

7872-7874 SUSQUEHANNA ST.
13th WARD, CITY OF PITTSBURGH
ALLEGHENY COUNTY, PENNSYLVANIA
NOVEMBER 2025

PROJECT NARRATIVE

**7872-7874 SUSQUEHANNA ST.
13th WARD, CITY OF PITTSBURGH
ALLEGHENY COUNTY, PENNSYLVANIA**

Prepared for:
**TAYLOR CONSTRUCTION AND DEVELOPMENT
11743 FRANKSTOWN ROAD
PITTSBURGH, PENNSYLVANIA 15235**

Prepared by:
**KU RESOURCES, INC.
22 SOUTH LINDEN STREET
DUQUESNE, PENNSYLVANIA 15110**

NOVEMBER 2025

DESCRIPTION OF PROPOSED DEVELOPMENT

Taylor Construction and Development is developing a lot at parcel located in the 13th Ward of the City of Pittsburgh, Allegheny County, Pennsylvania. The property consists of four existing two-story buildings used as residential. The proposed development subdivided the existing property and created a new lot. A duplex is proposed for the newly created lot 175-G-172.

The site is located on approximately 0.141 acres of property at 7872-7874 Susquehanna St. in the City of Pittsburgh, Allegheny County, Pennsylvania (Site). The site is bound by Susquehanna Street to the North, adjacent residential lot to the East and South, and Urban Tree to the West (Figure 1).

According to the Federal Emergency Management Agency, the subject project area does not lie within the regulated floodplain. The existing utilities include a 15-inch combo sewer in Susquehanna Street.

EXISTING SANITARY FLOWS

The proposed development subdivided the existing property and created a new lot. As such, sanitary credit flows were not applied.

PROPOSED SANITARY FLOWS

The developer is proposing to construct a duplex unit on the newly created lot. There is a total of two dwelling units that comprise the proposed duplex, a three-bedroom unit and a two-bedroom unit.

PA DEP Code Chapter 73.17 indicates that for Multiple family dwellings, including townhouses, duplexes, and condominiums the effluent sanitary flows are 400 gallons per day per unit.

Effluent will ultimately be sent to the Allegheny County Sanitation Authority (ALCOSAN). See the attached Three Rivers Wet Weather network trace map with the route to ALCOSAN highlighted.

PLANNING MODULE CALCULATIONS

Proposed Flows

Total Sanitary: 800 GPD

Two Dwelling Units:

2 units @ 400 GPD each = 800 gpd

TOTAL = 800 GPD

Net flows = Proposed Flows – Existing flows = 800 gpd – 0 gpd = **800 gpd = 2.00 EDU's**

Total Water: 800 GPD

Based on the creation of a new lot, a PADEP Planning Module is anticipated to be required.

STORMWATER CONVEYANCE

Stormwater management is not needed at this site as 5,000 sf on new impervious surface nor 10,000 sf of land disturbance is proposed. Stormwater will be routed via roof leader connections and tied into the existing sanitary lateral within 5' of the existing combined sewer.

ALTERNATIVE SEWAGE FACILITIES ANALYSIS

1. Describe the chosen disposal method, its location, the daily flow proposed and if the method is an interim method (to be replaced by the ultimate method in 5 years or less), or is an ultimate method (to serve the development in the long term, for 5 years or more). Provide a description of how the chosen method will provide compliance with effluent limitations. Also provide the number of lots or EDU's that will be served.

ALCOSAN Treatment Facility. Credit for previous flows has not been considered, therefore there are **2.00** new EDUs.

2. Describe the types of land uses adjacent to the project area (Agricultural, Residential, Commercial etc.) and the type of sewage disposal method serving each of those land uses. Properties adjacent to the project must be described by indicating present land uses and zoning designations. Describe the sewage disposal methods being used for each of those adjacent land uses (on lot, municipal treatment, etc.) and if those methods are intended for interim or ultimate use.

The adjacent land uses are a mix of residential and commercial. Sanitary flows from the existing location ultimately flow into the same interceptor.

3. Indicate if the sewage facilities described in (2) are in need of improvement due to noncompliance with effluent limitations, high rates of on-lot malfunction or overloaded public sewers. Is there a potential for a combined public/private project?

No potential for combined public/private project.

4. Determine and indicate what sewage disposal method is proposed for the development area in the municipality's Official Sewage Facilities Plan (such as: on-lot disposal systems, public sewers, etc.).

Public sewers (ALCOSAN).

5. Describe any existing sewage management program(s) in the area, and/or any sewage management program(s) that this project would be required to participate in, and that program's requirements.

ALCOSAN's Wet Weather Plan (WWP).

6. Describe any potential alternative sewage disposal methods that are available for the project. Consider all reasonable possibilities for sewage disposal, such as a stream discharge or an alternate method of land disposal. The municipality delegated local agency or DEP may also require consideration of particular types of sewage disposal methods in the analysis. The chosen method must ensure that applicable water quality standards are attained.

None.

7. Describe why the proposed method was chosen over any of the other methods described in the alternatives analysis. Environmental, administrative, and financial concerns may be addressed. Also indicate how the chosen method will guarantee adequate sewage disposal, including compliance with applicable water quality standards and effluent limitations, for the development in both the short-term (up to 5 years) and long-term (beyond 5 years) by describing the adequacy of the proposed facilities (organic and hydraulic loading) and the ability of the facility to accept additional flows or loads.

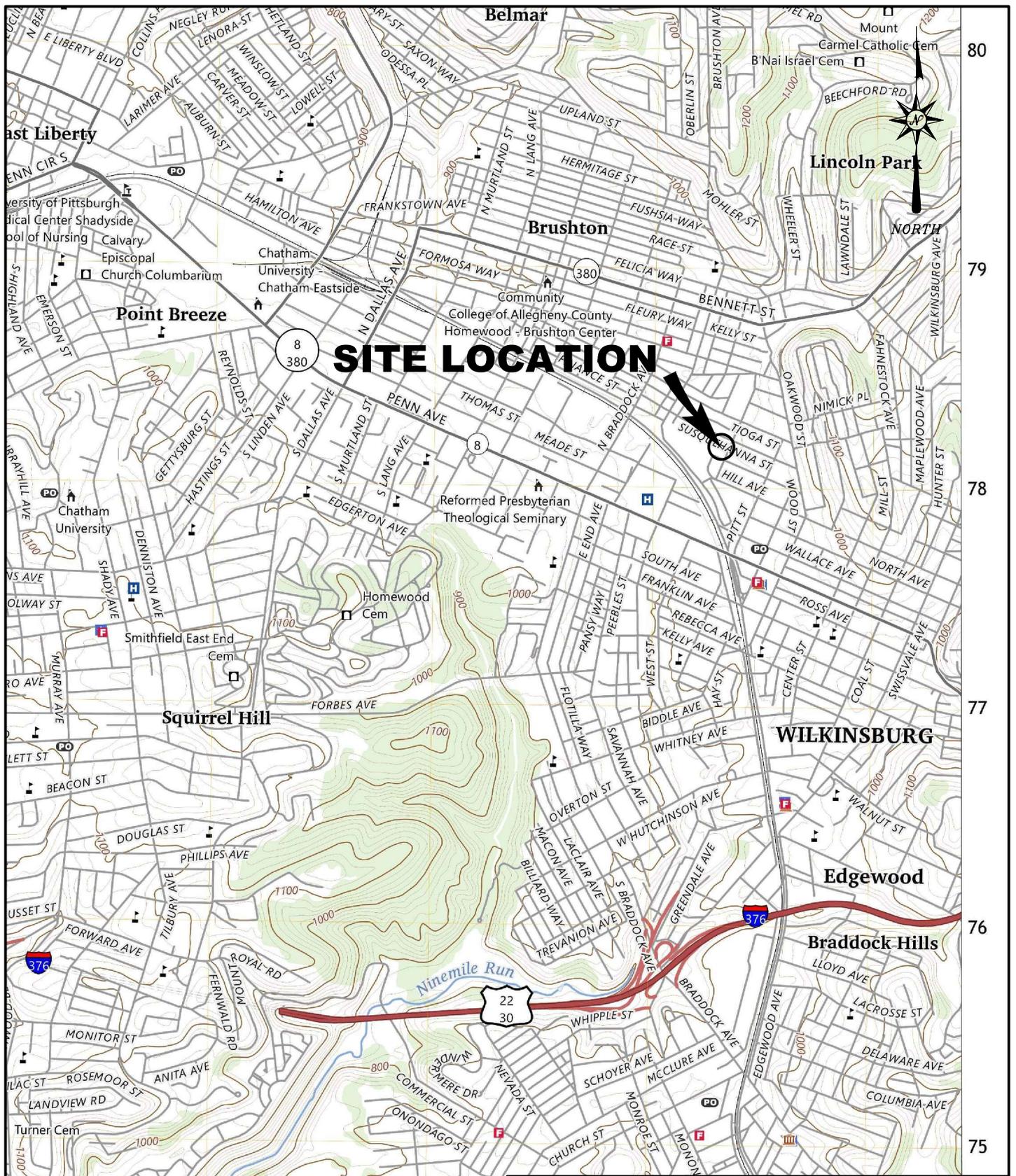
NA

8. Indicate who will be the owner of the facility, and who will be responsible for operation and maintenance of the facility and ultimately compliance with applicable water quality standards and effluent limitations.

