

**PROJECT NARRATIVE  
707 EAST STREET RENOVATIONS  
707 EAST STREET  
17TH WARD, CITY OF PITTSBURGH  
ALLEGHENY COUNTY, PENNSYLVANIA**

**Prepared for:  
EAST OHIO CAPITAL  
521 TRIPOLI STREET  
PITTSBURGH, PA 15212**

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

**SEPTEMBER 2022**

**DESCRIPTION OF PROPOSED DEVELOPMENT**

East Ohio Capital (EOC), is developing a lot at parcel number 24-N-117 located in the 17<sup>th</sup> Ward of the City of Pittsburgh, Allegheny County, Pennsylvania. The proposed development will include renovations of the existing building at 707 East Street. The existing building was a mixed-use building that contained a funeral home, office space and residential apartments and will be renovated into 4 apartments.

According to the Federal Emergency Management Agency, the site is not within a floodway. The existing utilities include an existing PWSA 6-inch water line along East Street and 15" PWSA combination line in Emlin Street.

**EXISTING SANITARY FLOWS**

The existing building was a mixed-use building that contained a funeral home, office space and residential apartments. Water use and sanitary sewage flow estimates in Table 3.1 of the developer’s manual does not contain flow estimates for funeral homes. Calculations for the funeral home was based on National Funeral Directors Association (NFDA) average of 632 gallons of wastewater per case and the Funeral Director Daily (FDD) average of 179 cases per year.

TABLE 2						
EXISTING SANITARY FLOWS - 707 EAST STREET						
Measurement						
Type of Establishment	Unit	# of Units	GPD/Unit	Flow Per Day		
<i>Commercial</i>						
Funeral Home*	Case	0.49	632	310 GPD		
Office	Person	4	10	40 GPD		
One Bedroom Apartment	Unit	2	150	300 GPD		
Total Dry Weather Flow Per Day:				650 GPD		

Total existing sanitary flows = **650 gpd**

**PROPOSED SANITARY DESIGN**

PA DEP Code Chapter 73.17 indicates that for 1 bedroom apartments and 2 bedroom apartments the effluent sanitary flows are 150 gpd/unit and 300 gpd/unit respectively.

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

### PLANNING MODULE CALCULATIONS

Total Sanitary: 650 GPD

PROPOSED SANITARY FLOWS - 707 EAST STREET					
Measurement					
Type of Establishment	Unit	# of Units	GPD/Unit	Flow Per Day	
<i>Residential</i>					
Studio/One-Bedroom	Unit	2	150	300 GPD	
Two-Bedroom	Unit	2	300	600 GPD	
<i>Commercial</i>					
Retail	Public Toilet	1	400	400 GPD	
Total Dry Weather Flow Per Day:				1,300 GPD	

**Net flows** = Proposed Flows – Existing flows = 1,300 gpd – 650 gpd = **650 gpd = 1.6 EDU's**

Total Water: 650 GPD

KU Resources survey crew obtained 5 flow depth measurements from MH024N109 on 8/31/22 between the hours of 6:20 and 7:35 AM and are as follows: 6:19 AM – 0.21', 6:34 AM – 0.11', 6:48 AM – 0.09', 7:03 AM – 0.25', 7:17 AM – 0.31', 7:33 AM – 0.33'. Maximum flow depth observed was 0.33', which is the value used for design purposes.

### STORMWATER CONVEYANCE

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

Pre-development Storm Flows:

$$Q = CIA = 0.7(3.89)(0.37) = 1.01 \text{ cfs}$$

Post-development Storm Flows:

$$Q = CIA = 0.7(3.89)(0.37) = 1.01 \text{ cfs}$$

## ALTERNATIVE SEWAGE FACILITIES ANALYSIS

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

ALCOSAN Treatment Facility. Credit for previous flows have not been considered, therefore there are 3 new EDUs.

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

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

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

Adjacent infrastructure is new. No potential for combined public/private project.

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

Public sewers (ALCOSAN).

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

ALCOSAN's Wet Weather Plan (WWP).

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

None.

