with 3 detached garages

Method of Analysis

The slope, length, diameter, materials, etc. of the 15" VCP combination sewer was obtained by a survey crew on November 14, 2019 at approximately 9 AM.

Robinson Pipe Cleaning measured the flow via a camera and tape measure on July 16, 2021 at approximately 8 AM.

The Water Usage Breakdown is as follows:

Existing Sanitary Flows:

One Single Family Dwelling = 1 x 400 gpd = 400 gpd
Total Existing Flow = 400 gpd

Proposed Sanitary Flows:

3 Townhouses = 3 x 400 gpd = 1,200 gpd
Total Existing Flow = 1,200 gpd

Increase in sanitary flows: 1,200 gpd – 400 gpd = 800 gpd or 2 EDU's

Conclusion

The proposed sanitary flow increase of 800 gpd is greater than the 799 gpd allowable increase, therefore, a planning module is required

Storm Flows

Existing Impervious Area:

House, concrete = 2,650 s.f.

Proposed Impervious Area:

Townhouses, concrete = 3,943 s.f.

- 2,650 s.f.

1,293 s.f. increase in impervious area

Existing Storm Flow:

0.061 Acres Impervious (C = 0.95)

0.108 Acres Suburban, normal residential (C = 0.60)

Q = CIA

Q = (0.95)(5.80)(0.061) + (0.60)(5.80)(0.108)

Q = 0.34 + 0.38

Q = 0.72 c.f.s.

Proposed Storm Flow:

0.091 Acres Impervious (C = 0.95)

0.078 Acres Suburban, normal residential (C = 0.60)

Q = CIA

Q = (0.95)(5.80)(0.091) + (0.60)(5.80)(0.078)

Q = 0.50 + 0.27

Q = 0.77 c.f.s.

Conclusion

Stormwater management is required because of the CG-1 regulations for the City of Pittsburgh.

July 2021
#19-159041

City of Pittsburgh
Department of City Planning
200 Ross Street, Suite 309
Pittsburgh, PA 15219

ATTN: Ms. Martina Battistone
Manager of Development Services

RE: PHC Development, LLC
City of Pittsburgh – 9th Ward
Allegheny County

Dear Ms. Battistone:

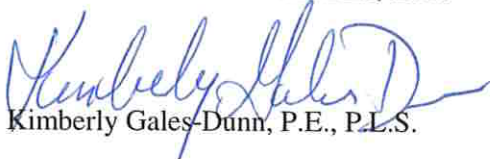
Enclosed is a copy of the Transmittal Letter, Resolution and Component 4a and the Completeness Checklist for completion and signature by PWSA for the above referenced Planning Module. Once completed, please return it to our office so that we may insert in the Planning Module and submit to DEP.

A complete copy of the Planning Module is enclosed for your files.

If you should have any questions, or require additional information, please call our office.

Very Truly Yours,

J. R. GALES & ASSOCIATES, INC.



Kimberly Gales-Dunn, P.E., P.L.S.

Enclosures



INSTRUCTIONS FOR COMPLETING COMPONENT 4A MUNICIPAL PLANNING AGENCY REVIEW

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

Background

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

Who Should Complete the Component?

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

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

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

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

Section A. Project Name

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

Section B. Review Schedule

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

Section C. Agency Review

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

Section D. Additional Comments

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



COMMONWEALTH OF PENNSYLVANIA
 DEPARTMENT OF ENVIRONMENTAL PROTECTION
 BUREAU OF CLEAN WATER

DEP Code #: _____

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

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

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

Project Name:
 PHC Development, LLC.

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

1. Date plan received by municipal planning agency 2/1/2022
2. Date review completed by agency 2/8/2022

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

| Yes | No | |
|-------------------------------------|-------------------------------------|---|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 1. Is there a municipal comprehensive plan adopted under the Municipalities Planning Code (53 P.S. 10101, <i>et seq.</i>)? |
| <input type="checkbox"/> | N/A <input type="checkbox"/> | 2. Is this proposal consistent with the comprehensive plan for land use? If no, describe the inconsistencies _____ |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 3. Is this proposal consistent with the use, development, and protection of water resources? If no, describe the inconsistencies _____ |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 4. Is this proposal consistent with municipal land use planning relative to Prime Agricultural Land Preservation? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 5. Does this project propose encroachments, obstructions, or dams that will affect wetlands? If yes, describe impacts _____ |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 6. Will any known historical or archaeological resources be impacted by this project? If yes, describe impacts _____ |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 7. Will any known endangered or threatened species of plant or animal be impacted by this project? If yes, describe impacts _____ |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 8. Is there a municipal zoning ordinance? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 9. Is this proposal consistent with the ordinance? If no, describe the inconsistencies <u>Under review</u> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 10. Does the proposal require a change or variance to an existing comprehensive plan or zoning ordinance? |
| <input 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 type="checkbox"/> | <input checked="" type="checkbox"/> | 13. Is this proposal consistent with the ordinance? If no, describe the inconsistencies <u>Under review</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 14. Is this plan consistent with the municipal Official Sewage Facilities Plan? If no, describe the inconsistencies _____ |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 15. Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality? If yes, describe _____ |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 16. Has a waiver of the sewage facilities planning requirements been requested for the residual tract of this subdivision? |
| <input type="checkbox"/> | <input type="checkbox"/> | If yes, is the proposed waiver consistent with applicable ordinances? If no, describe the inconsistencies _____ |
| 17. Name, title and signature of planning agency staff member completing this section: Name: <u>Kyla Prendergast</u> Title: <u>Senior Environmental Planner</u> Signature: <u><i>Kyla Prendergast</i></u> Date: <u>2/8/2022</u> Name of Municipal Planning Agency: <u>City of Pittsburgh Department of City Planning</u> Address <u>200 Ross Street 4th Floor, Pittsburgh, PA 15219</u> Telephone Number: <u>412-255-2516</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.