Public sewers (ALCOSAN).

9. Finally, the applicant may use the narrative to describe any special considerations or provide any additional information that supports the choice of disposal method. The alternatives analysis must be attached to the planning module package for review by the municipality and approving agency.

NA



REFERENCE:
 USGS 7.5-MIN TOPOGRAPHIC
 QUADRANGLE PITTSBURGH - EAST,
 PENNSYLVANIA, DATED AUGUST 2023.



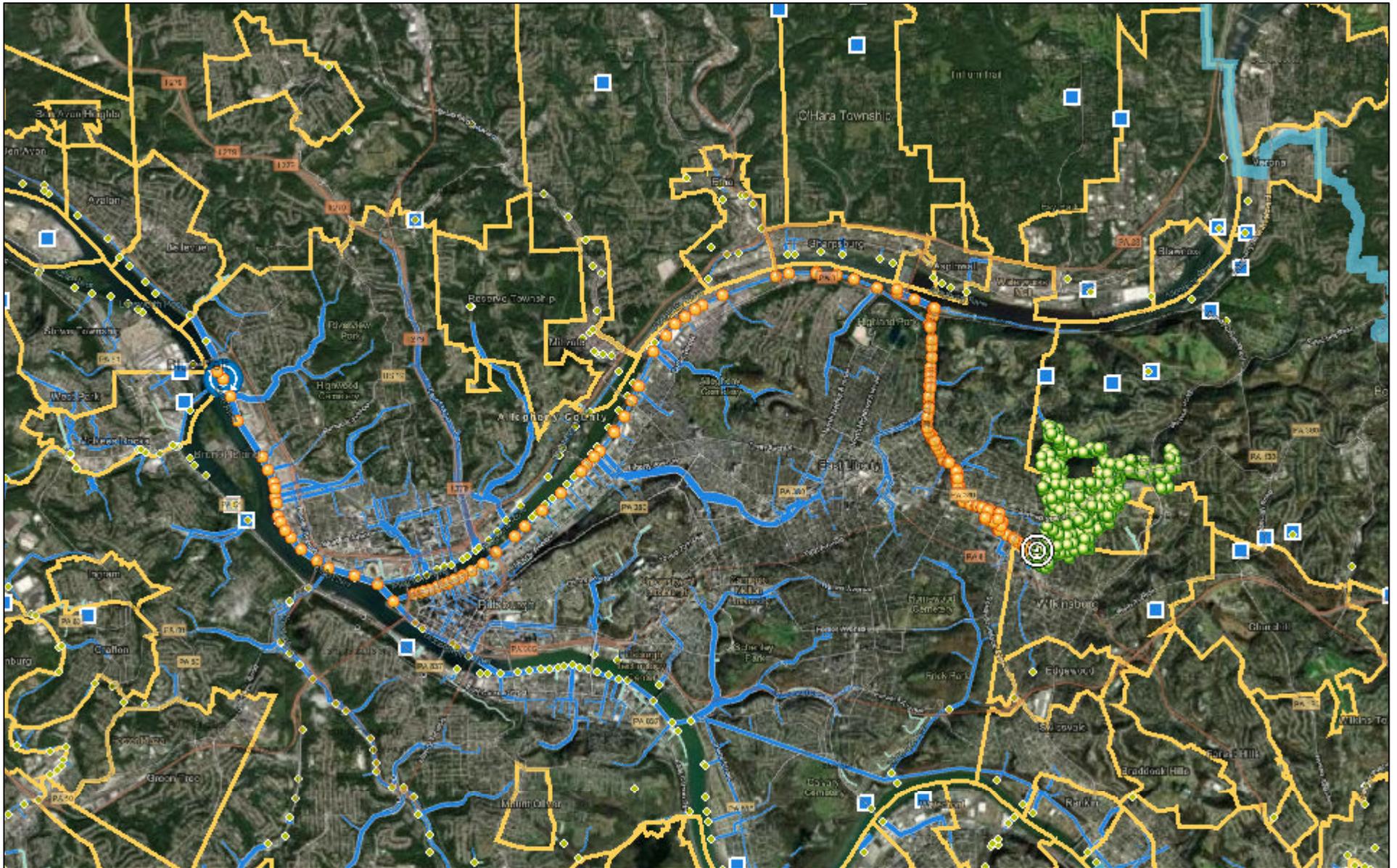
FIGURE 1
SITE LOCATION MAP
7872-7874 SUSQUEHANNA STREET
CITY OF PITTSBURGH - 13TH WARD
ALLEGHENY COUNTY, PENNSYLVANIA
 PREPARED FOR
TAYLOR CONSTRUCTION
PITTSBURGH, PENNSYLVANIA

APPROVED	LJW 10/28/2025
CHECKED	LJW 10/28/2025
DRAWN	DTW 10/28/2025
CAD FILE NO.	24057A001
PROJECT NO.	TC24057MSAD



KU Resources, Inc.
 22 South Linden Street
 Duquesne, PA 15110
 412.469.9331
 412.469.9336 fax
www.kuresources.com

3RWW Sewer Atlas



10/28/2025, 1:32:58 PM

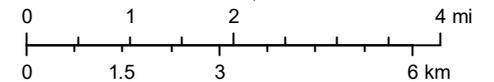
1:116,988

ALCOSAN Service Area



Wastewater | Discharge Points

Municipalities in the ALCOSAN Service Area



Override 1

● Override 1

Override 1

Wastewater | Pump / Facility Locations

■ Override 1

3 Rivers Wet Weather
Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

TABLE 1				
PROPOSED SANITARY FLOWS 7872-7874 SUSQUEHANNA ST.				
Type of Establishment	Measurement		GPD/Unit	Flow Per Day
	Unit	# of Units		
<i>Residential</i>				
Duplex: 3-bedroom	Unit	1	400	400 GPD
Duplex: 2-bedroom	Unit	1	400	400 GPD
Total Dry Weather Flow Per Day:				800 GPD

TABLE 2				
EXISTING SANITARY FLOWS 7872-7874 SUSQUEHANNA ST.				
Type of Establishment	Measurement		GPD/Unit	Flow Per Day
	Unit	# of Units		
<i>Residential</i>				
Vacant	Unit	0	0	0 GPD
Total Dry Weather Flow Per Day:				0 GPD

NET TOTAL

	TOTAL	
PROPOSED	800.0	GPD
EXISTING	0.0	GPD
NET INCREASE	800.0	GPD

Code No.



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)

1. Project Name 7872-7874 Susquehanna St.

2. Brief Project Description Construction of duplex on newly subdivided lot.

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
Prendagrast	Kyla			Senior Environmental Planner

Additional Individual Last Name	First Name	MI	Suffix	Title
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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)
		kyla.prendergast@pittsburghpa.gov

C. SITE INFORMATION (See Section C of instructions)

Site (Land Development or Project) Name

Madiera St. Apartment Duplex

Site Location Line 1

7872-7874 Susquehanna St.

Site Location Line 2

Site Location Last Line -- City

Pittsburgh

State

PA

ZIP+4

15221

Latitude

40.449143

Longitude

-79.887461

Detailed Written Directions to Site Take PA-28 N from Waterfront Dr. and follow to Highland Park Bridge in Sharpsburg and take exit 6. Follow Washington Blvd to Hamilton Ave. Take a left on Hamilton Ave take a right on North Braddock towards Susquehanna Street. Take a left on Susquehanna St. towards site.

Description of Site Newly subdivided vacant lot with a fence along West side of property line.

Site Contact (Developer/Owner)

Last Name

Taylor

First Name

Shawn

MI

Suffix

Phone

412-727-1127

Ext.

Site Contact Title

Principal

Site Contact Firm (if none, leave blank)

Taylor Construction & Development Inc.

