

Sewage Facilities Planning Module Application Package

for

Hill Top Villas

City of Pittsburgh
Allegheny County, PA

May 28, 2026

Prepared for:

Hill Top Villas LLC
Isaac Sassoon, Senior Vice President
(732) 415-6005 and isassoon@tryko.com
1608 Route 88, Ste 301
Brick, NJ 08724

Prepared by:

FAHRINGER, McCARTY, GREY, INC.
LANDSCAPE ARCHITECTS & ENGINEERS
1610 Golden Mile Highway
Monroeville, PA 15146
(724) 327-0599

Job No. 5400

Table of Contents

- ❖ Sewage Facilities Planning Module – Component 3
- ❖ Section C – Availability of Drinking Supply
 - Availability Letter from PA American Water
- ❖ Section F – Project Narrative
 - Location Map
 - Most Limiting Capacity Sewer Map
 - Project Narrative
 - Hydraulic Flow Calculations
- ❖ Section G – Proposed Wastewater Disposal Facilities
 - Item 3. Plot Plan –Tap-In Plan (Sheet 1 of 1)
 - Item 7. Protection of Rare, Endangered or Threatened Species
 - Pennsylvania Natural Diversity Inventory
- ❖ Section H – Project Alternatives Analysis
 - Written Narrative
- ❖ Section J – Consistency Determination
- ❖ Consistency Components
 - Component 4A – Municipality Planning Agency Review
 - Component 4C – County Health Agency Review

**SEWAGE FACILITIES PLANNING MODULE –
COMPONENT 3**



Pennsylvania
Department of
Environmental Protection

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF CLEAN WATER

SEWAGE FACILITIES PLANNING MODULE

Component 3. Sewage Collection and Treatment Facilities

(Return completed module package to appropriate municipality)

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

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

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

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

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

A. PROJECT INFORMATION (See Section A of instructions)

1. Project Name Hill Top Villas

2. Brief Project Description The (1) parcel to be developed is located at 2039 Broadhead Fording Rd in the Fairwood neighborhood of Pittsburgh. Per the Allegheny County tax map, the property is 6.118 acres. The Tax ID number is 70-J-126. Parcel 70-J-126 is currently owned by the Urban Redevelopment Authority of Pittsburgh. Tryko Partners or a related entity is proposing to purchase this parcel in order to develop the site and construct a three-story senior living apartment building that will contain (48) one-bedroom apartment units.

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

Municipality Name	County	City	Boro	Twp
City of Pittsburgh	Allegheny	☒	☐	☐
Municipality Contact Individual - Last Name	First Name	MI	Suffix	Title
Prendergast	Kyla			Sr. Enviro. Planner
Additional Individual Last Name	First Name	MI	Suffix	Title
Municipality Mailing Address Line 1		Mailing Address Line 2		
412 Boulevard of the Allies, Suite 201				
Address Last Line -- City		State	ZIP+4	
Pittsburgh		PA	15219	

Area Code + Phone + Ext.

FAX (optional)

Email (optional)

412-255-2516

C. SITE INFORMATION (See Section C of instructions)

Site (Land Development or Project) Name

Hill Top Villas

Site Location Line 1

2039 Broadhead Fording Rd

Site Location Line 2

Site Location Last Line -- City

Pittsburgh

State

PA

ZIP+4

15205

Latitude

40d26'49.9"N

Longitude

80d04'57.14"W

Detailed Written Directions to Site Heading south west down Broadhead Fording Rd the site/project access drive will be on your left between 2043 and 2031 Broadhead Fording Road.

Description of Site Vacant lot surrounded by mixed suburban development, walks, and roads.

Site Contact (Developer/Owner)

Last Name

Sassoon

First Name

Isaac

MI

Suffix

Phone

732-415-6005

Ext.

Site Contact Title

Senior Vice President

Site Contact Firm (if none, leave blank)

Tryko Partners or a related entity

FAX

Email

isassoon@tryko.com

Mailing Address Line 1

1608 Route 88, Ste 301

Mailing Address Line 2

Mailing Address Last Line -- City

Brick

State

NJ

ZIP+4

08724

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

Last Name

Markovic

First Name

Alex

MI

Suffix

Title

Site-Civil Designer

Consulting Firm Name

Fahringer McCarty Grey Inc.

Mailing Address Line 1

Mailing Address Line 2

Address Last Line -- City

Monroeville

State

PA

ZIP+4

15146

Country

USA

Email

amarkovic@fmginc.us

Area Code + Phone

724-327-0599

Ext.

228

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: PA American Water

F. PROJECT NARRATIVE (See Section F of instructions)

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

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

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

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

1. COLLECTION SYSTEM

a. Check appropriate box concerning collection system

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

Clean Streams Law Permit Number _____

b. Answer questions below on collection system

Number of EDU's and proposed connections to be served by collection system. EDU's 21

Connections 1

Name of:

existing collection or conveyance system 48" RCP combination sewer along Broadhead Fording Rd (1 sanitary & 1 storm).

owner ALCOSAN

existing interceptor Chartiers Creek 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

NPDES Permit Number for existing facility PA0025984

Clean Streams Law Permit Number _____

Location of discharge point for a new facility. Latitude _____ Longitude _____

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

As an authorized representative of the permittee, I confirm that the ALCOSAN
(Name from above) sewage treatment facilities can accept sewage flows from this project without adversely affecting the facility's ability to achieve all applicable technology and water quality based effluent limits (see Section I) and conditions contained in the NPDES permit identified above.

Name of Permittee Agency, Authority, Municipality ALCOSAN

Name of Responsible Agent Steven Bristol, EIT

Agent Signature Steven Bristol

Date 07/08/2026

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

4. WETLAND PROTECTION

YES NO

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

5. PRIME AGRICULTURAL LAND PROTECTION

YES NO

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

6. HISTORIC PRESERVATION ACT

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

7. PROTECTION OF RARE, ENDANGERED OR THREATENED SPECIES

Check one:

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

Applicant or Consultant Initials _____.

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

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

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

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

1. Waters designated for Special Protection

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

2. Pennsylvania Waters Designated As Impaired

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

3. Interstate and International Waters

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

4. Tributaries To The Chesapeake Bay

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

Name of Permittee Agency, Authority, Municipality _____

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

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

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

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

1. Project Flows 7200 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	28891576	101120518	545000	2826000	849960	2,974,860
Conveyance	<u>646,000</u>	<u>646,000</u>	<u>181,000</u>	<u>212,000</u>	<u>197,000</u>	<u>229,000</u>
Treatment	<u>295,000,000</u>	<u>295,000,000</u>	<u>185,600,000</u>	<u>295,000,000</u>	<u>190,000,000</u>	<u>295,000,000</u>

3. Collection and Conveyance Facilities

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

YES NO

- a. ☐ ☒ 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 Zach Rinker, PE

Agent Signature _____

Zach Rinker Date 2026.07.02 09:37:35 - 04'00'
Digitally signed by Zach Rinker
DN: cn=Zach Rinker,
ou=Engineering

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

c. Conveyance System

Name of Agency, Authority, Municipality ALCOSAN

Name of Responsible Agent Steven Bristol, EIT

Agent Signature Steven Bristol

Date 07/08/2026

4. Treatment Facility

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

YES NO

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

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

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

b. Name of Agency, Authority, Municipality ALCOSAN

Name of Responsible Agent Steven Bristol, EIT

Agent Signature Steven Bristol

Date 07/08/2026

☐ **K. TREATMENT AND DISPOSAL OPTIONS** (See Section K of instructions)

This section is for land development projects that propose construction of wastewater treatment facilities. Please note that, since these projects require permits issued by DEP, these projects may **NOT** receive final planning approval from a delegated local agency. Delegated local agencies must send these projects to DEP for final planning approval.

Check the appropriate box indicating the selected treatment and disposal option.

- ☐ 1. Spray irrigation (other than individual residential spray systems (IRSIS)) or other land application is proposed, and the information requested in Section K.1. of the planning module instructions are attached.
- ☐ 2. Recycle and reuse is proposed and the information requested in Section K-2 of the planning module instructions is attached.
- ☐ 3. A discharge to a dry stream channel is proposed, and the information requested in Section K.3. of the planning module instructions are attached.
- ☐ 4. A discharge to a perennial surface water body is proposed, and the information requested in Section K.4. of the planning module instructions are attached.

☐ **L. PERMEABILITY TESTING** (See Section L of instructions)

- ☐ The information required in Section L of the instructions is attached.

☐ **M. PRELIMINARY HYDROGEOLOGIC STUDY** (See Section M of instructions)

- ☐ The information required in Section M of the instructions is attached.

☐ **N. DETAILED HYDROGEOLOGIC STUDY** (See Section N of instructions)

☐ The detailed hydrogeologic information required in Section N. of the instructions is attached.

O. SEWAGE MANAGEMENT (See Section O of instructions)

(1-3 for completion by the developer(project sponser), 4-5 for completion by the non-municipal facility agent and 6 for completion by the municipality)

Yes No

1. ☐ ☐ Is connection to, or construction of, a DEP permitted, non-municipal sewage facility or a local agency permitted, community onlot sewage facility proposed.

If Yes, respond to the following questions, attach the supporting analysis, and an evaluation of the options available to assure long-term proper operation and maintenance of the proposed non-municipal facilities. If No, skip the remainder of Section O.

2. Project Flows _____ gpd

Yes No

3. ☐ ☐ Is the use of nutrient credits or offsets a part of this project?

If yes, attach a letter of intent to purchase the necessary credits and describe the assurance that these credits and offsets will be available for the remaining design life of the non-municipal sewage facility;

(For completion by non-municipal facility agent)

4. Collection and Conveyance Facilities

The questions below are to be answered by the organization/individual responsible for the non-municipal collection and conveyance facilities. The individual(s) signing below must be legally authorized to make representation for the organization.

Yes No

- a. ☐ ☐ If this project proposes sewer extensions or tap-ins, will these actions create a hydraulic overload on any existing collection or conveyance facilities that are part of the system?

If yes, this sewage facilities planning module will not be accepted for review by the municipality, delegated local agency and/or DEP until this issue is resolved.

If no, a representative of the organization responsible for the collection and conveyance facilities must sign below to indicate that the collection and conveyance facilities have adequate capacity and are able to provide service to the proposed development in accordance with Chapter 71 §71.53(d)(3) and that this proposal will not affect that status.