July 2021
#19-159041

Allegheny County Health Department
Fran B. Clack Health Center
3901 Penn Avenue, Building No. 5
Pittsburgh, PA 15224

ATTN: Mr. Sam Shamsi
Environmental Health Engineer

RE: PHC Development, LLC
City of Pittsburgh – 9th Ward
Allegheny County

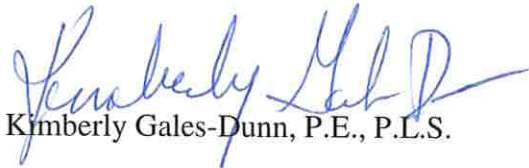
Dear Mr. Shamsi:

Enclosed is a copy of the Transmittal Letter, Resolution and Component 4c and the Completeness Checklist for completion and signature by the ACHD for the above referenced Planning Module. Once completed, please return it to our office so that we may insert the Planning Module and submit to DEP.

A complete copy of the Planning Module is enclosed for your files.

If you should have any questions or require additional information, please do not hesitate to call our office.

Very Truly Yours,
J. R. GALES & ASSOCIATES, INC.



Kimberly Gales-Dunn, P.E., P.L.S.

Enclosures

COUNTY OF



ALLEGHENY

RICH FITZGERALD
COUNTY EXECUTIVE

March 29, 2022

Kimberly Gales-Dunn
KAG Engineering, Inc.
2704 Brownsville Road
Pittsburgh, PA 15227

**RE: SEWAGE FACILITIES PLANNING MODULE; ALLEGHENY COUNTY
PHC Development, City of Pittsburgh**

Dear Ms. Gales-Dunn:

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 March 29, 2022. The project proposes the following:

| | |
|---------------------------------|--|
| Project Description: | PHC Development. Proposing the construction of 3 townhouses with 3 detached garages on the site of a razed 2 story single family residence (the house and appurtenances) located at 186 Home Street in the City of Pittsburgh, Allegheny County. |
| Sewage Flow: | 800 GPD |
| Conveyance: | The flow from this site will be conveyed to the Pittsburgh Water and Sewer Authority (PWSA) collection system to the ALCOSAN POC A-29 to the Allegheny River interceptor and then to the ALOSAN Treatment Plant at Woods Run. |
| Sewer's Owner: | PWSA (collection) and ACLCOSAN (interceptor) |
| Name of Sewage Treatment Plant: | ALCOSAN |

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



DEBRA BOGEN, MD, FAAP, FABM, DIRECTOR
ALLEGHENY COUNTY HEALTH DEPARTMENT

WATER POLLUTION CONTROL & SOLID WASTE MANAGEMENT
3901 PENN AVENUE • BUILDING 5 • PITTSBURGH, PA 15224-1318
PHONE: 412.578.8040 • FAX: 412.578.8053
WWW.ALLEGHENYCOUNTY.US/HEALTHDEPARTMENT



Ms. Kimberly Gales-Dunn
March 29, 2022
Page 2

In addition, it should be noted that the approval of this sewage facilities planning module does not include approval of pipe size and/or type. Approval for pipe size and/or type must be obtained by filing a specific plumbing plan with the ACHD's Plumbing Section. If you should have any questions relative to ACHD's plumbing requirements, you can contact Drew Grese, Acting Plumbing Chief at 412-578-8055.

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

Sincerely,



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

FF/cb
Enclosure

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



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

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

Background

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

Who Should Complete the Component?

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

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

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

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

Section A. Project Name

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

Section B. Review Schedule

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

Section C. Agency Review

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

Section D. Additional Comments

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

**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

PHC Development

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

1. Date plan received by county or joint county health department March 29, 2022

Agency name Allegheny County Health Department (ACHD)

2. Date review completed by agency March 29, 2022

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

Yes No

1. Is the proposed plan consistent with the municipality's Official Sewage Facilities Plan?

If no, what are the inconsistencies? _____

2. Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality?