FAX

Email

shawntaylor@taylorconstruct.com

Mailing Address Line 1

11743 Frankstown Road

Mailing Address Line 2

Mailing Address Last Line -- City

Pittsburgh

State

PA

ZIP+4

15235

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

Last Name

Wilbur

First Name

Delaney

MI

Suffix

Title

Engineer

Consulting Firm Name

KU Resources, Inc

Mailing Address Line 1

22 South Linden Street

Mailing Address Line 2

Address Last Line -- City

Duquesne

State

PA

ZIP+4

15110-1091

Country

USA

Email

dwilbur@kuresources.com

Area Code + Phone

412-469-9331

Ext.

1087

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: Wilksburg-Penn Joint Water Authority

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 1

Name of:

existing collection or conveyance system - 24" VCP

owner Pittsburgh Water

existing interceptor Ohio 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 _____
(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 1-20-2026

(Also see Section I. 4.)

G. PROPOSED WASTEWATER DISPOSAL FACILITIES (Continued)

3. PLOT PLAN

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

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

4. WETLAND PROTECTION

YES NO

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

5. PRIME AGRICULTURAL LAND PROTECTION

YES NO

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

6. HISTORIC PRESERVATION ACT

YES NO

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

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	583924	2043734	44450	155575	46912	164194
Conveyance	15,900,000	15,900,000	6,120,000	6,550,000	6,121,000	6,551,000
Treatment	295,000,000	295,000,000	177,000,000	295,000,000	217,400,000	295,600,000

3. Collection and Conveyance Facilities

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

YES NO

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

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

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

- b. Collection System

Name of Agency, Authority, Municipality Pittsburgh Water

Name of Responsible Agent Zach Rinker

Agent Signature Zach Rinker Date 2026 01 08 09 13 01

Digitally signed by Zach Rinker
DN: cn=Zach Rinker,
ou=Engineering
Date: 2026.01.08 09:13:01 -0500

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 1-20-26

4. Treatment Facility

The questions below are to be answered by a representative of the facility permittee in coordination with the information in the table and the latest Chapter 94 report. The individual signing below must be legally authorized to make representation for the organization.

YES NO

- a. This project proposes the use of an existing wastewater treatment plant for the disposal of sewage. Will this action create a hydraulic or organic overload within 5 years at that facility?

If yes, this planning module for sewage facilities will not be reviewed by the municipality, delegated local agency and/or DEP until this inconsistency with Chapter 94 is resolved or unless there is an approved CAP granting an allocation for this project. A letter granting allocations to this project under the CAP must be attached to the planning module.

If no, the treatment facility permittee must sign below to indicate that this facility has adequate treatment capacity and is able to provide wastewater treatment services for the proposed development in accordance with both §71.53(d)(3) and Chapter 94 requirements and that this proposal will not impact that status.

b. Name of Agency, Authority, Municipality ALCOSAN

Name of Responsible Agent Joe Fedor

Agent Signature Joe Fedor

Date 1-20-26

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 sponsor), 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 800 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.

Delaney Wilbur

Name (Print)



Signature

Engineer

11/1/2025

Title

Date

22 South Linden Street, Duquesne PA 15110

412-469-9331 x 1087

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 \$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.

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

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:

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

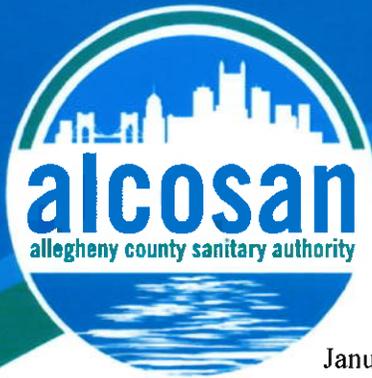
to a maximum of \$ 1,500 per submittal (non-municipal) or \$ 500 per submittal (municipal)

The fee is based upon:

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

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

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



January 20, 2026

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Erica LaMar Motley
*Director
Scholastic Programs*

Delaney Wilbur
KU Resources, Inc.
22 South Linden St.
Duquesne, PA 15110

**Re: 7872 – 7874 Susquehanna St.
City of Pittsburgh -- Allegheny County
PA DEP Sewage Facilities Planning Module
ALCOSAN Regulator Structure A-42-00**

Dear Ms. Wilbur:

We have reviewed the Component 3 Planning Module for the referenced project to be located 7872 – 7874 Susquehanna St., City of 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-42-00 regulator structure is 15.9 MGD. The estimated peak dry weather flow is approximately 6.55 MGD. Therefore, dry weather capacity exists for this connection. However, the Allegheny River Interceptor and the Woods Run Treatment Plant do not have the capacity for the flows generated during wet weather periods. This limitation will be addressed as ALCOSAN implements its Clean Water Plan.

ALCOSAN requests that this letter be made part of the planning module submission. The signed Component 3 Planning Module is attached. If you have any questions regarding this matter, please contact me at 412-734-8735.

Sincerely,

ALLEGHENY COUNTY SANITARY AUTHORITY

Joe Fedor

Attachment

cc C Dean (w/o attachment) Z Rinker (Pgh20) (w/o attachment)
L Sanford (w/o attachment) Mahuba Iasmin/PADEP (w/o attachment)
M Lichte (w/o attachment) Issa Tijani/ACHD (w/o attachment)
R Ryan /PADEP (w/o attachment)



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
7872-7874 Susquehanna St

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

1. Date plan received by municipal planning agency 6/5/2024
2. Date review completed by agency 6/28/2024

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>In review</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	10. Does the proposal require a change or variance to an existing comprehensive plan or zoning ordinance?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	11. Have all applicable zoning approvals been obtained?
<input checked="" type="checkbox"/>	<input type="checkbox"/>	12. Is there a municipal subdivision and land development ordinance?

SECTION C. AGENCY REVIEW (continued)

- | Yes | No | |
|-------------------------------------|-------------------------------------|--|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 13. Is this proposal consistent with the ordinance?
If no, describe the inconsistencies <u>In 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: Kyla Prendergast

Title: Senior Environmental Planner

Signature: *Kyla Prendergast*

Date: 6/28/2024

Name of Municipal Planning Agency: City of Pittsburgh Department of City Planning

Address 100 Ross St, Suite 202, Pittsburgh, PA 15219

Telephone Number: 412-522-6551

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

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

The planning agency must complete this component within 60 days.

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

PROJECT NARRATIVE

**425-447 ROSEDALE STREET
13th WARD, CITY OF PITTSBURGH
ALLEGHENY COUNTY, PENNSYLVANIA**

Prepared for:
**TAYLOR CONSTRUCTION AND DEVELOPMENT
11743 FRANKSTOWN ROAD
PITTSBURGH, PENNSYLVANIA 15235**

Prepared by:
**KU RESOURCES, INC.
22 SOUTH LINDEN STREET
DUQUESNE, PENNSYLVANIA 15110**

JUNE 2024

DESCRIPTION OF PROPOSED DEVELOPMENT

Taylor Construction and Development is developing a lot at parcel number 175-G-170 located in the 13th Ward of the City of Pittsburgh, Allegheny County, Pennsylvania. The property consists of four existing two-story buildings used as residential. The proposed development will subdivide the existing property and create a new lot. A duplex is proposed for the newly created lot.

The site is located on approximately 0.50 acres of property at 425-447 Rosedale Street in the City of Pittsburgh, Allegheny County, Pennsylvania (Site). The site is bound by Susquehanna Street to the north, Madiera Street to the south, Rosedale Street to the East, and Urban Tree to the West. (Figure 1).

According to the Federal Emergency Management Agency, the subject project area does not lie within the regulated floodplain. The existing utilities include a 15-inch combo sewer in Susquehanna Street.

EXISTING SANITARY FLOWS

The proposed development will subdivide the existing property and create a new lot. As such, sanitary credit flows were not applied.

PROPOSED SANITARY FLOWS

The developer is proposing to construct a duplex unit on the newly created lot. There are a total of 2 dwelling units that comprise the duplex.

PA DEP Code Chapter 73.17 indicates that for Multiple family dwellings, including townhouses, duplexes, and condominiums the effluent sanitary flows are 400 gallons per day per unit.

Effluent will ultimately be sent to the Allegheny County Sanitation Authority (ALCOSAN). See the attached Pittsburgh Water and Sewer Authority (PWSA) Sewer System map with the route to ALCOSAN highlighted.