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



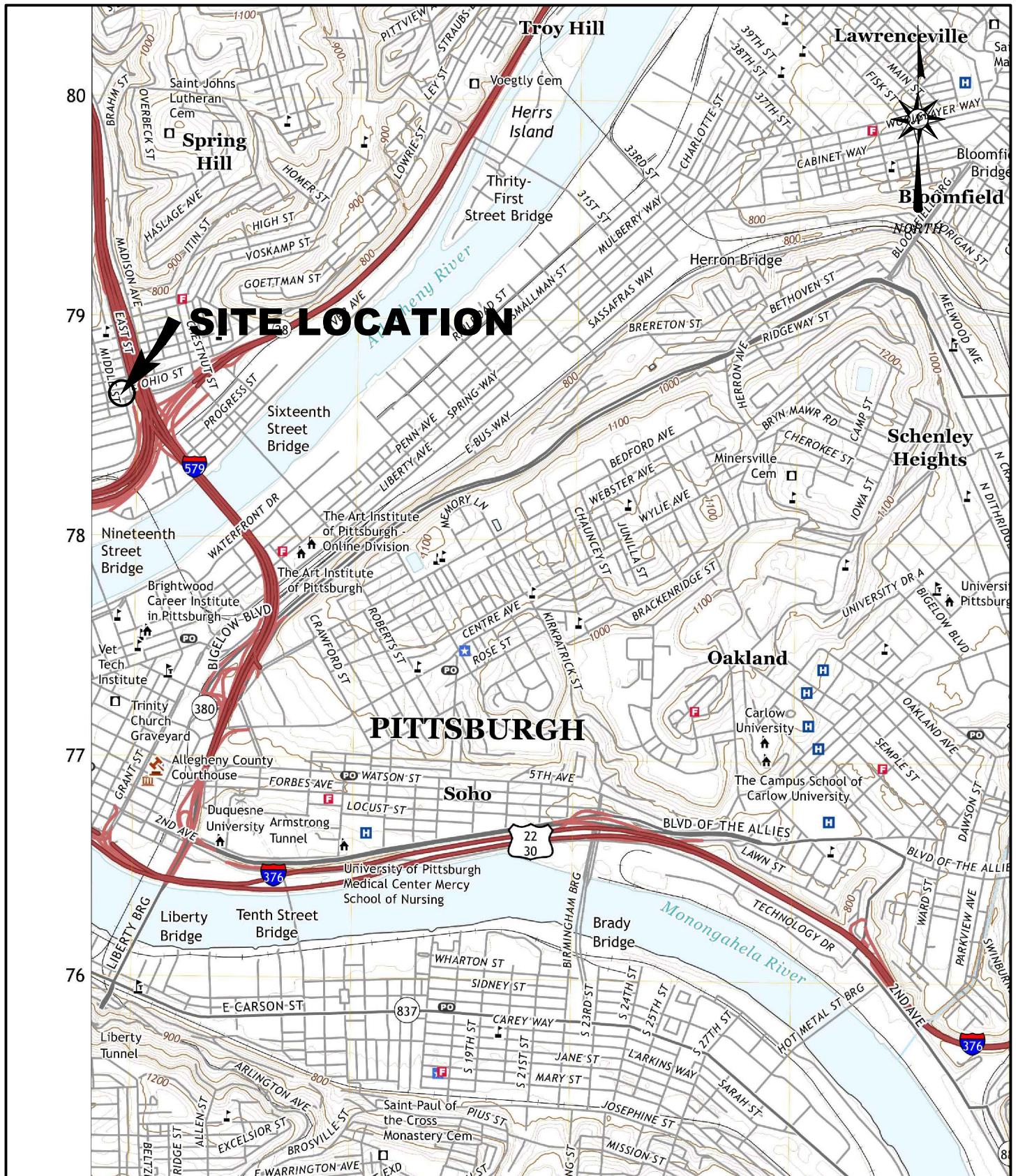
NA

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

Public sewers (ALCOSAN).

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

NA



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



**FIGURE 1**

**SITE LOCATION MAP  
 707 EAST STREET**

**CITY OF PITTSBURGH - 17TH WARD  
 ALLEGHENY COUNTY, PENNSYLVANIA**

PREPARED FOR  
**EAST OHIO CAPITAL  
 PITTSBURGH, PENNSYLVANIA**

APPROVED	RLS 12/16/2022
CHECKED	APB 12/16/2022
DRAWN	APB 12/16/2022
CAD FILE NO.	22356A001
PROJECT NO.	EOC22356ES



**KU Resources, Inc.**  
 22 South Linden Street  
 Duquesne, PA 15110  
 412.469.9331  
 412.469.9336 fax  
[www.kuresources.com](http://www.kuresources.com)