If yes, describe _____

3. Is there any known groundwater degradation in the area of this proposal?

If yes, describe _____

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

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

Name: Freddie Fields

Title: Environmental Health Engineer III

Signature: 

Date: March 29, 2022

Name of County Health Department: ACHD

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

Telephone Number: 412-578-8046

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

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

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

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

ACT 14 NOTIFICATIONS

July 2021
#19-159041

Pittsburgh Water and Sewer Authority
Penn Liberty Plaza I
1200 Penn Avenue
Pittsburgh, PA 15222

ATTN: Mr. Robert A. Weimar
Executive Director

RE: PHC Development, LLC
City of Pittsburgh – 9th Ward
Allegheny County

Dear Mr. Weimar:


In accordance with Act 14, “Municipal/County Notifications of application for Water Quality Management and Related Permits”, this is notification that PHC Development, LLC have made application for Planning Modules for the PHC Development, LLC development in the City of Pittsburgh-9th Ward, Allegheny County, Pennsylvania.

We invite you to submit comments to DEP related to comprehensive plans and zoning ordinances under Act 67 and 68, which amended the MPC to support sound land use practices and Growing Smarter. The new law directs state agencies to consider comprehensive plans and zoning ordinances when reviewing applications for permitting of facilities or infrastructure.

Please identify any land use concerns or issues associated with the proposed project if there are any. Along with your comments, you are also encouraged to send as much information as necessary to support your comments. This can include a copy of the sections of your comprehensive plan that relate to the project and a copy of any applicable zoning ordinances; you may also want to identify locally designated growth area, Keystone Opportunity Zones, efforts to preserve open space and prime farmland and similar information.

If you should have any questions, or require additional information, please call our office.

Very Truly Yours,
J. R. GALES & ASSOCIATES, INC.


Kimberly Gales-Dunn, P.E., P.L.S.

CERTIFIED MAIL

July 2021
#19-159041

County of Allegheny
County Council
Courthouse
436 Grant Street, Room 119
Pittsburgh, PA 15219

RE: PHC Development, LLC
City of Pittsburgh – 9th Ward
Allegheny County

Dear County Council:

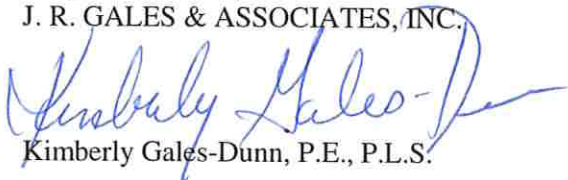
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If you should have any questions, or require additional information, please call our office.

Very Truly Yours,
J. R. GALES & ASSOCIATES, INC.



Kimberly Gales-Dunn, P.E., P.L.S.

CERTIFIED MAIL

SERVICE
AVAILABILITY
REQUEST

To: Barry King, PE, PMP - Director of Engineering and Construction

From: Zach Rinker

Cc: Robert Herring, PE, PMP; e-Builder

Date: January 24, 2022

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

Chapter 94 Consistency Determination

Project Name: 186 Home Street

Project Address: 186 Home Street, Pittsburgh PA 15

PWSA Project Number: 20015.01

The Pittsburgh Water and Sewer Authority (PWSA) received a SFPM application for the aforementioned Project. In accordance with Title 25 of the Pennsylvania Code, the PWSA is required to prepare an annual Wasteload Management Report on the collection and conveyance of wastewater relative to available capacity. Our review of the SFPM was conducted to understand how the Project will impact available dry-weather capacity and whether the proposed flows will contribute to a dry-weather hydraulic overload within the next five (5) years. Please note that a dry-weather hydraulic overload shall require both the denial of the SFPM and the submission of a Corrective Action Plan to the DEP.

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

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

Enclosures

January 26, 2022

Steve Lehrman
J.R. Gales & Associates, Inc.
2704 Brownsville Road
Pittsburgh, PA 15227


Subject: Sewage Facilities Planning Module (SFPM)
Approval for Collection System Flows
Project Name: 186 Home Street
PWSA Project No.: 20015.01

Dear Steve:

Pursuant to your request, we have reviewed the SFPM and determined that the Project will not create a dry-weather hydraulic overload within the next five (5) years for any collection facility owned by the Pittsburgh Water and Sewer Authority (PWSA). We have enclosed for your use the electronically signed "Section J – Chapter 94 Consistency Determination". Please be advised that this approval is limited to the collection system portion of the SFPM.

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

Sincerely,

 Zachary D Rinker
2022.01.26
15:48:20 -05'00'
Zach Rinker
Associate Project Manager

Enclosures

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

July 2021
#19-159041

ALCOSAN
3300 Preble Avenue
Pittsburgh, PA 152

ATTN: Mr. Michael Lichte

RE: PHC Development, LLC
City of Pittsburgh – 9th Ward
Allegheny County

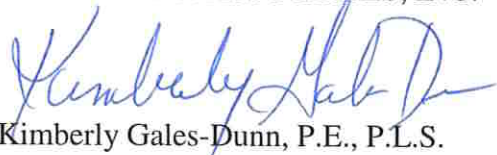
Dear Mr. Lichte:

We are requesting a letter from ALCOSAN relating to their ability to accept sanitary sewer flow from the development.