- b. Collection System

Name of Responsible Organization _____

Name of Responsible Agent _____

Agent Signature _____

Date _____

- c. Conveyance System

Name of Responsible Organization _____

Name of Responsible Agent _____

Agent Signature _____

Date _____

5. Treatment Facility

The questions below are to be answered by a representative of the facility permittee. The individual signing below must be legally authorized to make representation for the organization.

Yes No

- a. ☐ ☐ If this project proposes the use of an existing non-municipal wastewater treatment plant for the disposal of sewage, will this action create a hydraulic or organic overload at that facility?

If yes, this planning module for sewage facilities will not be reviewed by the municipality, delegated local agency and/or DEP until this issue is resolved.

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

- b. Name of Facility _____

Name of Responsible Agent _____

Agent Signature _____

Date _____

(For completion by the municipality)

6. ☐ The **SELECTED OPTION** necessary to assure long-term proper operation and maintenance of the proposed non-municipal facilities is clearly identified with documentation attached in the planning module package.

P. PUBLIC NOTIFICATION REQUIREMENT (See Section P of instructions)

This section must be completed to determine if the applicant will be required to publish facts about the project in a newspaper of general circulation to provide a chance for the general public to comment on proposed new land development projects. This notice may be provided by the applicant or the applicant's agent, the municipality or the local agency by publication in a newspaper of general circulation within the municipality affected. Where an applicant or an applicant's agent provides the required notice for publication, the applicant or applicant's agent shall notify the municipality or local agency and the municipality and local agency will be relieved of the obligation to publish. The required content of the publication notice is found in Section P of the instructions.

To complete this section, each of the following questions must be answered with a "yes" or "no". Newspaper publication is required if any of the following are answered "yes".

Yes No

1. ☐ ☒ Does the project propose the construction of a sewage treatment facility ?
2. ☐ ☒ Will the project change the flow at an existing sewage treatment facility by more than 50,000 gallons per day?
3. ☐ ☒ Will the project result in a public expenditure for the sewage facilities portion of the project in excess of \$100,000?
4. ☐ ☒ Will the project lead to a major modification of the existing municipal administrative organizations within the municipal government?
5. ☐ ☒ Will the project require the establishment of *new* municipal administrative organizations within the municipal government?
6. ☐ ☒ Will the project result in a subdivision of 50 lots or more? (onlot sewage disposal only)
7. ☐ ☒ Does the project involve a major change in established growth projections?
8. ☐ ☒ Does the project involve a different land use pattern than that established in the municipality's Official Sewage Plan?

P. PUBLIC NOTIFICATION REQUIREMENT cont'd. (See Section P of instructions)

9. ☐ ☒ Does the project involve the use of large volume onlot sewage disposal systems (Flow > 10,000 gpd)?
10. ☐ ☒ Does the project require resolution of a conflict between the proposed alternative and consistency requirements contained in §71.21(a)(5)(i), (ii), (iii)?
11. ☐ ☒ Will sewage facilities discharge into high quality or exceptional value waters?
- ☐ Attached is a copy of:
- ☐ the public notice,
 - ☐ all comments received as a result of the notice,
 - ☐ the municipal response to these comments.
- ☐ No comments were received. A copy of the public notice is attached.

Q. FALSE SWEARING STATEMENT (See Section Q of instructions)

I verify that the statements made in this component are true and correct to the best of my knowledge, information and belief. I understand that false statements in this component are made subject to the penalties of 18 PA C.S.A. §4904 relating to unsworn falsification to authorities.

Alex Markovic	
Name (Print)	Signature
Site-Civil Designer	05/28/2026
Title	Date
1610 Golden Mile Hwy	724-327-0599
Address	Telephone Number

R. REVIEW FEE (See Section R of instructions)

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

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

County Recorder of Deeds for _____ County, Pennsylvania

Deed Volume _____ Book Number _____

Page Number _____ Date Recorded _____

R. REVIEW FEE (continued)

Formula:

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

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

The fee is based upon:

- The number of lots created or number of EDUs whichever is higher.
- For community sewer system projects, one EDU is equal to a sewage flow of 400 gallons per day.

2. For a surface or subsurface discharge system, use the appropriate one of these formulae.

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

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

\$ 500 per submittal (municipal)

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

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

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

The fee is based upon:

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

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

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

\$ 500 per submittal (municipal)

SECTION C – AVILABILITY OF DRINKING SUPPLY



VIA ELECTRONIC MAIL

December 30, 2024

Brian J. Almeter
Fahringer, McCarty Grey Inc.
1610 Golden Mile Hwy
Monroeville, PA 15146

Re: Water Availability
Senior Citizen Housing Apartment Building – 48 Units
City of Pittsburgh, 28th Ward, Allegheny County

This letter is to advise that Pennsylvania American Water, Pittsburgh district, has an 8" water line on Mazette Road and Broadhead Fording Road. Domestic water service can be provided in accordance with the provisions of Pennsylvania-American Water Company's (PAWC) Water Facilities Line Extension Agreement and the rules and regulations of the Pennsylvania Public Utility Commission. The cost of the water main necessary to provide service to the project is the responsibility of the Applicant.

The Field Supervisor for this area is Andrew Horvath. He can be reached at 412.789-6551 and/or Andrew.Horvath@amwater.com.

The attached forms must be completed for the planning department review of demand and pressure requirements. Please direct all inquiries and correspondence regarding this project to Morgan Castle Morgan.Castle@amwater.com.

If you have any questions or require any additional information, please contact me.

Sincerely,

Jack R. Beal
Sr. Superintendent of Field Operations
Pennsylvania American Water
500 Noblestown Road
Carnegie, PA 15106
412-883-4581 - Office
412-888-9499 - Cell



March 17, 2026

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

Subject: Tap Allocation Authorization Letter

Dear Mr. Ryan:

Please be advised that the Pittsburgh Water authorizes the tap allocations associated with the following Project:

Project Name:	2039 Broadhead Fording Road
Project Address:	2039 Broadhead Fording Road Pittsburgh, PA 15205
Net Flow, gpd:	7,200
EDU's, 350gpd/EDU:	21

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

Sincerely,

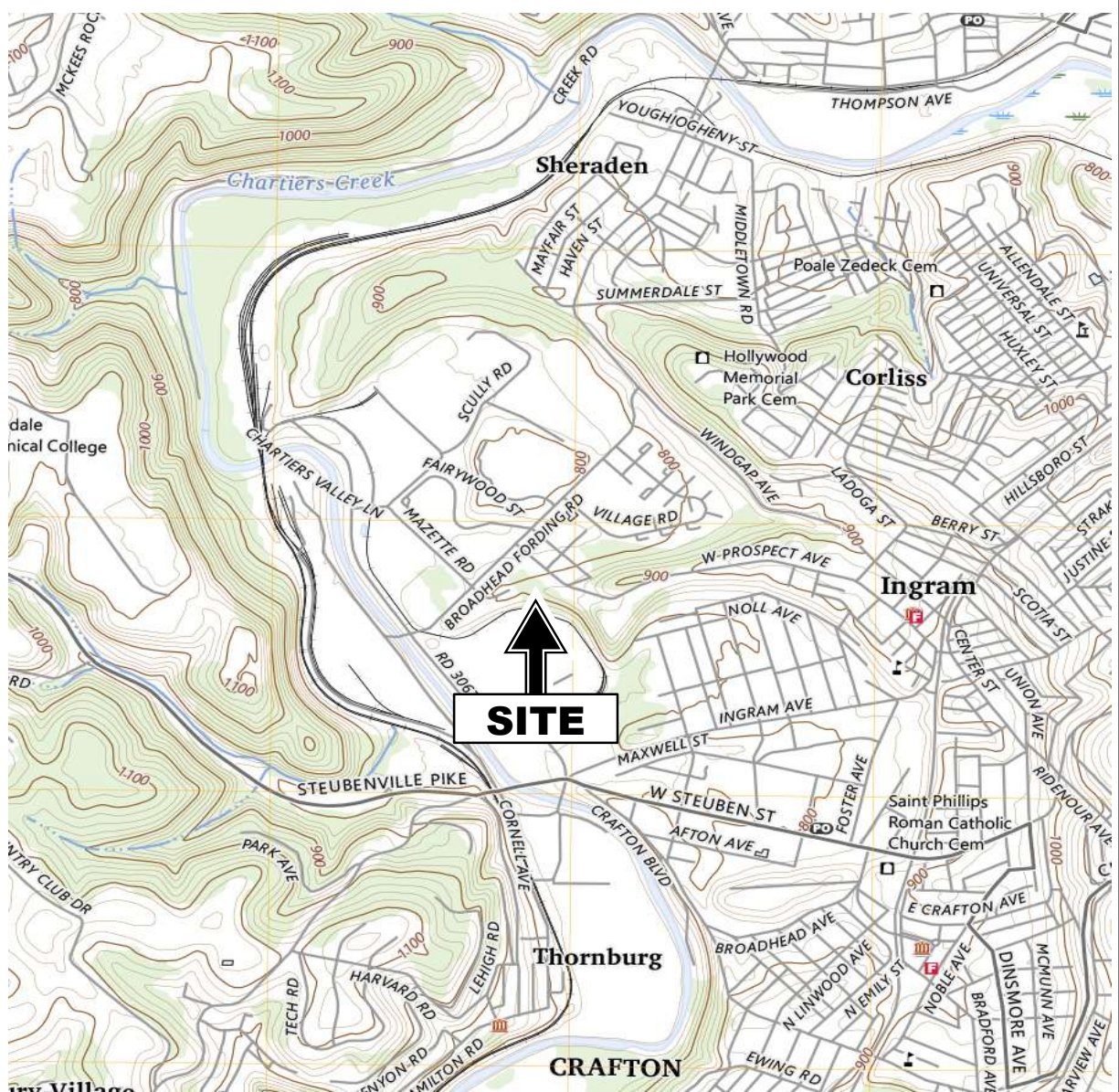
**Zach
Rinker**

Digitally signed by Zach Rinker
DN: cn=Zach Rinker,
ou=Engineering
Date: 2026.03.17 15:47:52 -
04'00'

Zach Rinker, PE
Project Manager

cc: ClearForms – Application Number DEV-648-1125

SECTION F – PROJECT NARRATIVE



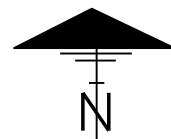
**- Project Location Map -
Hill Top Villas**

City of Pittsburgh, Allegheny County, PA

SCALE: 1" = 2000'

JOB NO. 5400

SOURCE: Pittsburgh West, PA, 7 1/2 Minute U.S.G.S. Quadrangle



FAHRINGER, McCARTY, GREY, INC.