Network Trace

Input Output

Upstream

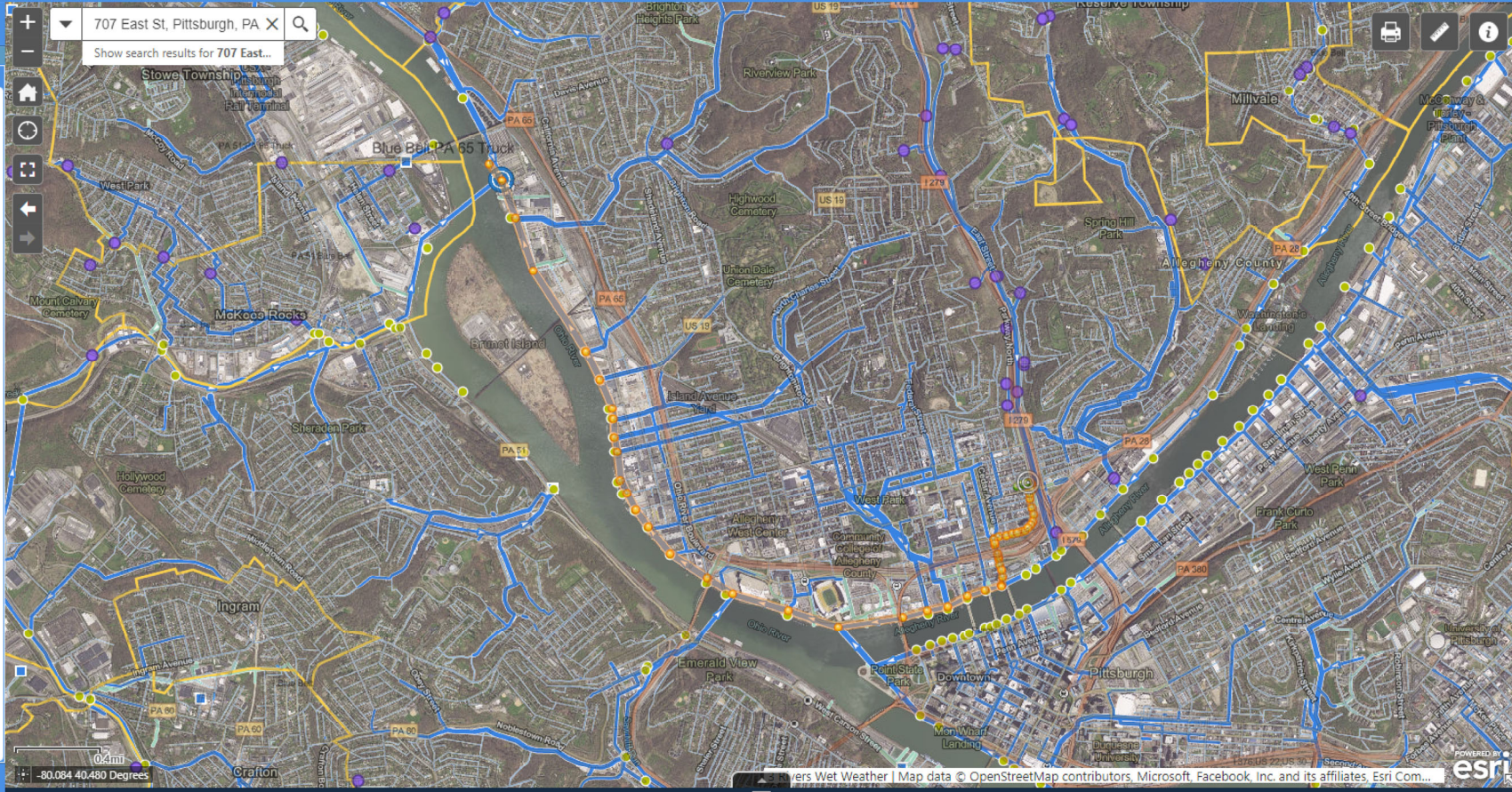
# of Structures: 3  
Total Length: 317.63 ft  
Inch-Miles: 0.90

Downstream

# of Structures: 59  
Total Length: 22720.68 ft  
Inch-Miles: 416.16

- Upstream Pipes (3)
- Downstream Pipes (60)
- Downstream Structures (59)
- Upstream Structures (3)