PLANNING MODULE CALCULATIONS

Proposed Flows

Total Sanitary: 800 GPD

Two Dwelling Units:

2 units @ 400 GPD each = 800 gpd

TOTAL = 800 GPD

Net flows = Proposed Flows – Existing flows = 800 gpd – 0 gpd = **800 gpd = 2.00 EDU's**

Total Water: 800 GPD

Based on the creation of a new lot, a PADEP Planning Module is anticipated to be required.

STORMWATER CONVEYANCE

Stormwater management is not needed at this site as 5,000 sf on new impervious surface nor 10,000 sf of land disturbance is proposed. Stormwater will be routed via roof leader connections and tied into the existing sanitary lateral within 5' of the existing combined sewer.

ALTERNATIVE SEWAGE FACILITIES ANALYSIS

1. Describe the chosen disposal method, its location, the daily flow proposed and if the method is an interim method (to be replaced by the ultimate method in 5 years or less), or is an ultimate method (to serve the development in the long term, for 5 years or more). Provide a description of how the chosen method will provide compliance with effluent limitations. Also provide the number of lots or EDU's that will be served.

ALCOSAN Treatment Facility. Credit for previous flows has not been considered, therefore there are **2.00** new EDUs.

2. Describe the types of land uses adjacent to the project area (Agricultural, Residential, Commercial etc.) and the type of sewage disposal method serving each of those land uses. Properties adjacent to the project must be described by indicating present land uses and zoning designations. Describe the sewage disposal methods being used for each of those adjacent land uses (on lot, municipal treatment, etc.) and if those methods are intended for interim or ultimate use.

The adjacent land uses are a mix of residential and commercial. Sanitary flows from the existing location ultimately flow into the same interceptor.

3. Indicate if the sewage facilities described in (2) are in need of improvement due to noncompliance with effluent limitations, high rates of on-lot malfunction or overloaded public sewers. Is there a potential for a combined public/private project?

No potential for combined public/private project.

4. Determine and indicate what sewage disposal method is proposed for the development area in the municipality's Official Sewage Facilities Plan (such as: on-lot disposal systems, public sewers, etc.).

Public sewers (ALCOSAN).

5. Describe any existing sewage management program(s) in the area, and/or any sewage management program(s) that this project would be required to participate in, and that program's requirements.

ALCOSAN's Wet Weather Plan (WWP).

6. Describe any potential alternative sewage disposal methods that are available for the project. Consider all reasonable possibilities for sewage disposal, such as a stream discharge or an alternate method of land disposal. The municipality delegated local agency or DEP may also require consideration of particular types of sewage disposal methods in the analysis. The chosen method must ensure that applicable water quality standards are attained.

None.

7. Describe why the proposed method was chosen over any of the other methods described in the alternatives analysis. Environmental, administrative, and financial concerns may be addressed. Also indicate how the chosen method will guarantee adequate sewage disposal, including compliance with applicable water quality standards and effluent limitations, for the development in both the short-term (up to 5 years) and long-term (beyond 5 years) by describing the adequacy of the proposed facilities (organic and hydraulic loading) and the ability of the facility to accept additional flows or loads.

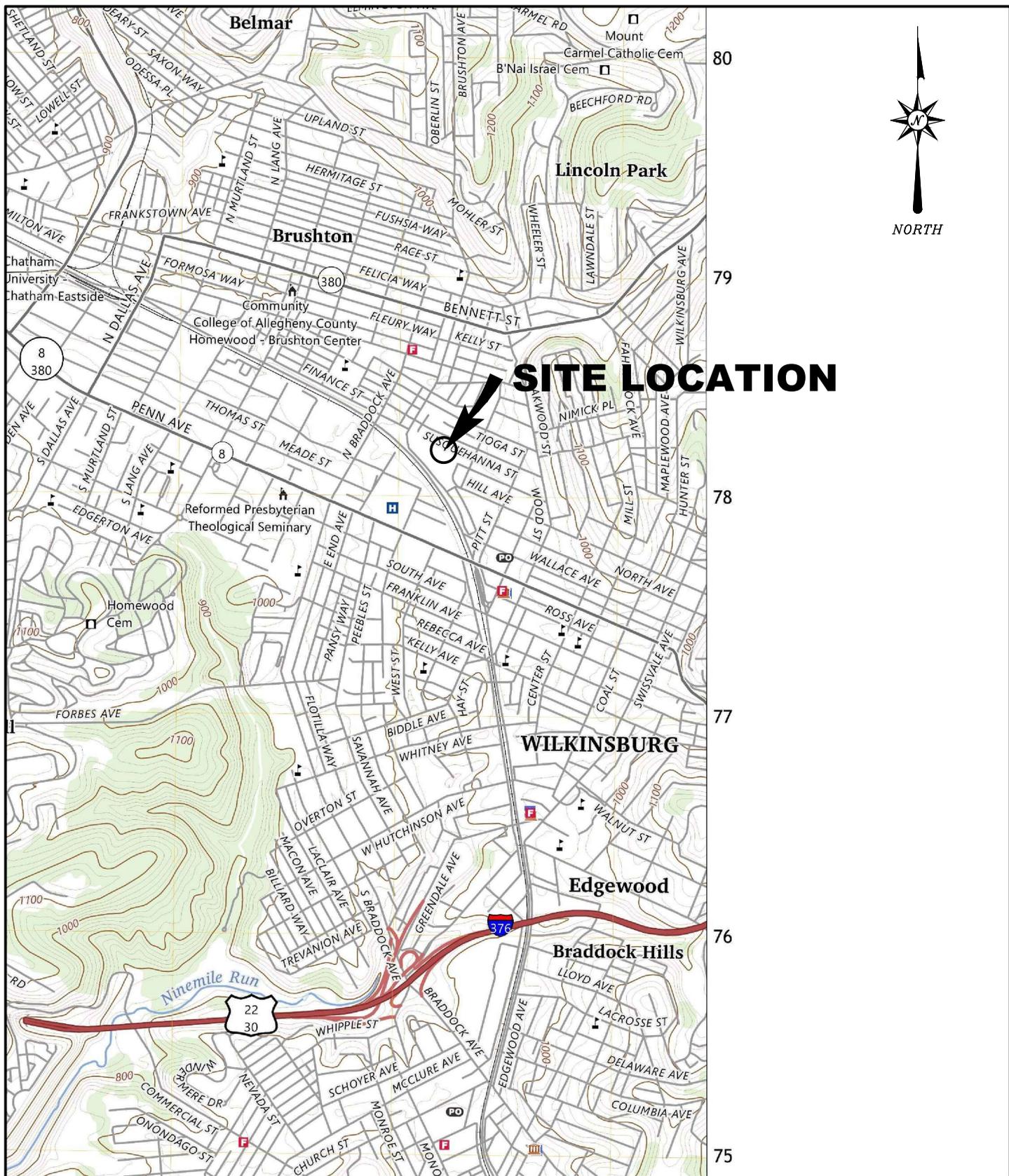
NA

8. Indicate who will be the owner of the facility, and who will be responsible for operation and maintenance of the facility and ultimately compliance with applicable water quality standards and effluent limitations.

Public sewers (ALCOSAN).

9. Finally, the applicant may use the narrative to describe any special considerations or provide any additional information that supports the choice of disposal method. The alternatives analysis must be attached to the planning module package for review by the municipality and approving agency.

NA



REFERENCE:
 USGS 7.5-MIN TOPOGRAPHIC
 QUADRANGLE PITTSBURGH - EAST,
 PENNSYLVANIA, DATED AUGUST 2019.



APPROVED	RLS 02/05/2024
CHECKED	RLS 02/05/2024
DRAWN	APB 02/05/2024
CAD FILE NO.	24057A001
PROJECT NO.	TC24057MSAD



KU Resources, Inc.
 22 South Linden Street
 Duquesne, PA 15110
 412.469.9331
 412.469.9336 fax
www.kuresources.com

FIGURE 1
SITE LOCATION MAP
425-447 ROSEDALE STREET
 CITY OF PITTSBURGH - 13TH WARD
 ALLEGHENY COUNTY, PENNSYLVANIA
 PREPARED FOR
MADIERA TOWNHOUSES ACQUISITION LLC
 PITTSBURGH, PENNSYLVANIA

Parcel ID : 0175-G-00170-0000-00
 Property Address : 425 -447 ROSEDALE ST
 PITTSBURGH, PA 15221

Municipality : 113 13th Ward - PITTSBURGH
 Owner Name : MADIERA TOWNHOUSES
 ACQUISITION LLC

School District :	Pittsburgh	Neighborhood Code :	51C49
Tax Code :	Taxable	Owner Code :	CORPORATION
Class :	COMMERCIAL	Recording Date :	4/20/2021
Use Code :	APART: 5-19 UNITS	Sale Date :	3/30/2021
Homestead* :	No	Sale Price :	\$357,000
Farmstead :	No	Deed Book :	18405
Clean And Green	No	Deed Page :	340
Other Abatement :	No	Lot Area :	21,780 SQFT

* If this property had a recent sale or deed change the 'YES' that is showing may apply to the prior owner.
 New owners wishing to receive the abatement must apply.
 The deadline to apply is March 1st of each year.
 Details may be found on the [County's abatement page](#).