LANDSCAPE ARCHITECTS AND ENGINEERS

1610 Golden Mile Highway, Monroeville, PA 15146-2010

Most Limited Capacity Sewer (MLCS) Spreadsheet

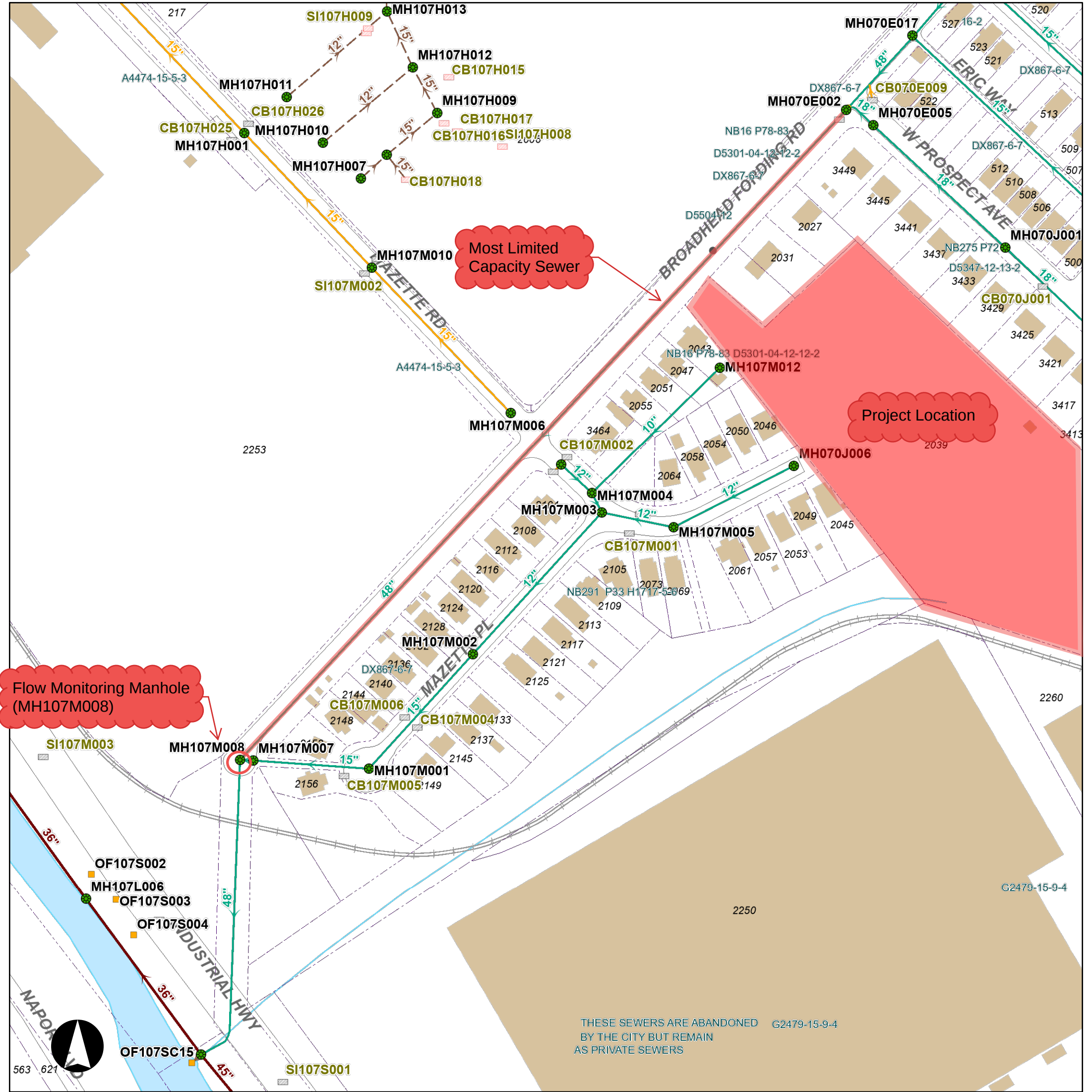
PROJECT NAME: 2039 Broadhead Fording Rd
PITTSBURGH WATER PROJECT NUMBER: SFPM-171-0326; DEV-648-1125
PITTSBURGH WATER REVIEWER: Zoe Miller
DATE: March 26, 2026

LEGEND:

Output Data
Input Data
Questionable Data
Hydraulically Limited Sewer

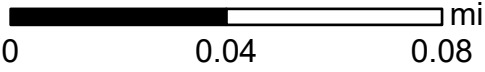
Upstream MH	Downstream MH	Upstream Invert	Downstream Invert	Length, ft	Diam., in.	Material	n	Area, sf	Wetted P, ft	Slope	Flow, gpd
MH070E002	MH107M008	763.59	762.46	1333.80	48	Brick	0.016	12.57	12.566	0.08%	21,975,840
MH107M008	ADC107SC15	762.46	720.87	465.00	48	Brick	0.016	12.57	12.566	8.94%	226,198,999

2039 Broadhead Fording Rd MLCS



Legend

WATER			
	Pressure Monitoring Station		Outfall
	Meter		Water Manhole
	End Cap		Curb Box
	Rising Main		Sewer Pump Station
	Water System Pump		Supply Main
	Combined Sewer		Hydrant
	Sanitary Sewer		Transmission Main
	Storm Sewer		Distribution Main
	Regulated Combined Sewer		System Valve
	Overflow Sewer		Dividing Pressure Valve
	Interceptor		Hydrant Branch
	Sewer Force Main		Private Main
	Private Sewer		Coupling
	Undefined Sewer		Tee
	Green Infrastructure Underground Facilities		Cross
			Manhole
			Junction
			Inlet
			Private Inlet
			Reducer
			End Cap
			Wash Out



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

Date: 3/26/2026

PROJECT NARRATIVE AND FLOW CALCULATIONS

For

Hill Top Villas City of Pittsburgh

Consultant: Alex Markovic, Fahringer, McCarty, Grey Inc.
Agent for: Hill Top Villas LLC
Date: May 27, 2026

Project Site Location, Zoning Classification and Proposed Use:

The (1) parcel to be developed is located at 2039 Broadhead Fording Road in the Fairywood neighborhood of Pittsburgh. Per the Allegheny County tax map, the property is 6.118 acres. The Tax ID number is 70-J-126. Parcel 70-J-126 is currently owned by the Urban Redevelopment Authority of Pittsburgh. Hill Top Villas LLC is proposing to purchase this parcel in order to develop the site and construct a three-story senior living apartment building that will contain (48) one-bedroom apartment units.

Existing and Proposed Water Consumption and Sewage Flow Estimates:

The property is vacant woods and there are no existing site improvements. The property has not been developed and no activity has occurred on the site within the past 15 years. Therefore, there are no existing sewage flows on site.

The proposed water consumption and sanitary flow for the proposed forty-eight (48) one-bedroom apartments/dwelling units are as estimated below based on the PWSA Manual.

Hill Top Villas – Sanitary Flow Calculations:

48 apartment (one bdrm) x 150 gallons/day = **7,200 gallons/day**

Total Proposed Sanitary Flows per day = 7,200 gallons/day

Proposed Sanitary Sewage Conveyance:

There is an existing 48-inch diameter RCP combination sewer main along Broadhead Fording Road that will provide a location for the development to convey/connect the sanitary sewer system. One (1) new tap/connection is proposed to connect to the existing line. The work is proposed to be completed per the PWSA and ACHD Plumbing standards and specifications.

Estimated Stormwater Conveyance and Flows for the Existing and Proposed Conditions:

The existing 48-inch diameter RCP combination sewer main along Broadhead Fording Road will also provide a location for the development to convey/connect the storm sewer system. The plan proposes to construct one (1) new tap to connect directly into the existing 48-inch diameter RCP combination sewer main.

Sewer Scoping:

The existing 48-inch diameter RCP combination sewer along Broadhead Fording Road was inspected and scoped by Robinson Pipe Cleaning Company on March 3, 2026. Sewer flows were also measured at that time and found to be 2.4" or 5% of the vertical dimension of the pipe along Broadhead Fording Rd. The full report is included with the application package.

Sewer Flow Monitoring (At MH070E002 Monitoring Along Broadhead Fording Rd):

Flow Monitoring was performed by Drnarch Environmental from April 18th, 2026 through May 17th, 2026 for a period of 30 days. As discussed with the PWSA reviewer, it was performed at MH070E002, located on the corner of Broadhead Fording Road and West Prospect Ave. The line size at this location is 48 inches. The summary report and all supporting data is included. Average flows were 545,000 gpd. Peak flows were achieved on April 29th, 2026 when a 0.41-inch rain event occurred. Maximum hourly flows were 2,826,000 gpd.

Existing Sewer Slopes:

The proposed (1) sanitary sewer connection shall occur along the run from MH070E002 (upstream) to MH107M008 (downstream). Per record drawings provided by PWSA, the slope of that existing run of sanitary sewer along Broadhead Fording Road is an average of 1.18% (Invert for MH070E002 is 756.49 & MH107M008 invert elevation 740.76') 15.73 feet elevation change over 1,328 feet horizontal distance.

Hydraulic Flow Calculations: Hill Top Villas

a. Design and/or Permitted Capacity (gpd)

Peak Design Capacity:

Using Manning's Equation for full-flow conditions,
Peak Design Flow = **101,120,518 gpd**



Existing sewer main along Broadhead Fording Rd that proposed flow will be conveyed to:

Existing Upstream Manhole #MH070E002 invert = 756.49'
Existing Downstream Manhole #MH107M008 invert = 740.76'
Length between Downstream and Upstream Manhole = 1328'
Pipe diameter = 48 inch
Pipe material = RCP
"n" coefficient = 0.013
Slope = 0.0118 ft/ft

Average Design Capacity:

= Peak Design Capacity ÷ Peaking Factor (3.5 for Sewers)
= 101,120,518 gpd ÷ 3.5 = **28,891,576 gpd**

b. Existing/Present Flows (gpd)

Peak Present Flow Calculation:

Present flow was measured by Drnach Environmental on April 29th, 2026.

Present Peak Flow = **2,826,000 gpd**

Average Present Flow Calculation:

= measured = **545,000 gpd**

c. Projected Flows in 5 years (gpd)

The project flow should represent a 5% increase from the sum of the present flow and the project flow due to increased density.