Export To CSV





707 East St, Pittsburgh, PA X  
Show search results for 707 East...

Network Trace

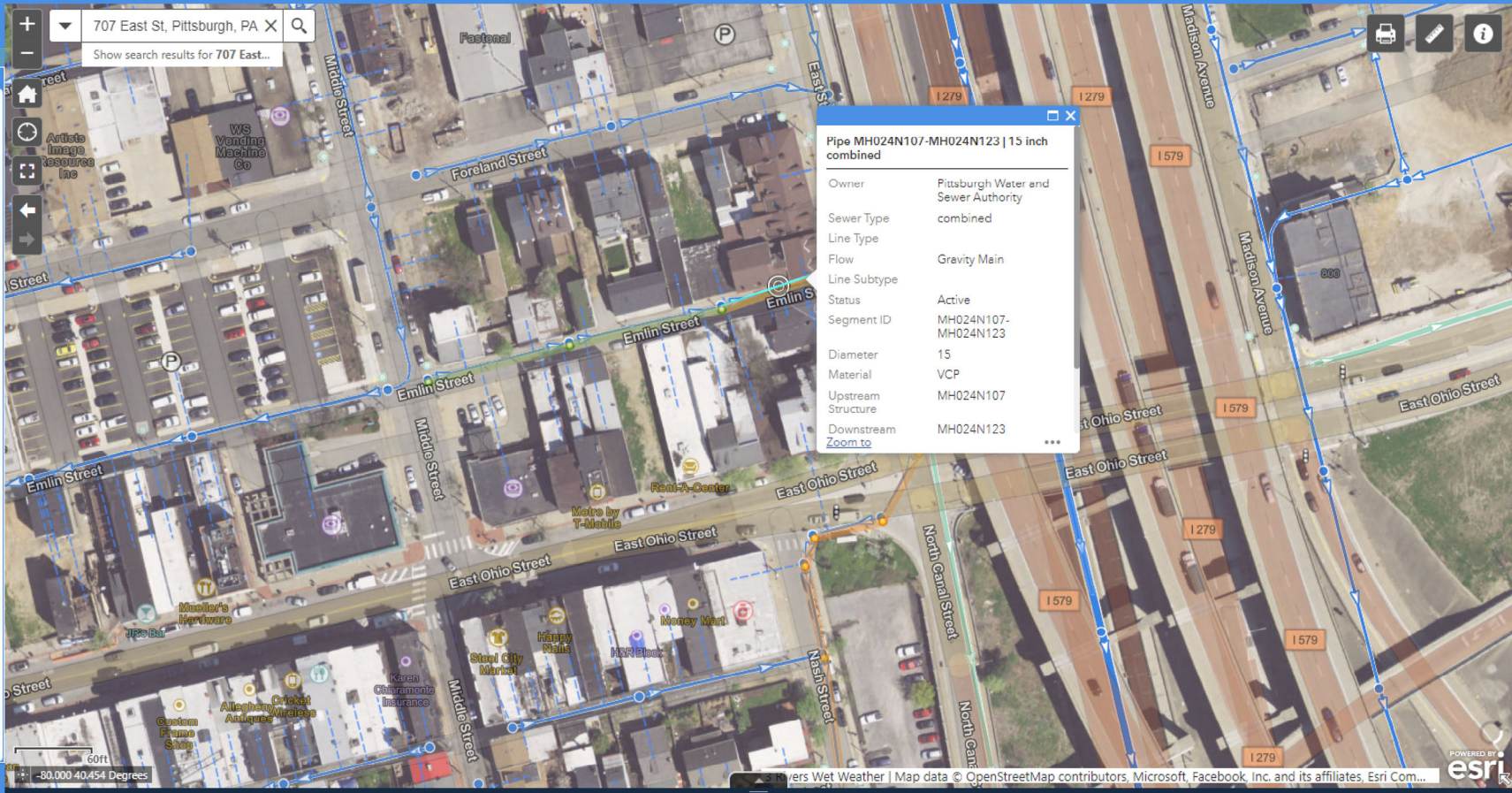
Input Output

**Upstream**  
# of Structures: 3  
Total Length: 317.63 ft  
Inch-Miles: 0.90

**Downstream:**  
# of Structures: 59  
Total Length: 22720.68 ft  
Inch-Miles: 416.16

- Upstream Pipes (3)
- Downstream Pipes (60)
- Downstream Structures (59)
- Upstream Structures (3)