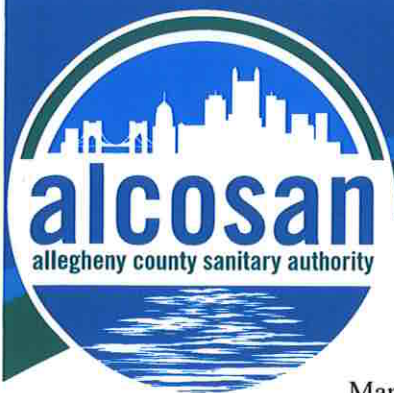
Enclosed is a copy of the Planning Modules and Site Plan for the above referenced project for your review and approval.

If you should have any questions or require additional information, please do not hesitate to call our office.

Very Truly Yours,
J. R. GALES & ASSOCIATES, INC.


Kimberly Gales-Dunn, P.E., P.L.S.

Enclosures



March 21, 2022

Members of the Board

Ray O'Connor
Chair Person
Mary Readshaw
Lisa C. Wilson
Cynthia Tharp-Gilliam, Ph.D.
John Shea
John Weinstein

Christina Scott Williams
Executive Director

Thomas A. Jackson, P.E.
Director
Operations & Maintenance

Michelle M. Buys, P.E.
Director
Environmental Compliance

Berly N. Kennedy, P.E.
Director
Engineering & Construction

John Fantoni, CPA, CGMA
Director
Finance

Israel Lichte, P.E.
Director
Regional Conveyance

Gene K. Clark
Director
Governmental Affairs

Stephen Vallarian
Director
Communications

James Motley-Williams
Director
Administration

Kimberly Gales-Dunn
KAG Engineering
2704 Brownsville Road
Pittsburgh, PA 15227

**Re: PHC Development
City of Pittsburgh – Allegheny County
PA DEP Sewage Facilities Planning Module
ALCOSAN Regulator Structure A-29-00**

Dear Ms. Gales-Dunn:

We have reviewed the Component 3 Planning Module for the referenced project to be located 186 Home St., Pittsburgh. The project will generate a peak flow of 800 gpd in the ALCOSAN Allegheny River Interceptor and Woods Run Treatment Plant.

The capacity of the ALCOSAN A-29-00 Regulator Structure is 5.5 MGD. The estimated peak dry weather flow is approximately 2.05 MGD. Therefore, sufficient dry weather capacity exists for this connection. However, the Allegheny River Interceptor and the Woods Run Treatment Plant do not have the capacity for the flows generated during wet weather periods. This limitation will be addressed as ALCOSAN implements its Clean Water Plan.

ALCOSAN requests that this letter be made part of the planning module submission. The signed Component 3 Planning Module is attached. The sewers in this project are to be designed as separated sanitary and storm sewers. If you have any questions regarding this matter, please contact me at 412-734-8735.

Sincerely,

ALLEGHENY COUNTY SANITARY AUTHORITY

Joe Fedor

Attachment

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

**REPORT ON
ALTERNATIVE ANALYSIS**

ALTERNATIVE ANALYSIS

There currently are sanitary sewers available to service this project located in Eden Way and Home Street, which will provide for a connection for the proposed development. The sewers have adequate capacity for the proposed development. Since the proposed townhouses will front on Home Street, the sewers in Home Street were chosen for connection.

PNDI
SEARCH

1. PROJECT INFORMATION

Project Name: **PHC Development**

Date of Review: **7/9/2021 09:43:51 AM**

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

Project Area: **0.17 acres**

County(s): **Allegheny**

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

ZIP Code:

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

Watersheds HUC 8: **Lower Allegheny**

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

Decimal Degrees: **40.473634, -79.958953**

Degrees Minutes Seconds: **40° 28' 25.833" N, 79° 57' 32.2313" W**

2. SEARCH RESULTS

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

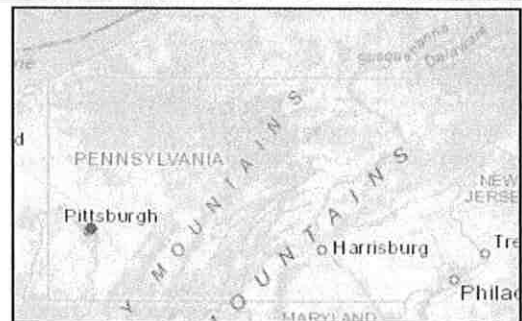
As summarized above, Pennsylvania Natural Diversity Inventory (PNDI) records indicate there may be potential impacts to threatened and endangered and/or special concern species and resources within the project area. If the response above indicates "No Further Review Required" no additional communication 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.