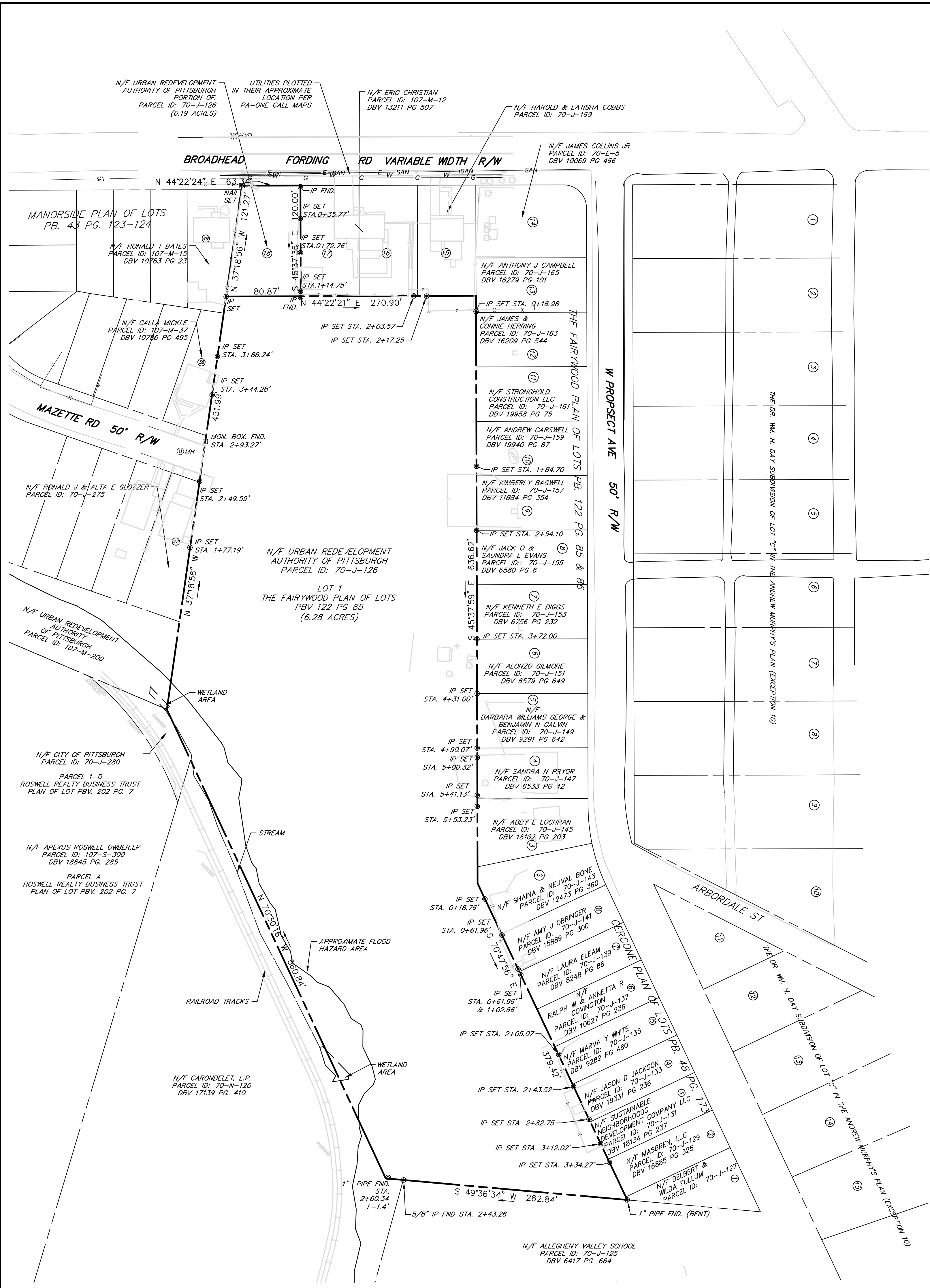
Projected Peak Flow in 5 Years:

= (Present Peak Flow + Project Flow) X 1.05 (+5.0% Flow Increase over 5 Years)
= (2,826,000 gpd + 7,200 gpd) X 1.05 = **2,974,860 gpd**

Projected Average Flow in 5 Years:

= Projected Peak Flow in 5 Years ÷ Peaking Factor (3.5 for Combination Sewers)
= 2,974,860 gpd ÷ 3.5 = **849,960 gpd**

**SECTION G –
PROPOSED WASTEWATER DISPOSAL FACILITIES
ITEM 3: PLOT PLANS**



SCHEDULE "C" - TITLE COMMITMENT - LEGAL DESCRIPTION:

ALL THOSE CERTAIN lots or pieces of ground situate in the 28th Ward of the City of Pittsburgh, County of Allegheny, State of Pennsylvania, being Lots 1 and 18 in The Fairwood Plan of Lots recorded in Plan Book Volume 122, page 85.

BEING the same premises which Anthony Demel, Jr., and Ellen L. Demel, his wife, by Deed dated 04/07/1969 and recorded 04/08/1969 in The Department of Real Estate Office of Allegheny County at Deed Book Volume 4716 Page 455, granted and conveyed unto Urban Redevelopment Authority of Pittsburgh, in fee.

BEING PART OF the same premises which Vincent Corcone and Marie Corcone, his wife, by Deed dated 09/29/1969 and recorded 09/29/1969 in The Department of Real Estate Office of Allegheny County at Deed Book Volume 4789 Page 169, granted and conveyed unto Urban Redevelopment Authority of Pittsburgh, in fee.

BEING Tax Parcel 70-J-126

NOTES:

- Subject premises Lot 1 currently does not have direct physical access to a public road. Subject premises Lot 18 abuts the right-of-way of Broadhead Fording Road (a public street) and the surveyor presumes access to this street pending the appropriate approvals from the necessary governmental agencies.
- A watercourse was observed near the Southwestern boundary of the subject premises. There may or may not be springs present. There were no ponds, lakes, rivers, or canals observed bordering or running through the subject premises. There were wetland delineation markers observed and made known to the surveyor which are as shown.
- There was no observed evidence of cemeteries, burial grounds, or isolated grave sites or information made known to the surveyor regarding the existence of cemeteries, burial grounds, or isolated grave sites on the subject premises.
- Table A Optional Survey Responsibilities and Specifications, for ALTA/NSPS Land Title Surveys, listed in the Surveyor's Certification, have been addressed on this drawing as follows:
 - Item 2 - The street address is listed in the ownership and site information.
 - Item 3 - See FEMA flood insurance data listed on this sheet.
 - Item 4 - The gross land area for the subject premises is shown.
 - Items 6a and 6b - A zoning letter or report was not provided for this survey.
 - Item 7a - There are no existing buildings on the surveyed property.
 - Item 7b(1) - There are no existing buildings on the surveyed property.
 - Item 8 - Substantial features observed in the process of conducting the fieldwork (in addition to the improvements and features required pursuant to Section 5 of the Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys) (e.g., parking lots, billboards, signs, swimming pools, landscaped areas, substantial areas of refuse) are shown.
 - Item 10 - No party walls were made known to the surveyor.
 - Item 11a-11b - Evidence of underground utilities existing on, or serving the subject premises, was determined by combining visual observations and available plans provided to the surveyor by various sources. Lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. The users of the utility information displayed on this drawing are advised that excavation may be necessary to produce more detailed information. The Pennsylvania One Call Serial Number is 20252603805 (for Fahringher, McCarty, Grey, Inc.) on September 17, 2025. Unless shown otherwise, the locations of underground lines between structures are assumed to be a straight line and are approximate. The pipe size, depth, and material, where noted, may not be consistent throughout the entire run between structures. There may be underground facilities and structures that were not found.
 - Item 13 - Adjoining land owners names, according to current tax information, are labeled.
 - Item 14 - As specified by the client, distance to the nearest intersecting street.
 - Item 16 - There was no observed evidence on the subject premises of recent earth moving work, building construction, or building additions.
 - Item 17 - There is no evidence of recent street and sidewalk construction on the subject premises. There were no proposed changes in the street right of way lines made known to the surveyor at the time of the survey.
- To the best of my information, knowledge and belief, there are apparent encroachments unto the subject premises.
- The property surveyed herein is the same as the property described in exhibit A of the title commitment.
- Bearings are based on the Pennsylvania State Plane Coordinate System PA-SOUTH ZONE NAD 83. The plan meridian or deed meridian differ on this drawing as follows:
South 37° 18' 56" East (State Plane Bearing) = South 38° 47' 00" E (Plan Bearing), difference = 1° 28' 04". Distances are ground distances expressed in U.S. Survey Feet.
- This drawing represents an expression of the professional opinion of the Professional Land Surveyor whose name appears in the certification. No legal opinion is hereby provided with this drawing.