Export To CSV





**Network Trace**

Input Output

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**Upstream**

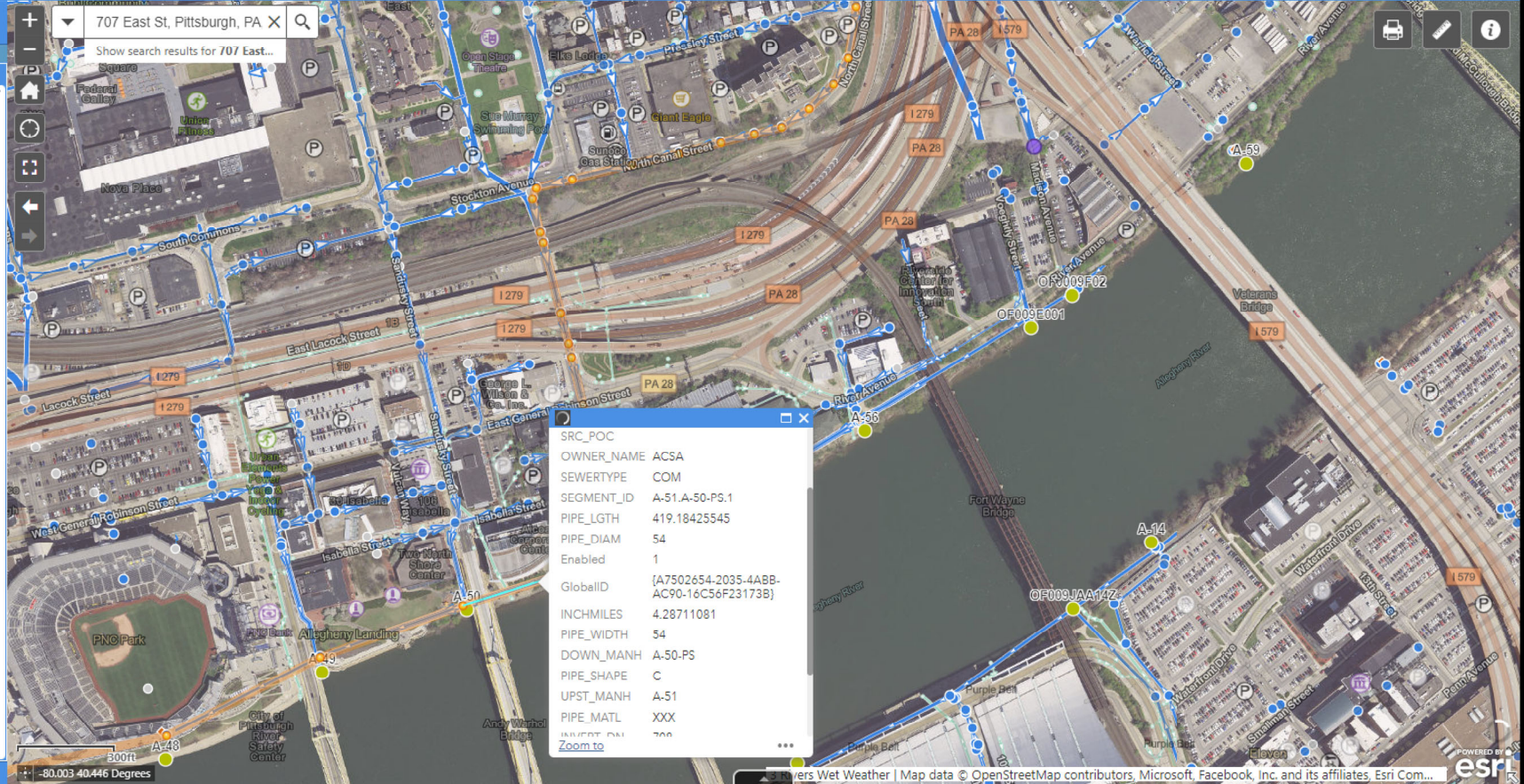
# of Structures: 3  
 Total Length: 317.63 ft  
 Inch-Miles: 0.90

**Downstream:**

# of Structures: 59  
 Total Length: 22720.68 ft  
 Inch-Miles: 416.16

- Upstream Pipes (3) >
- Downstream Pipes (60) >
- Downstream Structures (59) >
- Upstream Structures (3) >

[Export To CSV](#)

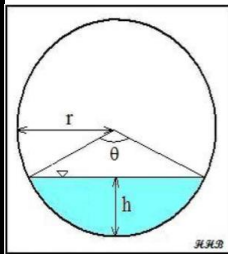


**Sewage Facilities Planning Module**  
**Chapter 94 Consistency Determination**  
**Hydraulic Calculations Spreadsheet for Peak Flow Depth Measurements**

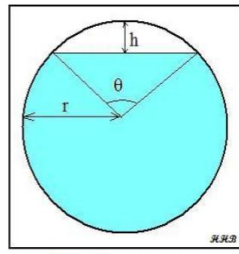
**PROJECT NAME:** 707 EAST CARSON STREET RENOVATIONS  
**PWSA PROJECT NUMBER:** \_\_\_\_\_  
**PWSA REVIEWER:** \_\_\_\_\_  
**DATE:** September 8, 2022

**LEGEND:** Input Data Output Data

**Section A: Manning Equation for Partially Filled Pipes**



Partially Full Pipe Flow Parameters  
(Less Than Half Full)



Partially Full Pipe Flow Parameters  
(More Than Half Full)

Variable	Units	Description
Q	ft <sup>3</sup>	Volumetric flowrate
n	Unitless	Manning Roughness Coeff.
A	ft <sup>2</sup>	Cross-Sectional Area of Flow
R	ft	Hydraulic Radius
S	ft/ft	Slope of Hydraulic Grade Line
P	ft	Wetted Perimeter of "A"
r	ft	Radius
h	ft	Depth of Flow or Headspace
θ	radians	Central Angle

$$Q = \left(\frac{1.49}{n}\right) \times A \times R^{2/3} \times S^{1/2} \qquad R = \frac{A}{P} \qquad \theta = 2 \times \cos^{-1} \left(\frac{r-h}{r}\right)$$

$$A_{<50\% Full} = \frac{r^2(\theta - \sin \theta)}{2} \qquad \text{OR} \qquad A_{>50\% Full} = \pi \times r^2 \times \frac{r^2(\theta - \sin \theta)}{2}$$

$$P_{<50\% Full} = r \times \theta \qquad P_{>50\% Full} = (2 \times \pi \times r) - (r \times \theta)$$