PHC Development

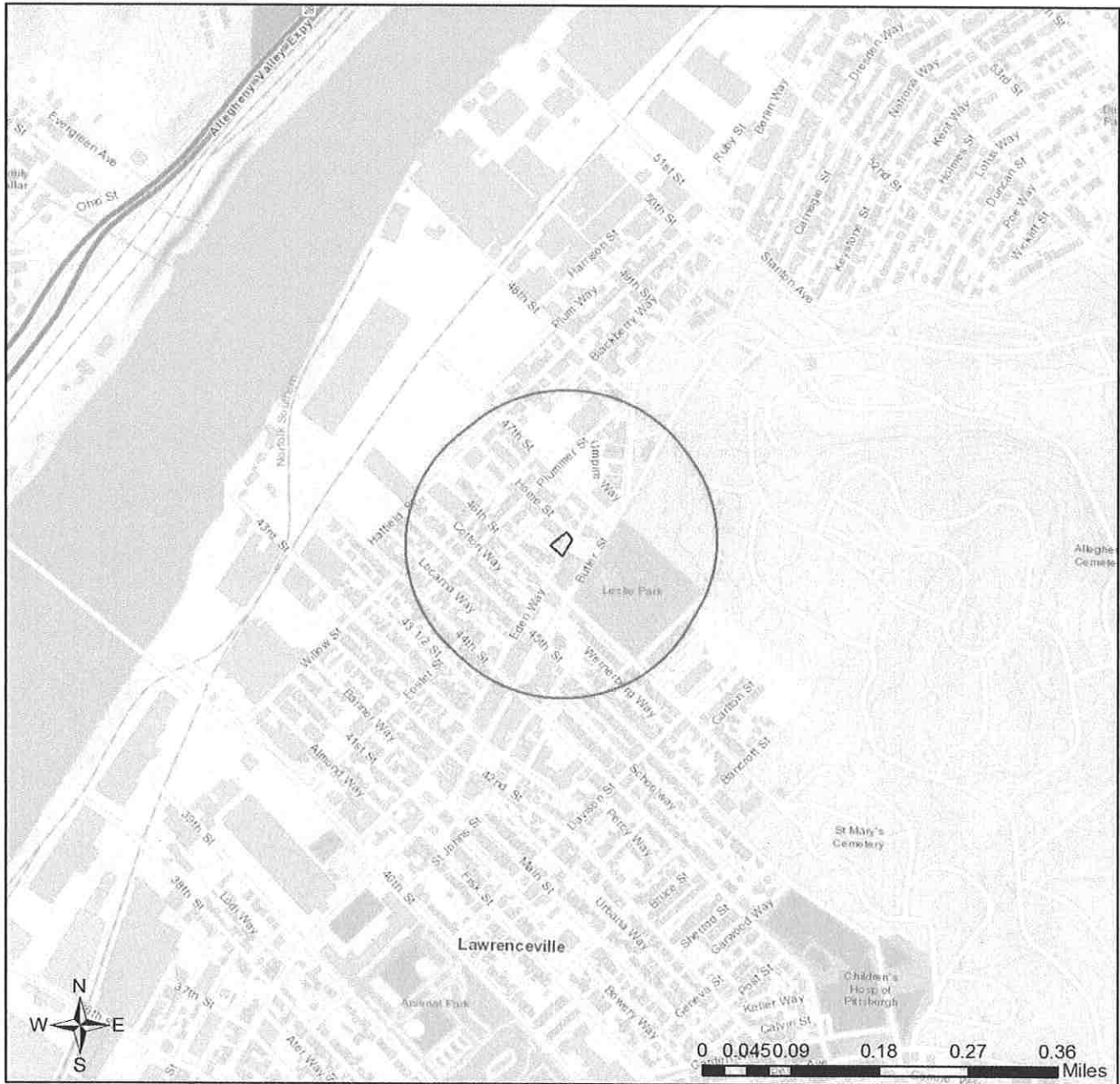


- Project Boundary
- Buffered Project Boundary

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

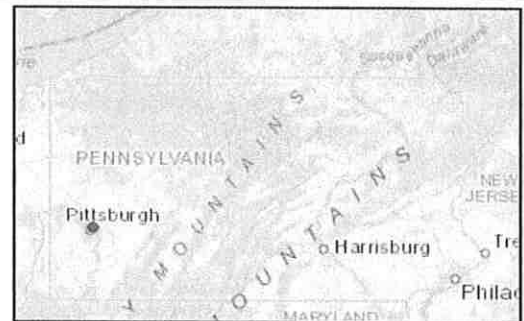


PHC Development



- Project Boundary
- Buffered Project Boundary

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



RESPONSE TO QUESTION(S) ASKED

Q1: The proposed project is in the range of the Indiana bat. Describe how the project will affect bat habitat (forests, woodlots and trees) and indicate what measures will be taken in consideration of this. Round acreages up to the nearest acre (e.g., 0.2 acres = 1 acre).

Your answer is: The project will affect 1 to 39 acres of forests, woodlots and trees.

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

Your answer is: No

3. AGENCY COMMENTS

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

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

PA Game Commission

RESPONSE:

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

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

| Scientific Name | Common Name | Current Status |
|-----------------|------------------|--------------------------|
| Ardea herodias | Great Blue Heron | Special Concern Species* |

PA Department of Conservation and Natural Resources

RESPONSE:

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

PA Fish and Boat Commission

RESPONSE:

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

U.S. Fish and Wildlife Service

RESPONSE:

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

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

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

WHAT TO SEND TO JURISDICTIONAL AGENCIES

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

*If information was requested by USFWS, applicants must email, or mail, project information to IR1_ESPenn@fws.gov to initiate a review. USFWS will not accept uploaded project materials.