PROPERTY OWNERSHIP DATA & INFORMATION

Urban Redevelopment Authority
Plan Book Volume 122, Page 85

Property Address: 2039 Broadhead Fording Rd, Pittsburgh, PA 15205
Tax ID: 0070-3-00126-0000-00

FLOOD INSURANCE DATA:

FLOOD INSURANCE RATE MAP
COMMUNITY PANEL NUMBER: 42003C0329H
EFFECTIVE DATE: 9/8/2014
Based on a scaled map location and graphic plotting only, part of the subject premises is located in ZONE "X" shaded which are areas of the 0.2% annual chance Flood; areas of 1% annual chance Flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

TITLE COMMITMENT

Issuing Agent: First American Title Insurance Company
Issuing Office: 310 Grant street, Suite 1601, Pittsburgh, PA 15219
Issuing Office's ALTA/NSPS Registry ID:
Commitment Number: 110935347
Issuing Office File Number: NCS-1282680-PITT
Property Address: Mazette Place, Pittsburgh PA 15205
Revision Number:

SCHEDULE B - PART II EXCEPTIONS:

- Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I Requirements are met.
No reference to specific document. No comment provided by surveyor.
 - Rights or claims by parties in possession or under the terms of any unrecorded lease or agreement(s) of sale.
No reference to specific document. No comment provided by surveyor.
 - Unrecorded easements, discrepancies or conflicts in boundary lines, shortages in area content and encroachments, which an accurate and satisfactory Land Title Survey would disclose. [This exception cannot be deleted from the policy but may be removed by adding endorsements PA 300 or PA 301]
No reference to specific document. As noted or shown on survey
 - Possible interim real estate taxes by reason of increased assessments due to new construction and/or major improvements.
No reference to specific document. No comment provided by surveyor.
 - Any lien or right to a lien for services, labor, material or equipment, unless such lien is shown by the Public Records at Date of Policy and not otherwise excepted from coverage herein.
No reference to specific document. No comment provided by surveyor.
 - Coal and mining rights and all rights related thereto.
- THIS DOCUMENT DOES NOT INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL AND, IN THAT CONNECTION, DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR OTHER STRUCTURE ON OR IN SUCH LAND. THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT. (See 52 P.S. 1551.)
No reference to specific document. No comment provided by surveyor.
- Oil, gas or other mineral interests and all rights incident thereto now or previously conveyed, transferred, leased, excepted or reserved.
No reference to specific document. No comment provided by surveyor.
 - Possible taxes due if transfer results in a loss of exempt status.
No reference to specific document. No comment provided by surveyor.
 - Subject to all matters shown on the Plan as recorded in the Recorder's Office of Allegheny County, Pennsylvania in Plan Book Volume 3 Page 260.
Surveyed property does not plot within the recorded document (As shown)
 - Subject to all matters shown on the Plan as recorded in the Recorder's Office of Allegheny County, Pennsylvania in Plan Book Volume 13 Pages 84-85.
Surveyed property does not plot within the recorded document (As shown)
 - Subject to all matters shown on the Plan as recorded in the Recorder's Office of Allegheny County, Pennsylvania in Plan Book Volume 48 Pages 173-174.
Surveyed property is within the recorded document
 - Subject to all matters shown on the Plan as recorded in the Recorder's Office of Allegheny County, Pennsylvania in Plan Book Volume 122 Pages 85-86.
Surveyed property is within the recorded document
 - Right of way for a private drive as set forth in Deed Book Volume 2535 Page 430.
Surveyor has information indicating that it may have been released or otherwise terminated (see Fairwood Plan of Lots PBV. 122 PAGE 85)
 - Excerpts from Charters Valley Redevelopment Area Plan for Redevelopment Area No. 24 and Excerpts from Modification No. 1 - Redevelopment Area Plan for Redevelopment Area No. 24 (Charters Valley) and Excerpts from Modification No. 2 - Redevelopment Area Plan for Redevelopment Area No. 24 (Charters Valley) as set forth in Deed Book Volume 4706 Page 149.
Affects surveyed property, surveyed property is within recorded document

Modification No. 3 - Redevelopment Area Plan Charters Valley Redevelopment Area No. 24 recorded 04/01/1971 in Deed Book Volume 4945 Page 702.
Affects surveyed property, surveyed property is within the recorded document

Modification No. 4 - Redevelopment Area Plan Charters Valley Redevelopment Area No. 24 recorded 06/26/1973 in Deed Book Volume 5230 Page 480.
Affects surveyed property, surveyed property is within the recorded document

Modification No. 5 - Redevelopment Area Plan Charters Valley Redevelopment Area No. 24 recorded 04/09/1974 in Deed Book Volume 5326 Page 381.
Affects surveyed property, surveyed property is within the recorded document

Modification No. 6 - Redevelopment Area Plan Charters Valley Redevelopment Area No. 24 recorded 05/05/1975 in Deed Book Volume 5476 Page 350.
Affects surveyed property, surveyed property is within the recorded document

Surveyor has information indicating this has been revised (see item 15: Modification 8)

Modification No. 7 - Redevelopment Area Plan Charters Valley Redevelopment Area No. 24 recorded 02/01/1980 in Deed Book Volume 6218 Page 205.
Affects surveyed property, surveyed property is within the recorded document

Surveyor has information indicating this has been revised (see item 15: Modification 8)

Modification No. 8 - Redevelopment Area Plan Charters Valley Redevelopment Area No. 24 recorded 10/07/1982 in Deed Book Volume 6545 Page 498.
Affects surveyed property, surveyed property is within the recorded document
 - Rights granted to Duquesne Light Company as set forth in Deed Book Volume 4952 Page 734.
Location cannot be determined from the record document
 - Rights granted to Equitable Gas Company as set forth in Deed Book Volume 6285 Page 526.
No observed evidence at time of field work
 - This item has been intentionally deleted.

SURVEYOR'S CERTIFICATION

To: _____ and First American Title Insurance Company:

This is to certify that this map or plot and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 2, 3, 4, 6a, 6b, 7a, 7b(1), 8, 10, 11a, 11b, 13, 14, 16, and 17 of Table A thereof.

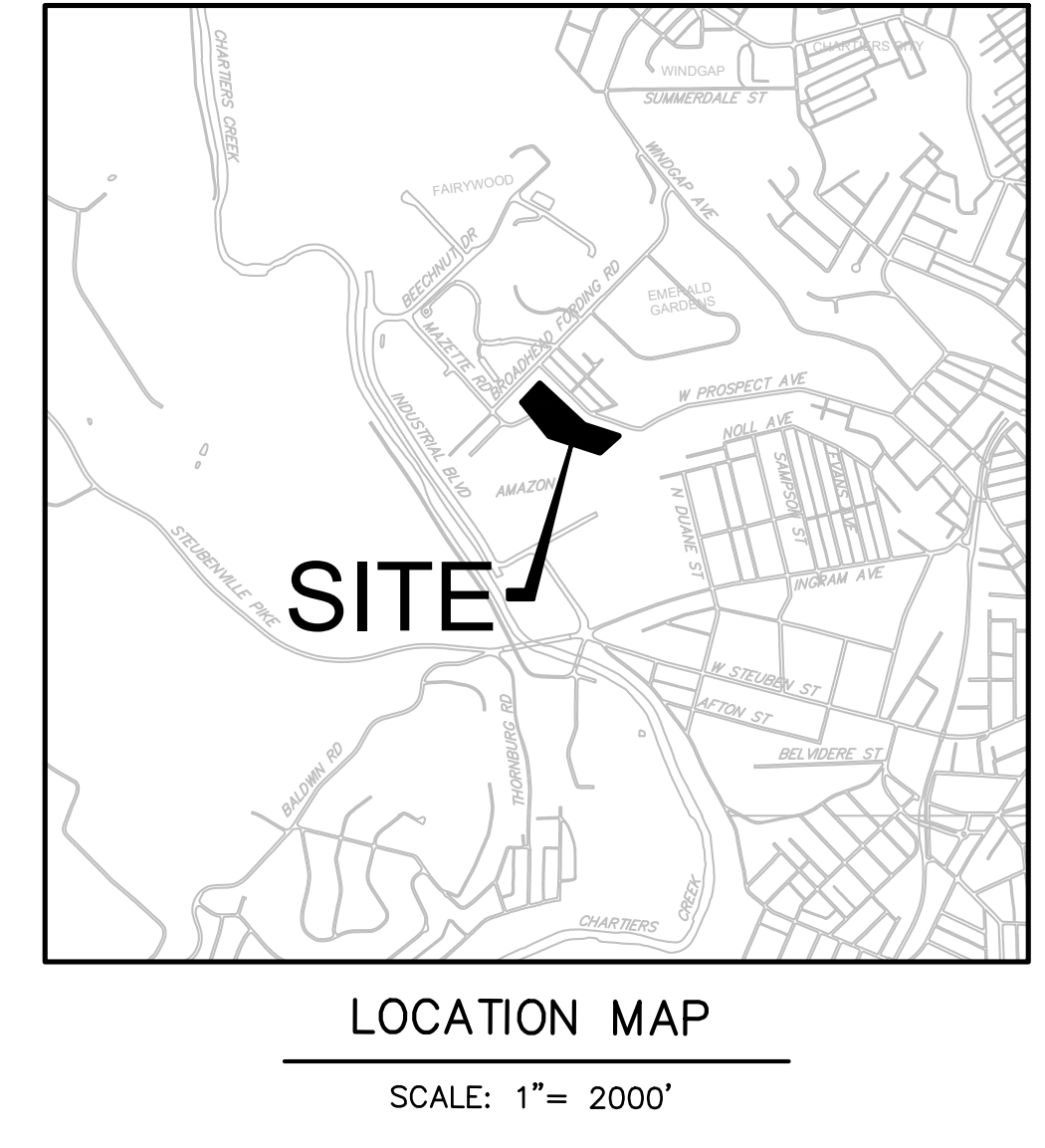
The field work was completed on December 11, 2025.

Date of Plot or Map: April xx, 2026.

By: Fahringher, McCarty, Grey, Inc.
Landscape Architects and Civil Engineers
1810 Golden Mile Highway
Monroeville, PA 15146
Phone: 724.327.0599
Fax: 724.733-4577
E-mail: design@fmginc.us