**Section B: Data for Calculations**

Peaking Factor, P.F.	
Sanitary Sewers	3
Combined Sewers	3.5

Proposed Project Flows		
Variable	Value	Units
Q <sub>p</sub>	650	gpd

Variable	Value	Units
Material	RCP	
n	0.013	unitless
S	0.001	ft/ft
h	0.330	ft
D	2.00	ft
P.F.	3.5	unitless

**Section C: Calculations for Design and/or Permitted Capacities**

Variable	Description	Definition
Q <sub>d, avg</sub>	Design Capacity, Average	= full pipe flow conditions / peaking factor
Q <sub>d, peak</sub>	Design Capacity, Peak	full pipe flow conditions

Design Capacity, Average

Design Capacity, Peak

Variable	Value	Unit
Q <sub>d, avg</sub>	1,256,623	gpd

Variable	Value	Unit
D	2.000	ft
r	1.000	ft
A	3.142	ft <sup>2</sup>
P	6.283	ft
R	0.500	ft
Q <sub>d, peak</sub>	7	cfs
Q <sub>d, peak</sub>	4,398,179	gpd

#### Section D: Calculations for Present Flows

Variable	Description	Definition
Q <sub>ex, avg</sub>	Present Flows, Average	= Q <sub>ex, peak</sub> / P.F.
Q <sub>ex, peak</sub>	Present Flows, Peak	existing flow conditions per site investigations

Present Flows, Average		
Variable	Value	Unit
Q <sub>ex, avg</sub>	74,328	gpd

Present Flows, Peak		
Variable	Value	Unit
D	2.000	ft
r	1.000	ft
θ	1.67	rad
h/D	0.165	ft/ft
A	0.34	ft <sup>2</sup>
P	1.67	ft
R	0.203	ft
Q <sub>ex, peak</sub>	0	cfs
Q <sub>ex, peak</sub>	260,148	gpd

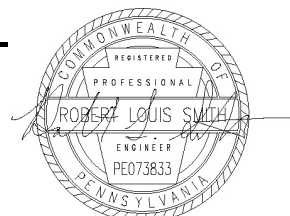
#### Section E: Calculations for Projected Flows in Five (5) Years

Variable	Description	Definition
Q <sub>proj, avg</sub>	Projected Flows in Five (5) Years, Average	= Q <sub>proj, peak</sub> ÷ P.F.
Q <sub>proj, peak</sub>	Projected Flows in Five (5) Years, Peak	= (Q <sub>ex, peak</sub> + Q <sub>p</sub> ) x 1.05

Projected Flow Calculations		
Variable	Value	Unit
Q <sub>proj, avg</sub>	78,239	gpd
Q <sub>proj, peak</sub>	273,838	gpd

#### Section F: Compare Results with Applicant's Submission

Variable	PWSA, gpd	Applicant, gpd	Difference, gpd	Difference, %
Q <sub>d, avg</sub>	1,256,623		1,256,623	100%
Q <sub>d, peak</sub>	4,398,179		4,398,179	100%
Q <sub>ex, avg</sub>	74,328		74,328	100%
Q <sub>ex, peak</sub>	260,148		260,148	100%
Q <sub>proj, avg</sub>	78,239		78,239	100%
Q <sub>proj, peak</sub>	273,838		273,838	100%



Form



**pennsylvania**  
DEPARTMENT OF ENVIRONMENTAL  
PROTECTION

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

## SEWAGE FACILITIES PLANNING MODULE

### Component 3. Sewage Collection and Treatment Facilities

(Return completed module package to appropriate municipality)

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

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

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

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

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

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

- Project Name 707 East Street Renovations
- Brief Project Description Building Renovations

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

Municipality Name	County	City	Boro	Twp
City of Pittsburgh	Allegheny	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Municipality Contact Individual - Last Name	First Name	MI	Suffix	Title
Prendagrast	Kyla			Senior Environmental Planner
Additional Individual Last Name	First Name	MI	Suffix	Title
Municipality Mailing Address Line 1	Mailing Address Line 2			
Department of City Planning	200 Ross St. 4 <sup>th</sup> Floor			
Address Last Line -- City	State	ZIP+4		
Pittsburgh	PA	15219-2014		
Area Code + Phone + Ext.	FAX (optional)	Email (optional)		



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

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

707 East Street Renovations

Site Location Line 1

707 East Street

Site Location Line 2

Site Location Last Line -- City

Pittsburgh

State

PA

ZIP+4

15203-1022

Latitude

40.428776

Longitude

-79.992071

Detailed Written Directions to Site

Description of Site Existing building to be renovated.

**Site Contact (Developer/Owner)**

Last Name

Hicks

First Name

Matthew

MI

Suffix

Phone

412-430-0371

Ext.