Check-list of Minimum Materials to be submitted:

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

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

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

SIGNED copy of a Final Project Environmental Review Receipt

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

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

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

4. DEP INFORMATION

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

5. ADDITIONAL INFORMATION

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

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

PA Fish and Boat Commission

Division of Environmental Services
595 E. Rolling Ridge Dr., Bellefonte, PA 16823
Email: 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
NO Faxes Please

PA Game Commission

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

7. PROJECT CONTACT INFORMATION

Name: Kim Gales-Dunn
Company/Business Name: J.L. Gales + Associates
Address: 2704 Braunsville Rd
City, State, Zip: Pan PA 15227
Phone: (412) 885-8885 Fax: (412) 885-1320
Email: kagales.gales.engineers@comcast.net

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.

Kim Gales-Dunn
applicant/project proponent signature

12-3-21
date



PENNSYLVANIA GAME COMMISSION

2001 Elmerton Avenue
Harrisburg, PA 17110-9797

Wildlife Habitat Management
(717) 787-6818

August 6, 2021

Steve Lehrman
J. R. Gales
2704 Brownsville Road
Pittsburgh, PA 15227

Project Search ID: PNDI-737785
PNDI Receipt: *project_receipt_phc_development_737785_FINAL_1.pdf*
Re: Rosebud – PHC Development
City of Pittsburgh, Allegheny County, PA

Dear Mr. Lehrman,

Thank you for submitting the Pennsylvania Natural Diversity Inventory (PNDI) Environmental Review Receipt *project_receipt_phc_development_737785_FINAL_1.pdf* for review. The Pennsylvania Game Commission (PGC) screened this project for potential impacts to species and resources of concern under PGC responsibility, which includes birds and mammals only.

No Impact Anticipated

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

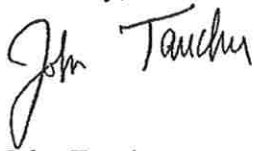
This response represents the most up-to-date summary of the PNDI data files and is valid for two (2) years from the date of this letter. An absence of recorded information does not necessarily imply actual conditions on site. Should project plans change or additional information on listed or proposed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

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

This finding applies to impacts to birds and mammals only. To complete your review of state and federally-listed threatened and endangered species and species of special concern, please be sure that the U.S. Fish and Wildlife Service, the PA Department of Conservation and Natural

Resources, and/or the PA Fish and Boat Commission have been contacted regarding this project as directed by the online PNDI ER Tool found at www.naturalheritage.state.pa.us.

Sincerely,



John Taucher
Division of Habitat Planning and Development
Bureau of Wildlife Habitat Management
Phone: 717-787-4250, Extension 73624
Fax: 717-787-6957
E-mail: jotaucher@pa.gov