2024 Full Base Year Market Value

2024 County Assessed Value

Land Value	\$30,000	Land Value	\$30,000
Building Value	\$195,300	Building Value	\$195,300
Total Value	\$225,300	Total Value	\$225,300

2023 Full Base Year Market Value

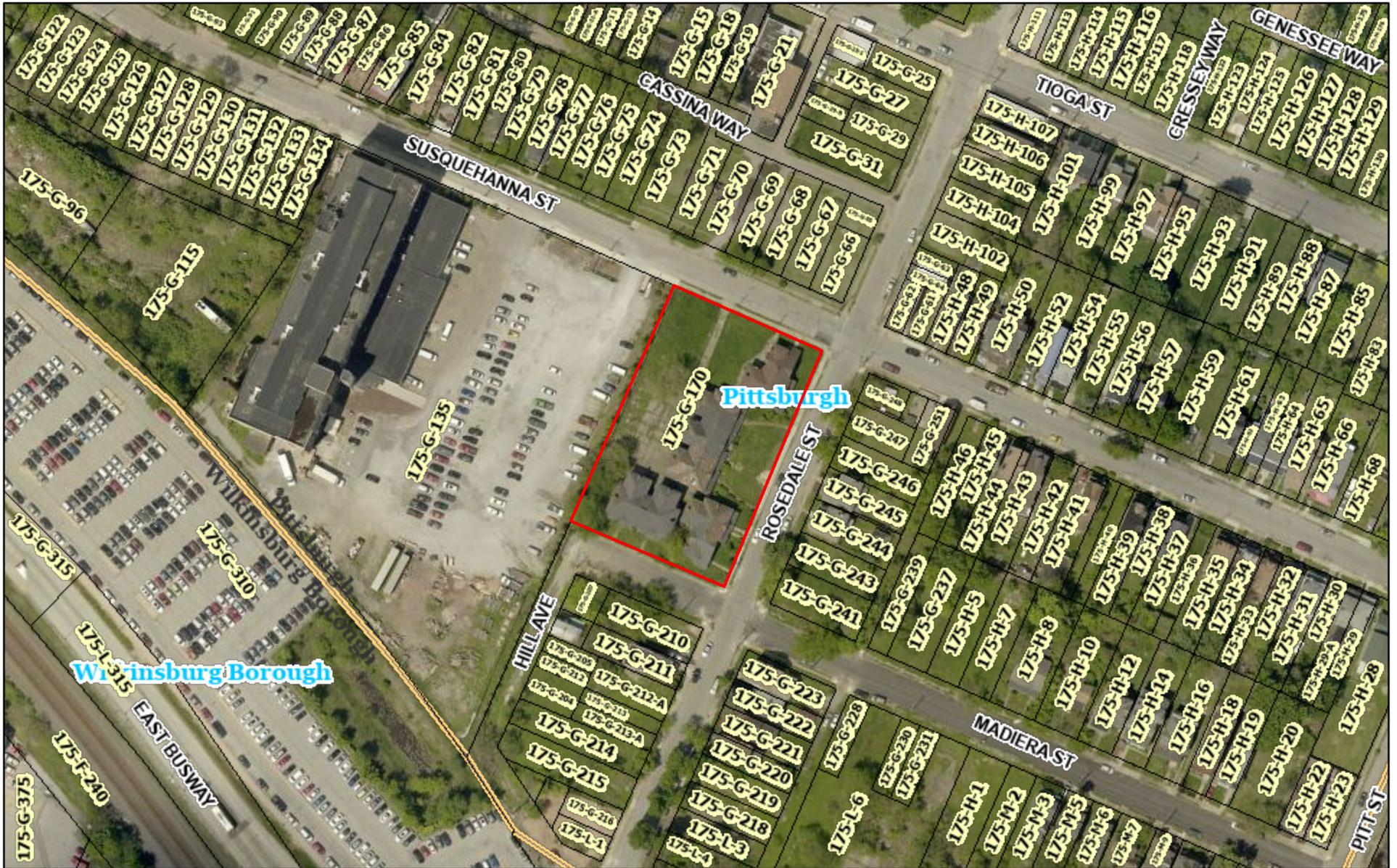
2023 County Assessed Value

Land Value	\$30,000	Land Value	\$30,000
Building Value	\$195,300	Building Value	\$195,300
Total Value	\$225,300	Total Value	\$225,300

Address Information

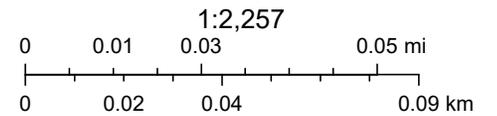
Owner Mailing : 11743 FRANKSTOWN RD
 PITTSBURGH, PA 15235-3442

PIN: 0175G0017000000



May 9, 2024

 Municipalities  Parcels
Streets



Allegheny County 2012; 2010 Imagery

Data displayed on this map is for informational purposes only. It is not survey
2020

COUNTY OF



ALLEGHENY

SARA INNAMORATO
COUNTY EXECUTIVE

February 2, 2026

Delaney Wilbur
KU Resources, Inc
22 South Linden Street
Duquesne, PA 15110

RE: SEWAGE FACILITIES PLANNING MODULE
7872-7874 Susquehanna Street – City of Pittsburgh
Allegheny County, Pennsylvania

Dear Ms. Wilbur:

Enclosed is a signed copy of Component 4C, County or Joint County Health Department Review, for the above-referenced development. This Planning Module Component was received on January 21, 2026. The project proposes the following:

Project Description:	This project involves subdividing the existing property to create a new lot. A duplex is planned for the newly created lot, identified as 175-G-172.
Sewage Flow:	800 GPD
Conveyance:	Sewage from proposed development will be conveyed by PWSA to the Ohio River Interceptor and ultimately transported to ALCOSAN for treatment.
Sewer's Owner:	PWSA (collection), ALCOSAN (interceptor)
Sewage Treatment Plant:	ALCOSAN

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



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

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



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.



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

Enclosure

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



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

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

7872 – 7874 Susquehanna St

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

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

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>2/2/2026</u>
Name of County Health Department: <u>Allegheny County Health Department</u>
Address: <u>3901 Penn Avenue, Building #5, Pittsburgh, PA 15224</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.

1. PROJECT INFORMATION

Project Name: **Madiera St. Apartment Duplex**

Date of Review: **9/11/2025 04:30:20 PM**

Project Category: **Development, Residential, subdivision which will contain 1-2 lots with 1-2 single family living units**

Project Area: **0.43 acres**

County(s): **Allegheny**

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

ZIP Code:

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

Watersheds HUC 8: **Lower Monongahela**

Watersheds HUC 12: **Streets Run-Monongahela River**

Decimal Degrees: **40.449236, -79.888028**

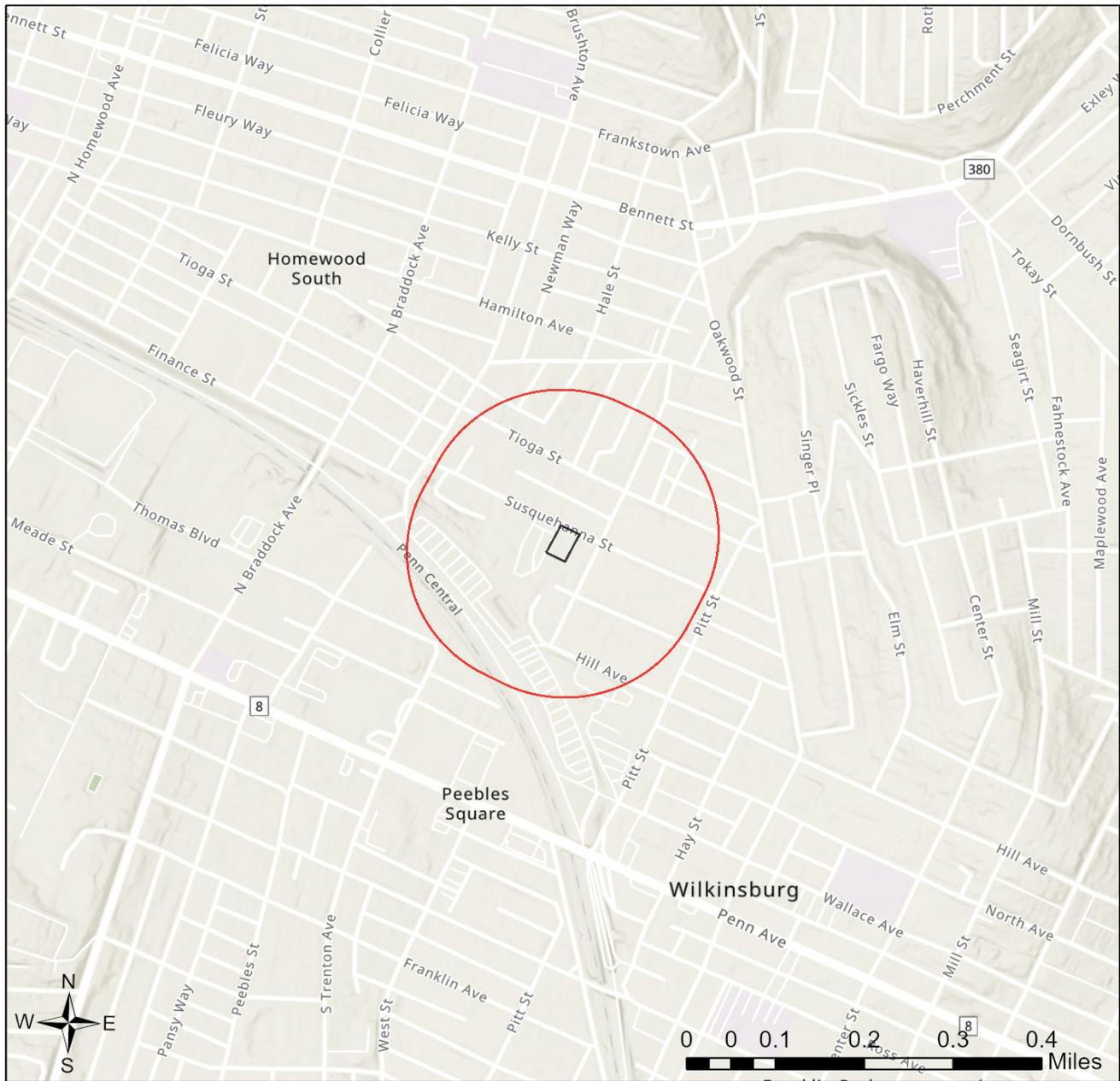
Degrees Minutes Seconds: **40° 26' 57.2504" N, 79° 53' 16.9004" W**

2. SEARCH RESULTS

Agency	Results	Response
PA Game Commission	Conservation Measure	No Further Review Required, See Agency Comments
PA Department of Conservation and Natural Resources	No Known Impact	No Further Review Required
PA Fish and Boat Commission	Potential Impact	FURTHER REVIEW IS REQUIRED, See Agency Response
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.

Madiera St. Apartment Duplex



-  Buffered Project Boundary
-  Project Boundary



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community
Sources: Esri, Maxar, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodastystyrelsen, Rijkswaterstaat, GSA,

RESPONSE TO QUESTION(S) ASKED

Q1: Are there any perennial or intermittent waterways (rivers, streams, creeks, tributaries) in or near the project area, or on the land parcel?

Your answer is: No

Q2: Accurately describe what is known about wetland presence in the project area or on the land parcel. "Project" includes all features of the project (including buildings, roads, utility lines, outfall and intake structures, wells, stormwater retention/detention basins, parking lots, driveways, lawns, etc.), as well as all associated impacts (e.g., temporary staging areas, work areas, temporary road crossings, areas subject to grading or clearing, etc.). Include all areas that will be permanently or temporarily affected -- either directly or indirectly -- by any type of disturbance (e.g., land clearing, grading, tree removal, flooding, etc.). Land parcel = the lot(s) on which some type of project(s) or activity(s) are proposed to occur.

Your answer is: The project area (or land parcel) has not been investigated by someone qualified to identify and delineate wetlands (holding a natural resource degree or equivalent work experience), or it is currently unknown if the project or project activities will affect wetlands.

Q3: 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

Q4: 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: 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:

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
Sensitive Species**		Endangered

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 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). 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 Management
Division of Environmental Review
2001 Elmerton Avenue, Harrisburg, PA 17110-9797
Email: RA-PGC_PNDI@pa.gov
NO Faxes Please

7. PROJECT CONTACT INFORMATION

Name: Shawn Taylor
Company/Business Name: Taylor Construction
Address: 11743 Frankstown Road
City, State, Zip: Pittsburgh, PA 15235
Phone: (412) - 727-1127 Fax: ()
Email: shawntaylor@taylorconstruct.com

8. CERTIFICATION

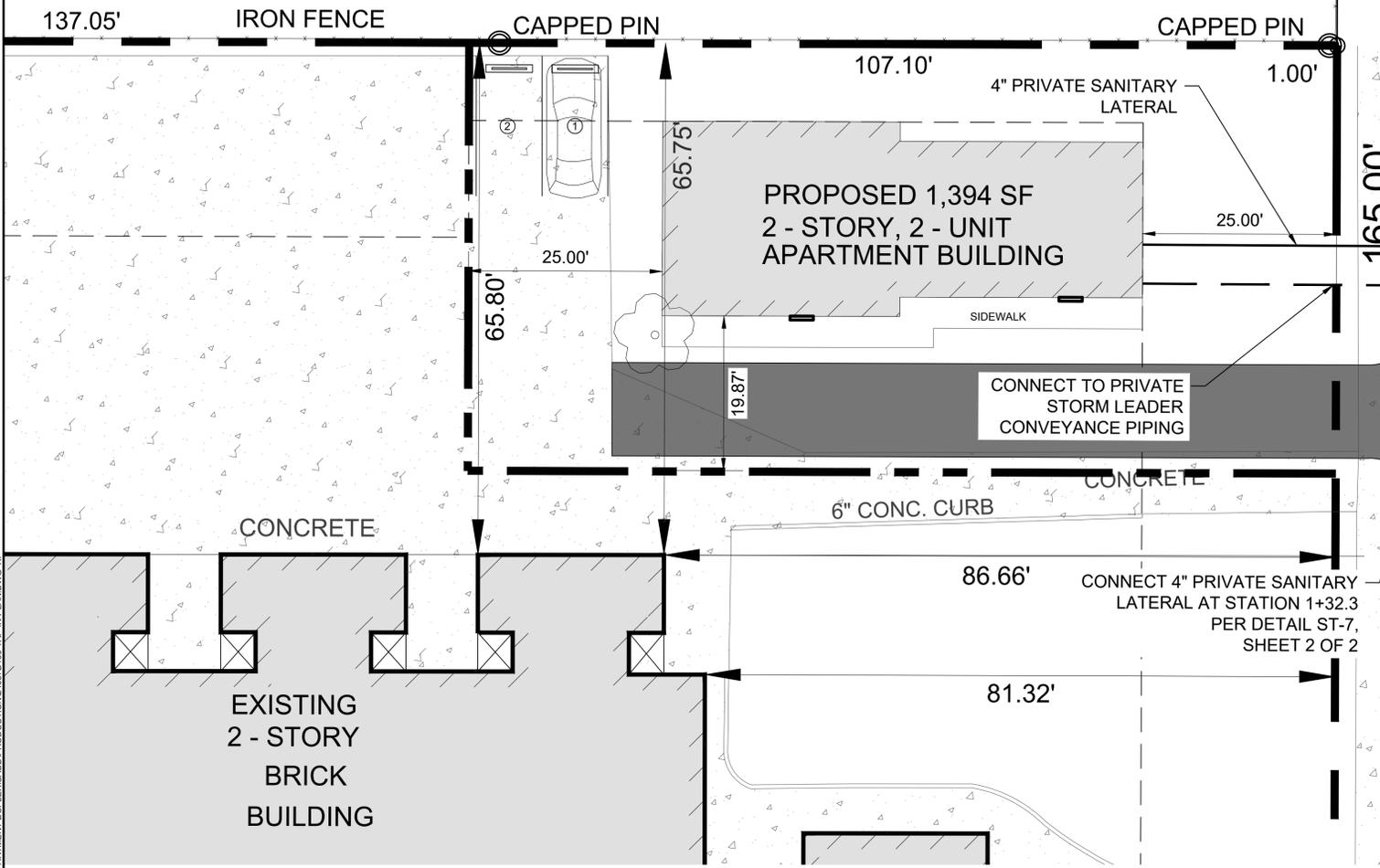
I certify that ALL of the project information contained in this receipt (including project location, project size/configuration, project type, answers to questions) is true, accurate and complete. In addition, if the project type, location, size or configuration changes, or if the answers to any questions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

applicant/project proponent signature

date

024057MSAD - MADIERA ST. APARTMENT DUPLEX CONSTRUCTION - TAP-IN PLAN - DWG - TIP
 DRAWN BY: APB
 02/01/2024
 CAD FILE NUMBER: 24057D100
 PROJECT NUMBER: TC24057MSAD