Site Contact Title

Site Contact Firm (if none, leave blank)

East Ohio Capital

FAX

Email

matthicks@gmail.com

Mailing Address Line 1

521 Tripoli Street

Mailing Address Line 2

Mailing Address Last Line -- City

Pittsburgh

State

PA

ZIP+4

15212-4853

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

Last Name

Ballish

First Name

Adam

MI

Suffix

Title

Engineer

Consulting Firm Name

KU Resources, Inc

Mailing Address Line 1

22 South Linden Street

Mailing Address Line 2

Address Last Line -- City

Duquesne

State

PA

ZIP+4

15110-1091

Country

USA

Email

aballish@kuresources.com

Area Code + Phone

412-469-9331

Ext.

Area Code + FAX

**E. AVAILABILITY OF DRINKING WATER SUPPLY**

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

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

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

Name of water company: \_\_\_\_\_

**F. PROJECT NARRATIVE** (See Section F of instructions)

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

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

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

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

**1. COLLECTION SYSTEM**

a. Check appropriate box concerning collection system

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

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

b. Answer questions below on collection system

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

Connections 1

Name of:

existing collection or conveyance system East Street - 24"

owner Pittsburgh Water and Sewer Authority

existing interceptor Monongahela Interceptor

owner ALCOSAN

**2. WASTEWATER TREATMENT FACILITY**

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

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

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

Name of existing facility ALCOSAN Woods Run WWTP

NPDES Permit Number for existing facility 25984

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

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

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

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

Name of Permittee Agency, Authority, Municipality ALCOSAN

Name of Responsible Agent Joseph A. Sparbanie, P.E.

Agent Signature [Signature] Date 1/9/23

(Also see Section I. 4.)

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

**3. PLOT PLAN**

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

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

**4. WETLAND PROTECTION**

YES NO

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

**5. PRIME AGRICULTURAL LAND PROTECTION**

YES NO

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

**6. HISTORIC PRESERVATION ACT**

YES NO

- Sufficient documentation is attached to confirm that this project is consistent with DEP Technical Guidance 012-0700-001 *Implementation of the PA State History Code* (available online at the DEP website at [www.dep.state.pa.us](http://www.dep.state.pa.us), select "subject" then select "technical guidance"). As a minimum this includes copies of the completed Cultural Resources Notice

(CRN), a return receipt for its submission to the PHMC and the PHMC review letter.

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

Check one:

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

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

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

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- An alternative sewage facilities analysis has been prepared as described in Section H of the attached instructions and is attached to this component.  
The applicant may choose to include additional information beyond that required by Section H of the attached instructions.

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

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**1. Waters designated for Special Protection**

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

**2. Pennsylvania Waters Designated As Impaired**

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

**3. Interstate and International Waters**

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

**4. Tributaries To The Chesapeake Bay**

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

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

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

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



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

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

1. Project Flows 650 gpd
2. Total Sewage Flows to Facilities (pathway from point of origin through treatment plant)

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

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

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

	a. Design and/or Permitted Capacity (gpd)		b. Present Flows (gpd)		c. Projected Flows in 5 years (gpd) (2 years for P.S.)	
	Average	Peak	Average	Peak	Average	Peak
<b>Collection</b>	1256623	4398179	74328	260148	78239	273838
<b>Conveyance</b>		11,400,000	700,000	790,000	707,700	798,600
<b>Treatment</b>		250,000,000	191,500,000	250,000,000	228,342,000	295,000,000

3. Collection and Conveyance Facilities

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

YES NO

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

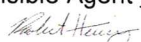
If yes, this sewage facilities planning module will not be accepted for review by the municipality, delegated local agency and/or DEP until all inconsistencies with Chapter 94 are resolved or unless there is an approved Corrective Action Plan (CAP) granting an allocation for this project. A letter granting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

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

b. Collection System

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

Name of Responsible Agent Robert Herring

Agent Signature  Robert Herring  
2022.12.15 16:01:20 -  
0500 Date 12/15/2022

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

c. Conveyance System

Name of Agency, Authority, Municipality ALCOSAN

Name of Responsible Agent Joseph A. Sparbanie, P.E.

Agent Signature [Signature]

Date 1/9/23

4. Treatment Facility

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

YES NO

- a.  YES  NO This project proposes the use of an existing wastewater treatment plant for the disposal of sewage. Will this action create a hydraulic or organic overload within 5 years at that facility?

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

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

- b. Name of Agency, Authority, Municipality ALCOSAN

Name of Responsible Agent Joseph A. Sparbanie, P.E.