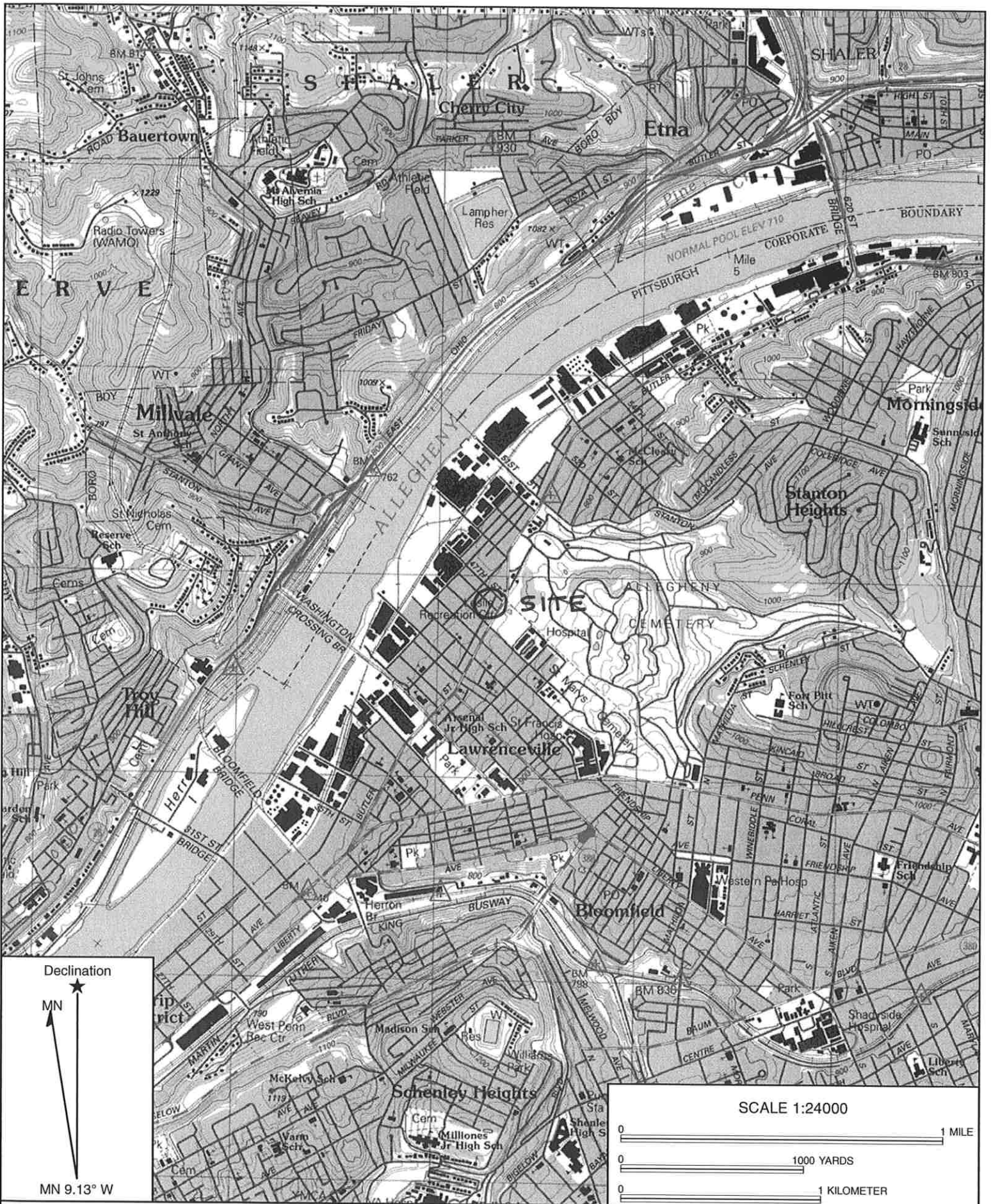
A PNHP Partner



Pennsylvania Natural Heritage Program

JWT/jwt

LOCATION
MAP



Name: PITTSBURGH EAST
 Date: 06/30/21
 Scale: 1 inch = 2,000 ft.

Location: 040° 28' 25.00" N 079° 57' 32.00" W

PROPERTY
INFORMATION

Parcel ID : 0080-P-00222-0000-00
Property Address : 186 HOME ST
PITTSBURGH, PA 15201

Municipality : 109 9th Ward - PITTSBURGH
Owner Name : RUPERT GEORGE F & ERIC G RUPERT

| | | | |
|-------------------|---------------|---------------------|------------|
| School District : | Pittsburgh | Neighborhood Code : | 10902 |
| Tax Code : | Taxable | Owner Code : | Regular |
| Class : | Residential | Recording Date : | |
| Use Code : | SINGLE FAMILY | Sale Date : | 4/21/1989 |
| Homestead : | Yes | Sale Price : | \$1 |
| Farmstead : | No | Deed Book : | 8000 |
| Clean And Green : | No | Deed Page : | 72 |
| Other Abatement : | No | Lot Area : | 7,479 SQFT |

2019 Full Base Year Market Value

2019 County Assessed Value

| | | | |
|----------------|-----------|----------------|-----------|
| Land Value | \$40,200 | Land Value | \$40,200 |
| Building Value | \$146,300 | Building Value | \$128,300 |
| Total Value | \$186,500 | Total Value | \$168,500 |