Name: Mark D. Cain, P.L.S. - Agent
Reg. No: SU075255

REVIEW ONLY



PROGRESS PRINT

3-31-2026

NO.	DATE	BY	REVISIONS

HILL TOP VILLA
CITY OF PITTSBURGH | ALLEGHENY COUNTY
BROADHEAD FORDING ROAD PITTSBURGH, PENNSYLVANIA 15205

PREPARED FOR
HILLTOP DEVELOPERS LLC
1608 ROUTE 88, SUITE 301 BRICK, NEW JERSEY 08724

ALTA / NSPS
LAND TITLE
SURVEY

DATE	DRAWN	DATE
5/400	MDW	12/01/2025

AS SHOWN

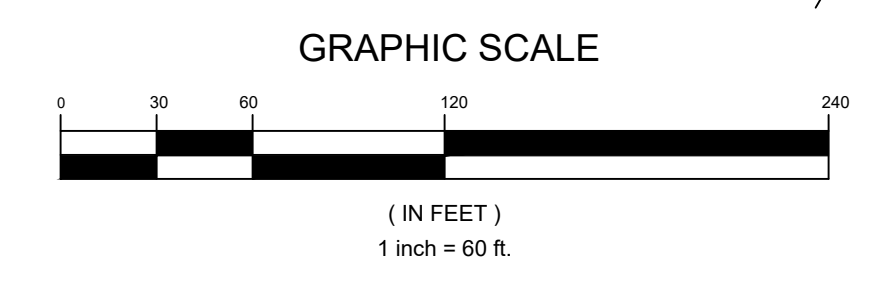
SHEET NUMBER

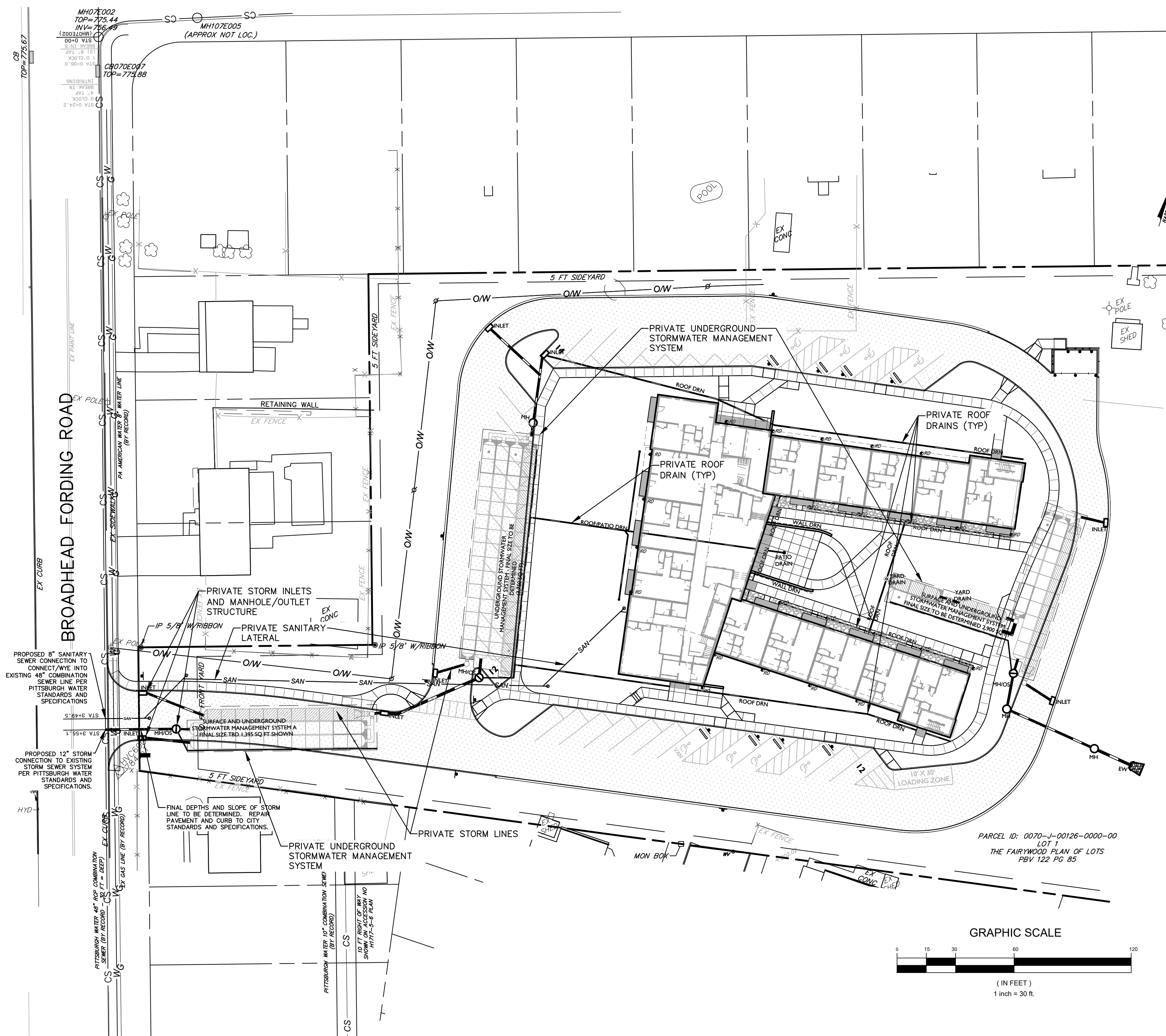
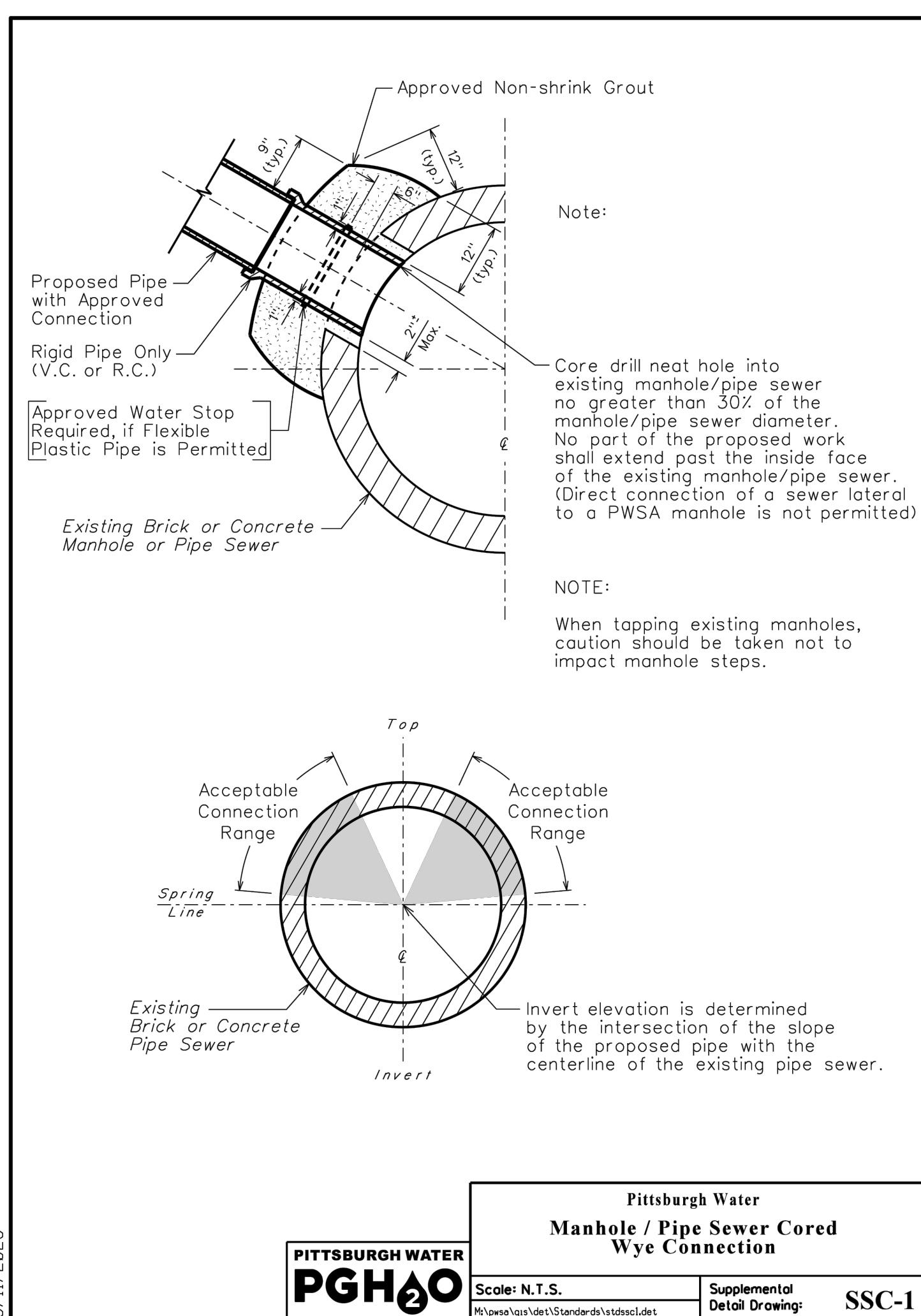
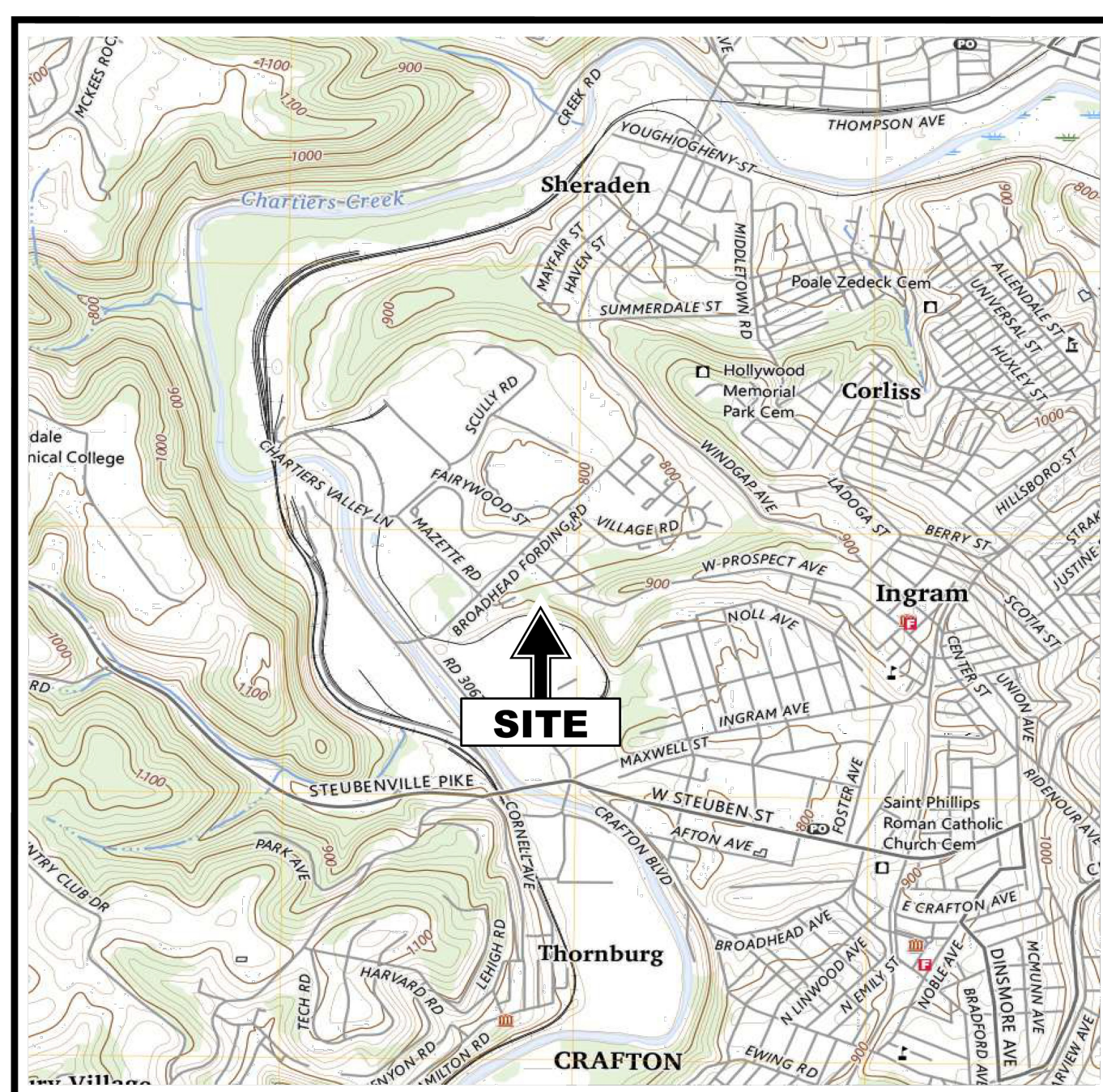
1 of 1

DIAL 8-1-1 OR 1-800-242-1776 NOT LESS THAN 3 BUSINESS DAYS NOR MORE THAN 10 BUSINESS DAYS PRIOR TO START OF EXCAVATION.