RIDGEWAY DEVELOPMENT CORPORATION
 BLOCK 175-G LOT 135
 D.B.V. 15347 P. 491



PEAK DAILY SANITARY FLOW DEMANDS
To be completed by the Applicant and provided once within the plan set, if applicable:

PROJECT FLOW, GPD	800
EXISTING FLOW, GPD	0
NET FLOW, GPD	800

MH175G008
 END: 2+80.89

VV & MARKET
 BLOCK 175-G
 D.B.V. 1847

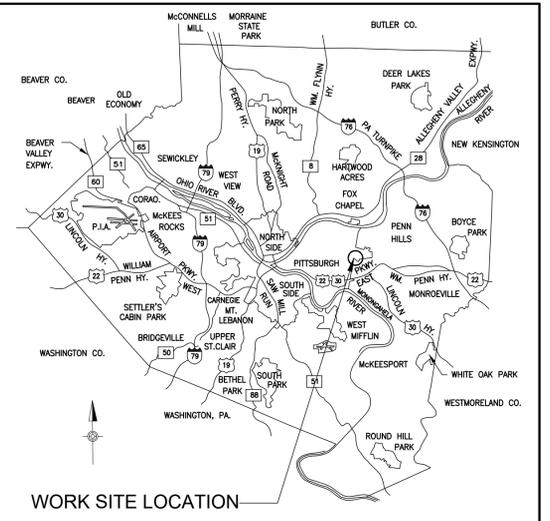
ROSEDALE B
 CLUSTER I
 BLOCK 175-G I
 D.B.V. 9626 F

ROSEDALE B
 CLUSTER I
 BLOCK 175-G I
 D.B.V. 9116 F

BLOCK 175-G I
 D.B.V. 9391 F

ROSEDALE B
 CLUSTER I
 BLOCK 175-G I
 D.B.V. 9116 F

ANN STREET 50'
 & CONC. CURB



THE PITTSBURGH WATER AUTHORITY APPROVAL BLOCK
To be completed by the Applicant and provided on each sheet within the plan set:

(Check all that apply)

- NEW WATER CONNECTION(S)
- NEW SEWER CONNECTION(S)
- REUSE EXISTING WATER CONNECTION(S)
- REUSE EXISTING SEWER CONNECTION(S)
- TERMINATE EXISTING WATER CONNECTION(S)
- TERMINATE EXISTING SEWER CONNECTION(S)
- PRIVATE CONSTRUCTION OF PUBLIC FACILITIES

To be completed by the PWA:
 (Required for ALL approvals)

REVIEWER, DEPT. OF ENGINEERING AND CONSTRUCTION

SENIOR PROJECT MANAGER, DEPT. OF ENGINEERING AND CONSTRUCTION

DIRECTOR OF OPERATIONS

(Required for "Private Construction of Public Facilities" ONLY)

DIRECTOR, DEPT. OF ENGINEERING AND CONSTRUCTION

PWSA PROJECT NUMBER TAP-345-0425

TAP C RECORD NUMBER _____

The PWSA approval was based on information provided by others under the assumption that this information was accurate and complete. Please refer to the PWSA Developer's Manual for detailed information on the regulations and procedures for obtaining water and sewer service.

PGH₂O
Pittsburgh
Water & Sewer
Authority

TAYLOR CONSTRUCTION
 11743 FRANKTOWN RD.
 PITTSBURGH, PA 15235
 WATER & SEWER SERVICE TAP-IN

MADIERA ST. APARTMENT DUPLEX
 7872-7874 SUSQUEHANNA ST.
 PITTSBURGH, ALLEGHENY, PA

PLAN SCALE: 1" = 10'
 DATE: 02/01/2024
 REV 1:
 REV 2:
 REV 3:

SHEET
 1 OF 2

ACCESSION NO. _____
 CASE NO. _____

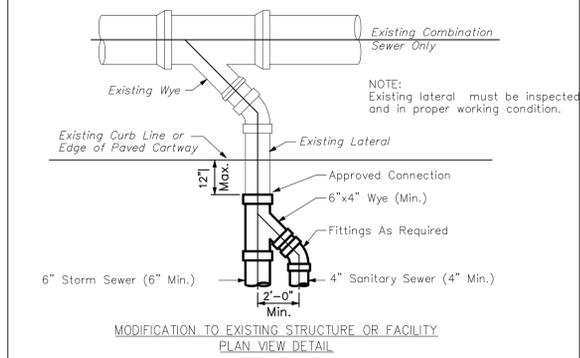
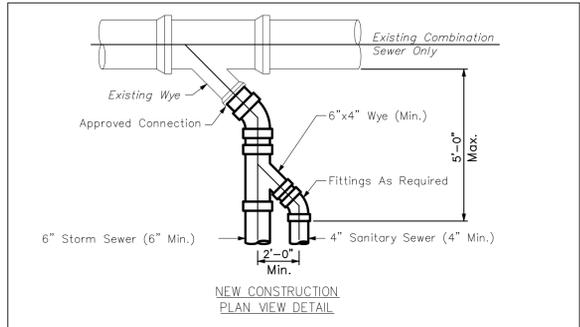
PREPARED BY:

KU Resources, Inc.
 22 South Linden Street
 Duquesne, PA 15110
 412.469.9331
 412.469.9336 fax
 www.kuresources.com

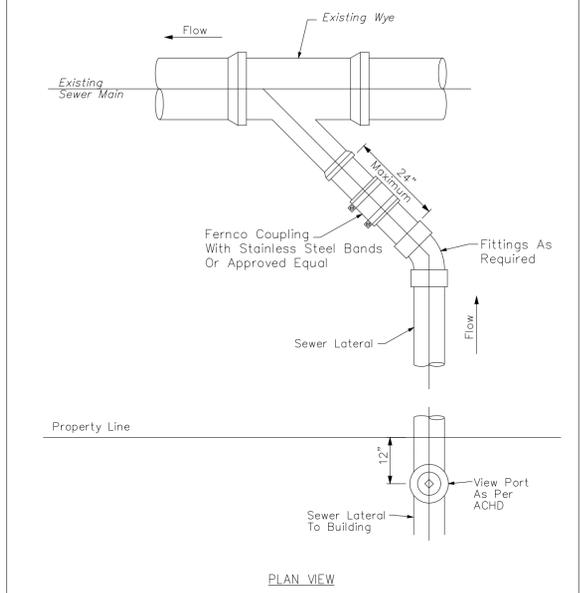


CALL BEFORE YOU DIG! KU DESIGN TICKET#
 PENNSYLVANIA LAW REQUIRES A WORKING NOTICE CONSTRUCTION PHASE AND IS WORKING DAYS BY DESIGN. PLEASE PROVIDE WORKING NOTICE TO THE CITY OF PITTSBURGH.
 SERIAL # 20240941153
PENNSYLVANIA ACT 307 (2004) NOTIFICATION OF ASSOCIATORS, DESIGNERS, OR ANY PERSON PREPARING TO DETAIL THE EARTH SURFACE ADVISORY IN THE COMMONWEALTH. CALL PENNSYLVANIA ONE CALL SYSTEM, 800-484-4776 BEFORE ANY DISTURBANCE.