2018 Full Base Year Market Value

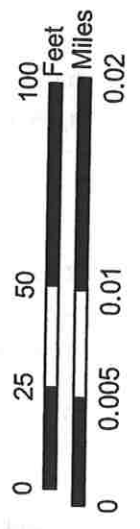
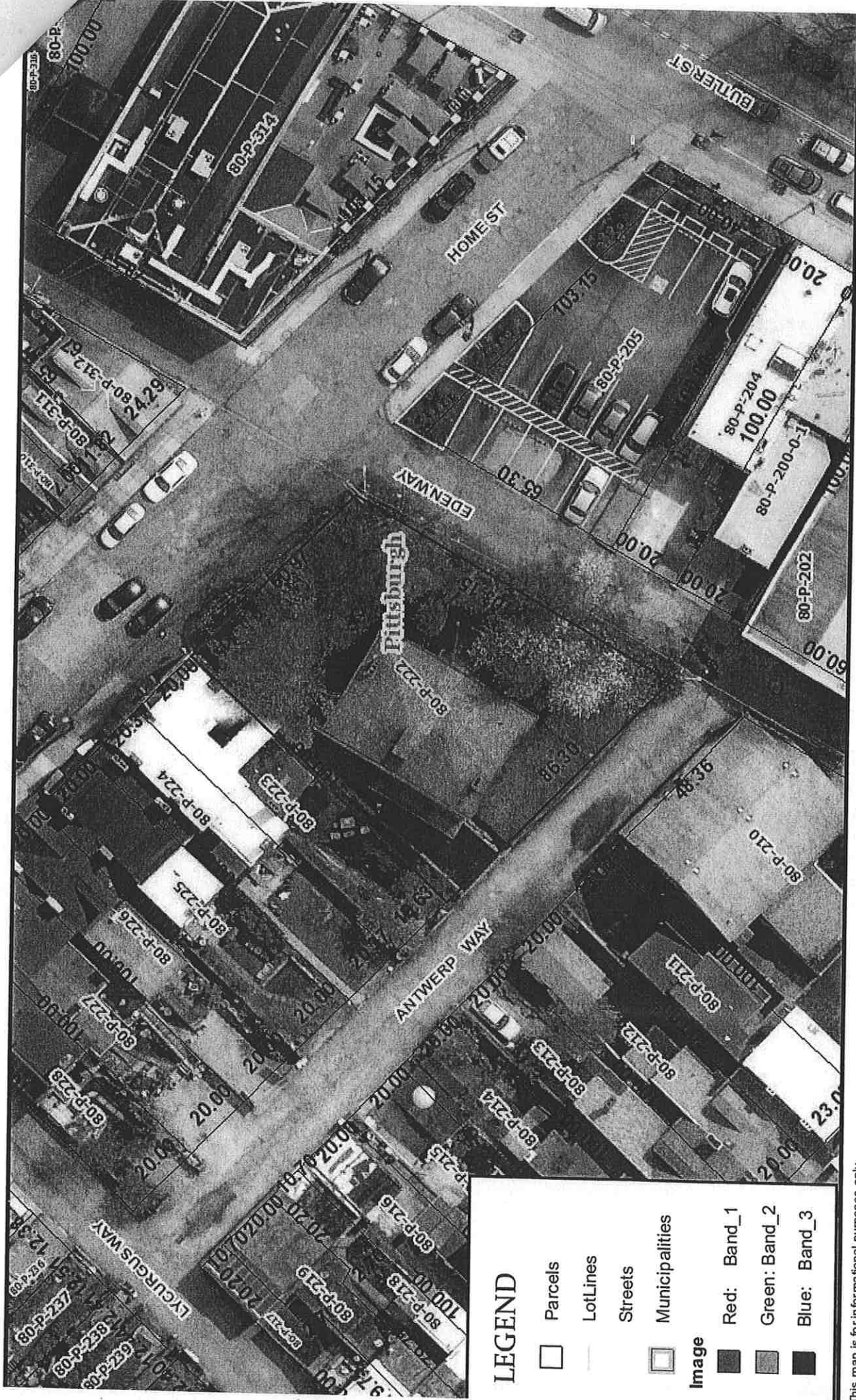
2018 County Assessed Value

| | | | |
|----------------|-----------|----------------|-----------|
| Land Value | \$40,200 | Land Value | \$40,200 |
| Building Value | \$146,300 | Building Value | \$128,300 |
| Total Value | \$186,500 | Total Value | \$168,500 |

Address Information

Owner Mailing : 186 HOME ST
PITTSBURGH, PA 15201-2962

FILE: 0000100222000000



WGS84 Web Mercator

LEGEND

- Parcels
- LotLines
- Streets
- Municipalities
- Image
- Red: Band_1
- Green: Band_2
- Blue: Band_3

This map is for informational purposes only. Parcel information is provided from the Office of Property Assessments in Allegheny County. Content and availability are subject to change. Property characteristics and values change due to a variety of factors such as court rulings, municipality permit processing and subdivision plans. Excludes name and contact information for property owners, as required by Ordinance 3478-07. For additional information, call the Allegheny County GIS Help Desk at (412) 350-4774 or email at GISHelp@AlleghenyCounty.PA.US.

**COMPLETENESS
CHECKLIST**

Checklist



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

Completeness Checklist

The individual completing the component should use the checklist below to assure that all items are included in the module package. The municipality should confirm that the required items have been included within 10 days of receipt, and if complete, sign and date the checklist.

Sewage Collection and Treatment Facilities

- Name and Address of land development project.
- U.S.G.S. 7.5 minute topographic map with development area plotted.
- Project Narrative.
- Letter from water company (if applicable).
- Alternative Analysis Narrative.
- Details of chosen financial assurance method.
- Proof of Public Notification (if applicable).
- Name of existing collection and conveyance facilities.
- Name and NPDES number of existing treatment facility to serve proposed development.
- Plot plan of project with required information.
- Total sewage flows to facilities table.
- Signature of existing collection and/or conveyance Chapter 94 report preparer.
- Signature of existing treatment facility Chapter 94 report preparer.
- Letter granting allocation to project (if applicable).
- Signature acknowledging False Swearing Statement.
- Completed Component 4 (Planning Agency Review) for each existing planning agency and health department.
- Information on selected treatment and disposal option.
- Permeability information (if applicable).
- Preliminary hydrogeology (if applicable).
- Detailed hydrogeology (if applicable).

Municipal Action

- Component 3 (Sewage Collection and Treatment Facilities).
- Component 4 (Planning Agency Comments and Responses).
- Proof of Public Notification.
- Long-term operation and maintenance option selection.
- Comments, and responses to comments generated by public notification.
- Transmittal Letter

Signature of Municipal Official

Date submittal determined complete