COORDINATE YOUR PROJECTS VIA COORDINATE PA AT WWW.PADNECALL.ORG.

PENNSYLVANIA ONE CALL SYSTEM SERIAL NUMBER SERIAL NO. 20262802275





SUMMARY OF REVISIONS (THIS SHEET ONLY):

REVISION 4

- REVISED TAP CONNECTION TYPES PER PWSA COMMENTS.

**SUBJECT TO PWSA
APPROVAL**



**FAHRINGER,
McCARTY,
GREY, INC.**

LANDSCAPE ARCHITECTS AND CIVIL ENGINEERS
1610 GOLDEN MILE HIGHWAY, MONROEVILLE, PA
WWW.FMGINC.US | (724) 327-0599

**SEE FINAL ARCHITECTURAL PLAN SET BY:
PWWG ARCHITECTS
408 BOULEVARD OF THE ALLIES
PITTSBURGH PA 15219-1301
TELE: 412.391.2884**

**SEE FINAL PLUMBING PLAN SET BY:
RAY ENGINEERING
TELE: 412.559.7522**

PHFA NO. N-377

**SECTION G –
PROPOSED WASTEWATER DISPOSAL FACILITIES
ITEM 7: PNDI SEARCH**

1. PROJECT INFORMATION

Project Name: **Hill Top Villas**
Date of Review: **1/21/2026 02:44:36 PM**
Project Category: **Development, Other**
Project Area: **6.40 acres**
County(s): **Allegheny**
Township/Municipality(s): **Pittsburgh City**
ZIP Code:
Quadrangle Name(s): **PITTSBURGH WEST**
Watersheds HUC 8: **Upper Ohio**
Watersheds HUC 12: **Lower Chartiers Creek**
Decimal Degrees: **40.446623, -80.081574**
Degrees Minutes Seconds: **40° 26' 47.8423" N, 80° 4' 53.6658" 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	No Known Impact	No Further Review Required
U.S. Fish and Wildlife Service	Potential Impact	MORE INFORMATION REQUIRED, See Agency Response

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.

Hill Top Villas

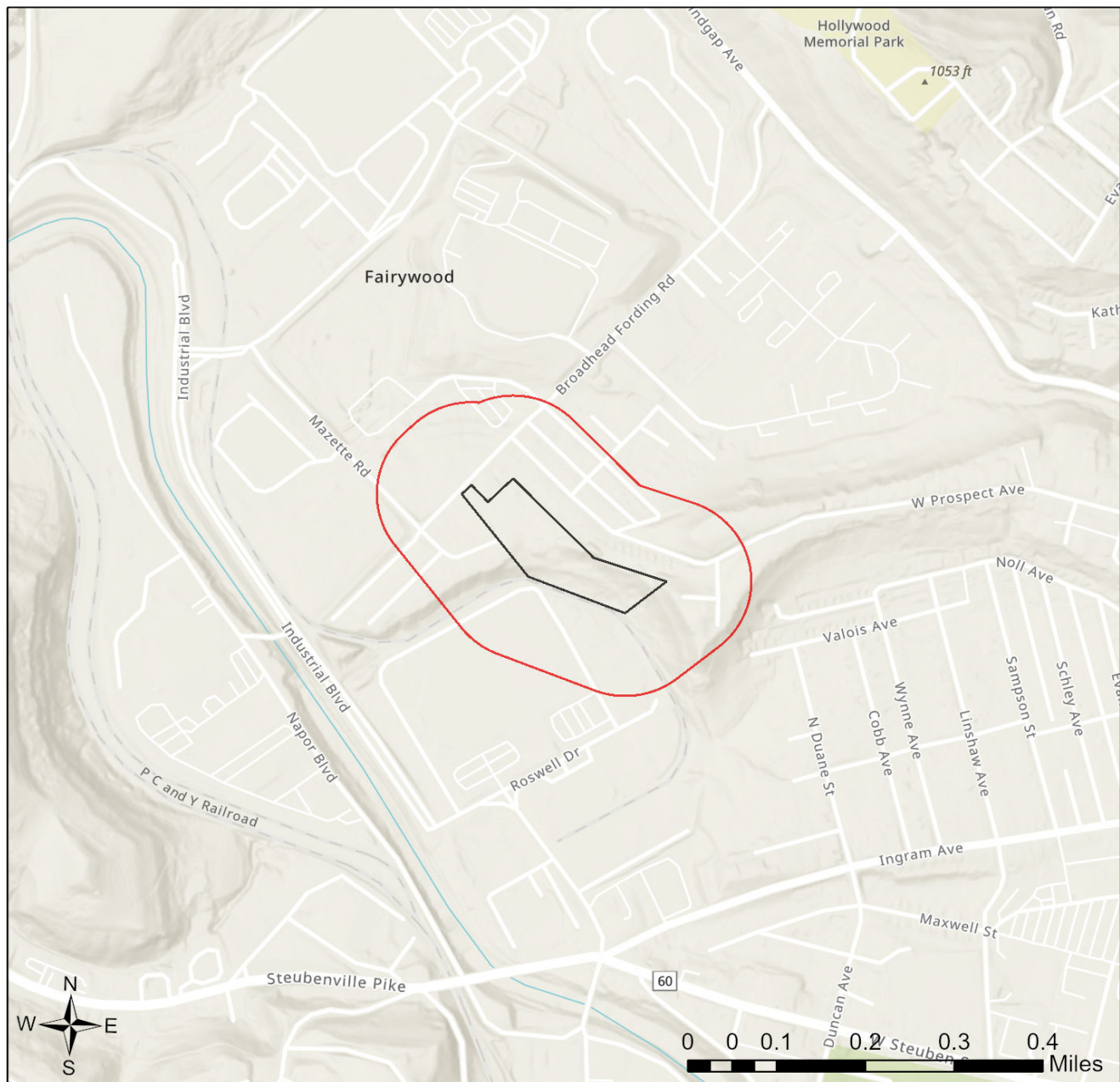


-  Buffered Project Boundary
-  Project Boundary



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

Hill Top Villas



-  Buffered Project Boundary
-  Project Boundary



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

RESPONSE TO QUESTION(S) ASKED

Q1: Will the action include disturbance to trees such as tree cutting (or other means of knocking down, or bringing down trees, tree topping, or tree trimming), pesticide/herbicide application or prescribed fire?

Your answer is: Yes

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

Your answer is: Unknown

3. AGENCY COMMENTS

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

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

PA Game Commission

RESPONSE:

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

PA Department of Conservation and Natural Resources

RESPONSE:

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

PA Fish and Boat Commission

RESPONSE:

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

U.S. Fish and Wildlife Service

RESPONSE:

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

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: Alex Markovic
Company/Business Name: Fuhringer, McCarty, Gray, Inc.
Address: 1610 Golden Mile Hwy.
City, State, Zip: Monroeville, PA, 15146
Phone: (724) 327-0599 Fax: ()
Email: amarkovic@fmgiinc.us

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

01/21/2026
date



United States Department of the Interior

FISH AND WILDLIFE SERVICE
Pennsylvania Ecological Services Field Office
110 Radnor Road Suite 101
State College, PA 16801-7987
Phone: (814) 234-4090 Fax: (814) 234-0748



In Reply Refer To:
Project code: 2026-0039182
Project Name: Hill Top Villas

01/21/2026 18:33:47 UTC

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

Subject: Technical assistance for 'Hill Top Villas'

Dear Alex Markovic:

This letter records your determination using the Information for Planning and Consultation (IPaC) system provided to the U.S. Fish and Wildlife Service (Service) on January 21, 2026, for “Hill Top Villas” (here forward, Project). This project has been assigned Project Code 2026-0039182 and all future correspondence should clearly reference this number.

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

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

proposed action "is not likely to adversely affect (NLAA)" listed species or designated critical habitat [50 CFR §402.02, 50 CFR§402.13]).

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

Species	Listing Status	Determination
Indiana Bat (<i>Myotis sodalis</i>)	Endangered	NLAA

Conclusion

Coordination with the Service is complete. This letter serves as technical assistance. All conservation measures should be implemented as proposed. Thank you for considering federally listed species during your project planning.