K:\CLIENTS\TAYLOR CONSTRUCTION\024057NSA\024057NSA.DWG - MADIERA ST. APARTMENT DUPLEX\ADD PRODUCTION\024057NSA.DWG - TIP DETAILS
 DRAWN BY: APB 02/01/2024 CAD FILE NUMBER: 24057D100 PROJECT NUMBER: TC24057NSA



REVISIONS		PGH ₂ O		The Pittsburgh Water and Sewer Authority	
Approved by:		Pittsburgh Water & Sewer Authority	Scale: N.T.S.	Supplemental Detail Drawing:	ST-5



REVISIONS		PGH ₂ O		The Pittsburgh Water and Sewer Authority	
Approved by:		Pittsburgh Water & Sewer Authority	Scale: N.T.S.	Supplemental Detail Drawing:	ST-2

THE PITTSBURGH WATER AUTHORITY APPROVAL BLOCK

To be completed by the Applicant and provided on each sheet within the plan set:

(Check all that apply)

NEW WATER CONNECTION(S)

NEW SEWER CONNECTION(S)

REUSE EXISTING WATER CONNECTION(S)

REUSE EXISTING SEWER CONNECTION(S)

TERMINATE EXISTING WATER CONNECTION(S)

TERMINATE EXISTING SEWER CONNECTION(S)

PRIVATE CONSTRUCTION OF PUBLIC FACILITIES

To be completed by the PWA:
(Required for ALL approvals)

REVIEWER, DEPT. OF ENGINEERING AND CONSTRUCTION _____

SENIOR PROJECT MANAGER, DEPT. OF ENGINEERING AND CONSTRUCTION _____

DIRECTOR OF OPERATIONS _____

(Required for "Private Construction of Public Facilities" ONLY)

DIRECTOR, DEPT. OF ENGINEERING AND CONSTRUCTION _____

PWSA PROJECT NUMBER TAP-345-0425

TAP C RECORD NUMBER _____

The PWSA approval was based on information provided by others under the assumption that this information was accurate and complete. Please refer to the PWSA Developer's Manual for detailed information on the regulations and procedures for obtaining water and sewer service.



TAYLOR CONSTRUCTION
11743 FRANKSTOWN RD.
PITTSBURGH, PA 15235
WATER & SEWER SERVICE TAP-IN

MADIERA ST. APARTMENT DUPLEX
7872-7874 SUSQUEHANNA ST.
PITTSBURGH, ALLEGHENY, PA

PREPARED BY:
KU Resources, Inc.
22 South Linden Street
Duquesne, PA 15110
412.469.9331
412.469.9336 fax
www.kuresources.com

CALL BEFORE YOU DIG! KU DESIGN TICKET#
PENNSYLVANIA LAW REQUIRES A WORKING NOTICE CONSTRUCTION PHASE AND 18 WORKING DAYS BEFORE THESE ELECTRICAL WORKS BEGINS TO:
SERIAL # 20240941153
PENNSYLVANIA ACT 167 (2004) NOTIFICATION OF AGGRIEVED DESIGNERS OR ANY PERSON PREPARING TO DETOUR THE EXISTING SURFACE ADVISORY IN THE COMMONWEALTH. CALL PENNSYLVANIA ONE CALL SYSTEM, 800-441-7373 BEFORE ANY DISTURBANCE.

PLAN SCALE: 1" = 10'

DATE: 02/01/2024 SHEET ACCESSION NO. _____
REV 1: 2 OF 2
REV 2: CASE NO. _____
REV 3:

0175G00172000000

113 13th Ward - PITTSBURGH

MADIERA TOWNHOUSES ACQUISITION LLC

7872 -7874 SUSQUEHANNA ST SUSQUEHANNA ST PITTSBURGH, PA 15221

General Information

School District:	Pittsburgh	Neighborhood Code:	51C49
Tax Code:	Taxable	Owner Code:	CORPORATION
Class:	COMMERCIAL	Recording Date:	
Use Code:	VACANT COMMERCIAL LAND	Sale Date:	
Homestead*:	No	Sale Price:	\$0
Farmstead:	No	Deed Book:	
Clean And Green:	No	Deed Page:	
Other Abatement:	No	Lot Area:	6160 SQFT

Current Assesed Values

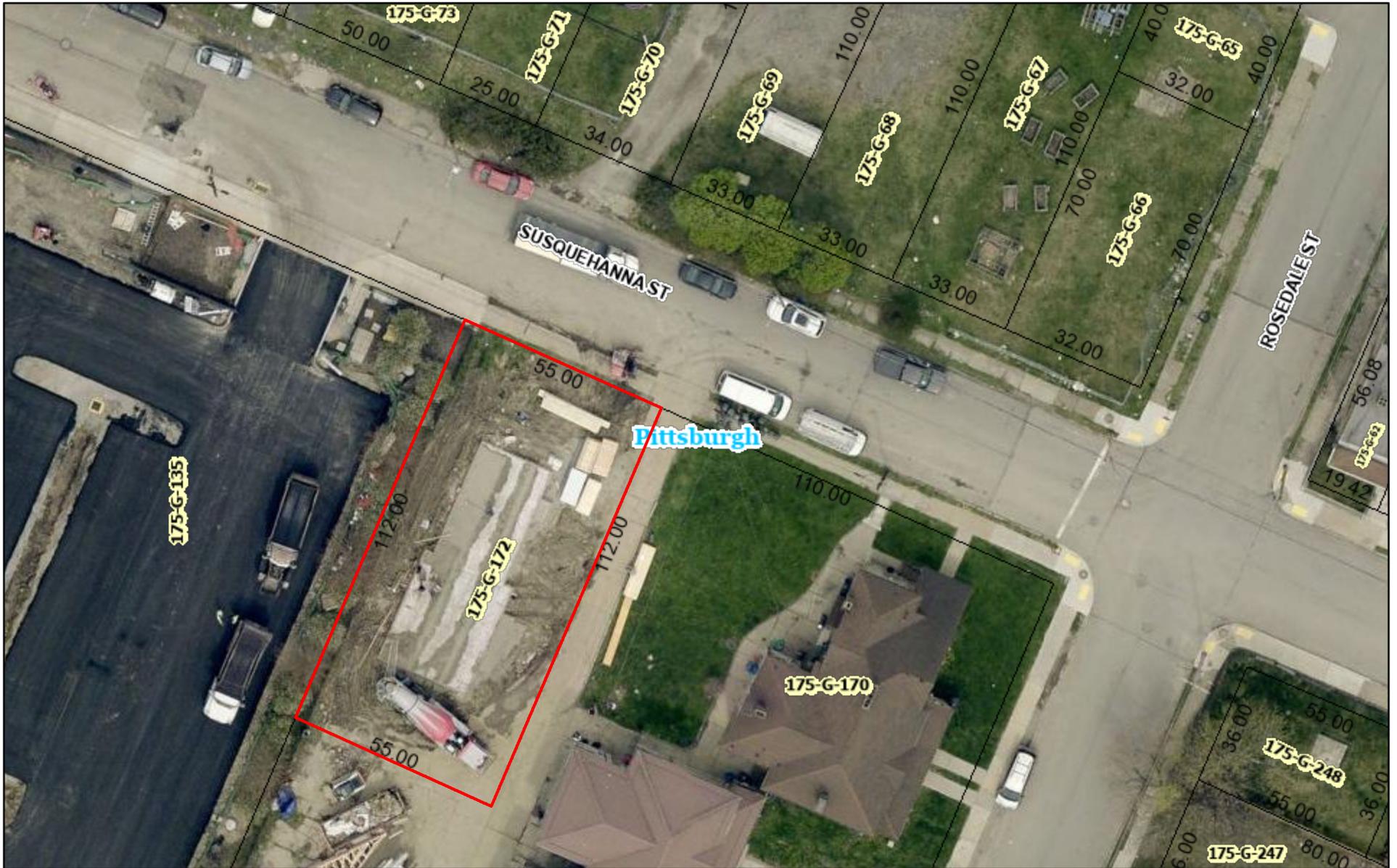
Assessment Year:	2025		
Full Base Year Land Value:	\$7,300	County Assesed Land Value:	\$7,300
Full Base Year Building Value:	\$0	County Assesed Building Value:	\$0
Full Base Year Total Value:	\$7,300	County Assesed Total Value:	\$7,300

Previous Assesed Values

Previous Assessment Year:	2024		
Full Base Year Land Value:	\$0	County Assesed Land Value:	\$0
Full Base Year Building Value:	\$0	County Assesed Building Value:	\$0
Full Base Year Total Value:	\$0	County Assesed Total Value:	\$0

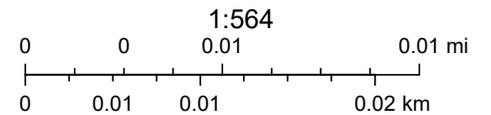
* If this property had a recent sale or deed change the 'YES' that is showing may apply to the prior owner. New owners wishing to receive the abatement must apply. The deadline to apply is March 1st of each year. Details may be found on the [County's abatement page](#).

PIN: 0175G00172000000



September 10, 2025

 Municipalities  Parcels
Streets



Allegheny County 2012; 2010 Imagery

Data displayed on this map is for informational purposes only. It is not survey
2025