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

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

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

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

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

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



United States Department of the Interior

FISH AND WILDLIFE SERVICE
Pennsylvania Ecological Services Field Office
110 Radnor Road Suite 101
State College, PA 16801-7987
Phone: (814) 234-4090 Fax: (814) 234-0748



In Reply Refer To:
Project code: 2026-0039182
Project Name: Hill Top Villas

01/21/2026 18:48:33 UTC

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

Subject: Technical assistance for 'Hill Top Villas'

Dear Alex Markovic:

This letter records your determination using the Information for Planning and Consultation (IPaC) system provided to the U.S. Fish and Wildlife Service (Service) on January 21, 2026, for 'Hill Top Villas' (here forward, Project). This project has been assigned Project Code 2026-0039182 and all future correspondence should clearly reference this number. **Please carefully review this letter. Your Endangered Species Act (Act) requirements may not be complete.**

Ensuring Accurate Determinations When Using IPaC

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

Failure to accurately represent or implement the Project as detailed in IPaC or the Northern Long-eared Bat and Tricolored Bat Range-wide Determination Key (Dkey), invalidates this letter. ***Answers to certain questions in the DKey commit the project proponent to implementation of conservation measures that must be followed for the ESA determination to remain valid. Note that conservation measures for northern long-eared bat and tricolored bat may differ. If both bat species are present in the action area and the key suggests more conservative measures for one of the species for your project, the Project may need to apply the most conservative measures in order to avoid adverse effects. If unsure which conservation measures should be applied, please contact the appropriate Ecological Services Field Office***

Determination for the Northern Long-Eared Bat and Tricolored Bat

Based upon your IPaC submission and a standing analysis completed by the Service, your project has reached the following effect determination(s):

Species	Listing Status	Determination
Tricolored Bat (<i>Perimyotis subflavus</i>)	Proposed Endangered	NLAA

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

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

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

- Indiana Bat *Myotis sodalis* Endangered
- Monarch Butterfly *Danaus plexippus* Proposed Threatened

You may coordinate with our Office to determine whether the Action may cause prohibited take of the animal species and/or critical habitat listed above. Note that if a new species is listed that may be affected by the identified action before it is complete, additional review is recommended to ensure compliance with the Endangered Species Act.

Next Steps

Coordination with the Service is complete. This letter serves as technical assistance. All conservation measures should be implemented as proposed. Thank you for considering federally listed species during your project planning.

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

If you have any questions regarding this letter or need further assistance, please contact the Pennsylvania Ecological Services Field Office and reference Project Code 2026-0039182 associated with this Project.

**SECTION H –
ALTERNATIVE ANALYSIS**

PROJECT ALTERNATIVES ANALYSIS

For the Hill Top Villas

Applicant: Hill Top Villas LLC

Sewage Conveyance and Treatment Alternatives:

The proposed apartment building is to be serviced by connecting to the existing public system located along Broadhead Fording Road. This private service line will be gravity flow to the main publicly owned line. The proposed private lateral location was chosen to install a new tap and provide direct discharge from the building into this existing public system.

The adjacent land uses include existing single-family dwelling units, and urban industrial lots that are typical of a mixed suburban environment. The property is proposed to be developed in its entirety with no additional future development occurring on adjacent tracts. This project is considered a “suburban” development.

This project is a private development. The adjacent public systems are adequately sized to accept the flows from units as well as the existing uses surrounding this development. Improvements to the existing public system are not necessary or proposed at this time.

This method of sewage disposal is consistent with PWSA’s standards. The existing building or site does not allow for on-lot sewage treatment or an individual treatment facility. In addition, the soil conditions are not conducive to perk sewer from the individual dwelling units.

CONSISTENCY COMPONENTS

COMPONENT 4A – MUNICIPALITY PLANNING AGENCY REVIEW

COMPONENT 4C – COUNTY HEALTH AGENCY REVIEW



COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF CLEAN WATER

INSTRUCTIONS FOR COMPLETING COMPONENT 4A MUNICIPAL PLANNING AGENCY REVIEW

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

Background

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

Who Should Complete the Component?

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

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

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

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

Section A. Project Name

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

Section B. Review Schedule

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

Section C. Agency Review

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

Section D. Additional Comments

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



COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF CLEAN WATER

DEP Code #:
02001-21-11

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
Hill Top Villas

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

1. Date plan received by municipal planning agency 07/10/2026
2. Date review completed by agency 07/10/2026

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

- | Yes | No | |
|-------------------------------------|-------------------------------------|---|
| ☐ | ☒ | 1. Is there a municipal comprehensive plan adopted under the Municipalities Planning Code (53 P.S. 10101, <i>et seq.</i>)? |
| ☐ N/A | ☐ | 2. Is this proposal consistent with the comprehensive plan for land use?
If no, describe the inconsistencies _____ |
| ☒ | ☐ | 3. Is this proposal consistent with the use, development, and protection of water resources?
If no, describe the inconsistencies _____ |
| ☒ | ☐ | 4. Is this proposal consistent with municipal land use planning relative to Prime Agricultural Land Preservation? |
| ☐ | ☒ | 5. Does this project propose encroachments, obstructions, or dams that will affect wetlands?
If yes, describe impacts _____ |
| ☐ | ☒ | 6. Will any known historical or archaeological resources be impacted by this project?
If yes, describe impacts _____ |
| ☒ | ☐ | 7. Will any known endangered or threatened species of plant or animal be impacted by this project?
If yes, describe impacts <u>Follow U.S. Fish and Wildlife conservation measure guidance</u> |
| ☒ | ☐ | 8. Is there a municipal zoning ordinance? |
| ☐ | ☒ | 9. Is this proposal consistent with the ordinance?
If no, describe the inconsistencies <u>BDA-2026-00712 in Review</u> |
| ☒ | ☐ | 10. Does the proposal require a change or variance to an existing comprehensive plan or zoning ordinance? <u>ZBA 183 of 2024</u> |
| ☐ | ☒ | 11. Have all applicable zoning approvals been obtained? |
| ☒ | ☐ | 12. Is there a municipal subdivision and land development ordinance? |

SECTION C. AGENCY REVIEW (continued)

Yes	No	
-----	----	--

☐☒

13. Is this proposal consistent with the ordinance?

If no, describe the inconsistencies BDA-2026-00712 in Review☒☐

14. Is this plan consistent with the municipal Official Sewage Facilities Plan?

If no, describe the inconsistencies _____

☐☒

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

If yes, describe _____

☐☒

16. Has a waiver of the sewage facilities planning requirements been requested for the residual tract of this subdivision?

☐☐

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 PrendergastTitle: Senior Environmental Planner

Signature: _____

Date: 07/10/2029Name of Municipal Planning Agency: Department of City PlanningAddress 412 Boulevard of Allies, 2th Floor, Pittsburgh, PA 15219Telephone 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.



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

Hill Top Villas

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

1. Date plan received by county or joint county health department 7/1/2026Agency name Allegheny County Health Department (ACHD)2. Date review completed by agency 7/13/2026

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

Yes No

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

If no, what are the inconsistencies? _____

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

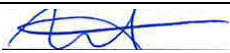
If yes, describe _____

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

If yes, describe _____

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

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

Name: Issa TijaniTitle: Environmental Health EngineerSignature: Date: 7/13/2026Name of County Health Department: Allegheny County Health DepartmentAddress: 836 Fulton Street, Pittsburgh, PA 15233Telephone Number: 412-578-8046

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

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

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

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

COUNTY OF



ALLEGHENY

July 13, 2026

Alex Markovic
Fahringer McCarty Grey Inc
1610 Golden Mile HWY
Monroeville, PA 15201

RE: SEWAGE FACILITIES PLANNING MODULE
Hill Top Villas – City of Pittsburgh
Allegheny County, Pennsylvania

Dear Mr. Markovic:

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 July 1, 2026. The project proposes the following:

Project Description:	This project proposes the construction of a three-story senior living apartment building containing (48) one-bedroom units.
Sewage Flow:	7,200 GPD
Conveyance:	Sewage from proposed development will be conveyed by ALCOSAN to the Chartiers Creek Interceptor and ultimately transported back to ALCOSAN for treatment.
Sewer's Owner:	ALCOSAN (collection), ALCOSAN (interceptor)
Sewage Treatment Plant:	ALCOSAN

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



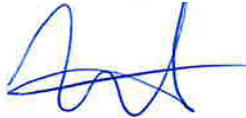
ALLEGHENY COUNTY HEALTH DEPARTMENT
WATER POLLUTION CONTROL & SOLID WASTE MANAGEMENT
• 836 FULTON STREET • PITTSBURGH, PA 15233
PHONE: 412.578.8040 • FAX: 412.578.8053
WWW.ALLEGHENYCOUNTY.US/HEALTHDEPARTMENT



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

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

Sincerely,



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

Enclosure

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



July 8, 2026

Members of the Board

Emily Kinkead
Chairperson
Darrin Kelly
Sylvia Wilson
Patrick Catena
Harry Readshaw
Kimberly Salinetto
Shatara Murphy

Arletta Scott Williams
Executive Director

Douglas A. Jackson, P.E.
*Director
Operations & Maintenance*

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

Kimberly N. Kennedy, P.E.
*Director
Engineering & Construction*

Karen Fantoni, CPA, CGMA
*Director
Finance*

Michael Lichte, P.E.
*Director
Regional Conveyance*

Julie Motley-Williams
*Director
Administration*

Phil Cole
*Director
Information Technologies*

Erica LaMar Motley
*Director
Scholastic Programs*

Tawanda Stamps
*Director
Procurement*

Jill Snyder
*Director
Communications*

Alex Markovic
Fahringer, McCarty, Grey Inc.
1610 Golden Mile Highway
Monroeville, PA 15146

**Re: Hill Top Villas
City of Pittsburgh, Allegheny County
PA DEP Sewage Facilities Planning Module
ALCOSAN Regulator Structure, C-15**

Mr. Markovic:

We have reviewed the Component 3 Planning Module for the referenced project located in City of Pittsburgh, Allegheny County. The project will generate peak flows of 7,200 gpd in the ALCOSAN Chartiers Creek Interceptor and Woods Run Treatment Plant.

The capacity at the ALCOSAN C-15 regulator is approximately 0.646 MGD. The monitored peak dry weather flows are 0.212 MGD. Dry weather capacity exists for this connection. However, the ALCOSAN Chartiers Creek Interceptor and the Woods Run Treatment Plant do not have the capacity for the flows generated by tributary communities during wet weather periods. This limitation will be addressed as ALCOSAN implements its Clean Water Plan.

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

Sincerely,

ALLEGHENY COUNTY SANITARY AUTHORITY

Steven Bristol, EIT
Project Engineer II

cc:	Christina Dean (w/o attachment)	Kyla Prendergast/ PW (w/o attachment)
	Leslie Sanford (w/o attachment)	Mahbuba Iasmin/ PADEP (w/o attachment)
	Michael Lichte (w/o attachment)	Issa Tijani/ ACHD (w/o attachment)
	Shawn McWilliams (w/o attachment)	Regis.Ryan/ PADEP (w/o attachment)



Follow the Flush!

See where your wastewater goes when you flush!

A project by:



3 Rivers
Wet Weather
improving our region's water quality

CIVICMAPPER

2039 Broadhead Fording Road,
Pittsburgh, Pennsylvania 15205,
United States

-80.08227, 40.44703

Legend

About



Results!

Start Over ↺

Not for official use or planning | Credit