Agent Signature [Signature]

Date 1/9/23

**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.

Adam Ballish	
Name (Print)	Signature
Engineer	9/6/22
Title	Date
22 South Linden Street, Duquesne PA 15110	412-469-9331
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 \_\_\_\_\_

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**R. REVIEW FEE** (continued)

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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)



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

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

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### Background

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

### Who Should Complete the Component?

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

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

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

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

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

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

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

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

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

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

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

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

## 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

707 East Street Renovations

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

1. Date plan received by municipal planning agency 1/18/20232. Date review completed by agency 1/27/2023

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

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

**SECTION C. AGENCY REVIEW (continued)**

Yes	No	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	13. Is this proposal consistent with the ordinance? If no, describe the inconsistencies _____
<input checked="" type="checkbox"/>	<input type="checkbox"/>	14. Is this plan consistent with the municipal Official Sewage Facilities Plan? If no, describe the inconsistencies _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	15. Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality? If yes, describe _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	16. Has a waiver of the sewage facilities planning requirements been requested for the residual tract of this subdivision?
<input type="checkbox"/>	<input type="checkbox"/>	If yes, is the proposed waiver consistent with applicable ordinances? If no, describe the inconsistencies _____
17. Name, title and signature of planning agency staff member completing this section: Name: <u>Kyla Prendergast</u> Title: <u>Senior Environmental Planner</u> Signature: <u><i>Kyla Prendergast</i></u> Date: <u>1/27/2023</u> Name of Municipal Planning Agency: <u>City of Pittsburgh Department of City Planning</u> Address <u>414 Grant St Rm 652, Pittsburgh, PA 15219</u> Telephone Number: <u>412-522-6551</u>		

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

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

The planning agency must complete this component within 60 days.

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

COUNTY OF



ALLEGHENY

RICH FITZGERALD  
COUNTY EXECUTIVE

January 13, 2023

Adam Ballish, E.I.T.  
KU Resources, Inc.  
22 South Linden Street  
Duquesne, PA 15110

**RE: SEWAGE FACILITIES PLANNING MODULE; ALLEGHENY COUNTY  
707 East Street Renovations, City of Pittsburgh**

Dear Mr. Ballish:

Enclosed is a signed copy of Component 4C, County or Joint County Health Department Review, for the above-referenced development. This Planning Module Component was received on January 13, 2023. The project proposes the following:

Project Description:	707 East Street Renovation. Proposing the development of a lot at parcel number 3-F-30-0-1 and will include renovations of the existing building (mixed-sure building that contained a funeral home, office space, and residential apartments) into 4 apartments located in the City of Pittsburgh, Allegheny County.
Sewage Flow:	650 GPD
Conveyance:	The flow from this site will be conveyed to the Pittsburgh Water and Sewer Authority (PWSA) collection system to the ALCOSAN POC A-51 to the Allegheny River Interceptor and then to the ALCOSAN Treatment Plant at Woods Run.
Sewer's Owner:	PWSA (collection) and ALCOSAN (interceptor)
Sewage Treatment Plant:	ALCOSAN



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

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



Mr. Adam Ballish E.I.T.  
January 13, 2023  
Page 2

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.

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, Drew Grese, Acting Plumbing Chief at 412-578-8055.

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

Sincerely,



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

Enclosure

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





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

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

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### **Background**

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

### **Who Should Complete the Component?**

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

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

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

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

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

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

#### **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  
East Street Renovations

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

1. Date plan received by county or joint county health department January 13, 2023  
 Agency name Allegheny County Health Department (ACHD)
2. Date review completed by agency January 13 2023

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

Yes	No	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1. Is the proposed plan consistent with the municipality's Official Sewage Facilities Plan? If no, what are the inconsistencies? _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	2. Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality? If yes, describe _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	3. Is there any known groundwater degradation in the area of this proposal? If yes, describe _____
<input checked="" type="checkbox"/>	<input type="checkbox"/>	4. The county or joint county health department recommendation concerning this proposed plan is as follows: <u>ACHD recommends approval. See attached letter.</u>
		5. Name, title and signature of person completing this section: Name: <u>Freddie Fields</u> Title: <u>Environmental Health Engineer III</u> Signature: <u></u> Date: <u>January 13, 2023</u> Name of County Health Department: <u>ACHD</u> Address: <u>3901 Penn Avenue, Building #5, Pittsburgh, PA 15224-1318</u> Telephone Number: <u>412-578-8046</u>

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

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

The county planning agency must complete this component within 60 days.  
 This component and any additional comments are to be returned to the applicant.

## 1. PROJECT INFORMATION

Project Name: **707 East Carson Street Renovations**

Date of Review: **9/8/2022 04:20:51 PM**

Project Category: **Development, Additions/maintenance to existing development facilities**

Project Area: **0.28 acres**

County(s): **Allegheny**

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

ZIP Code:

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

Watersheds HUC 8: **Lower Monongahela**

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

Decimal Degrees: **40.428826, -79.992029**

Degrees Minutes Seconds: **40° 25' 43.7746" N, 79° 59' 31.3050" W**

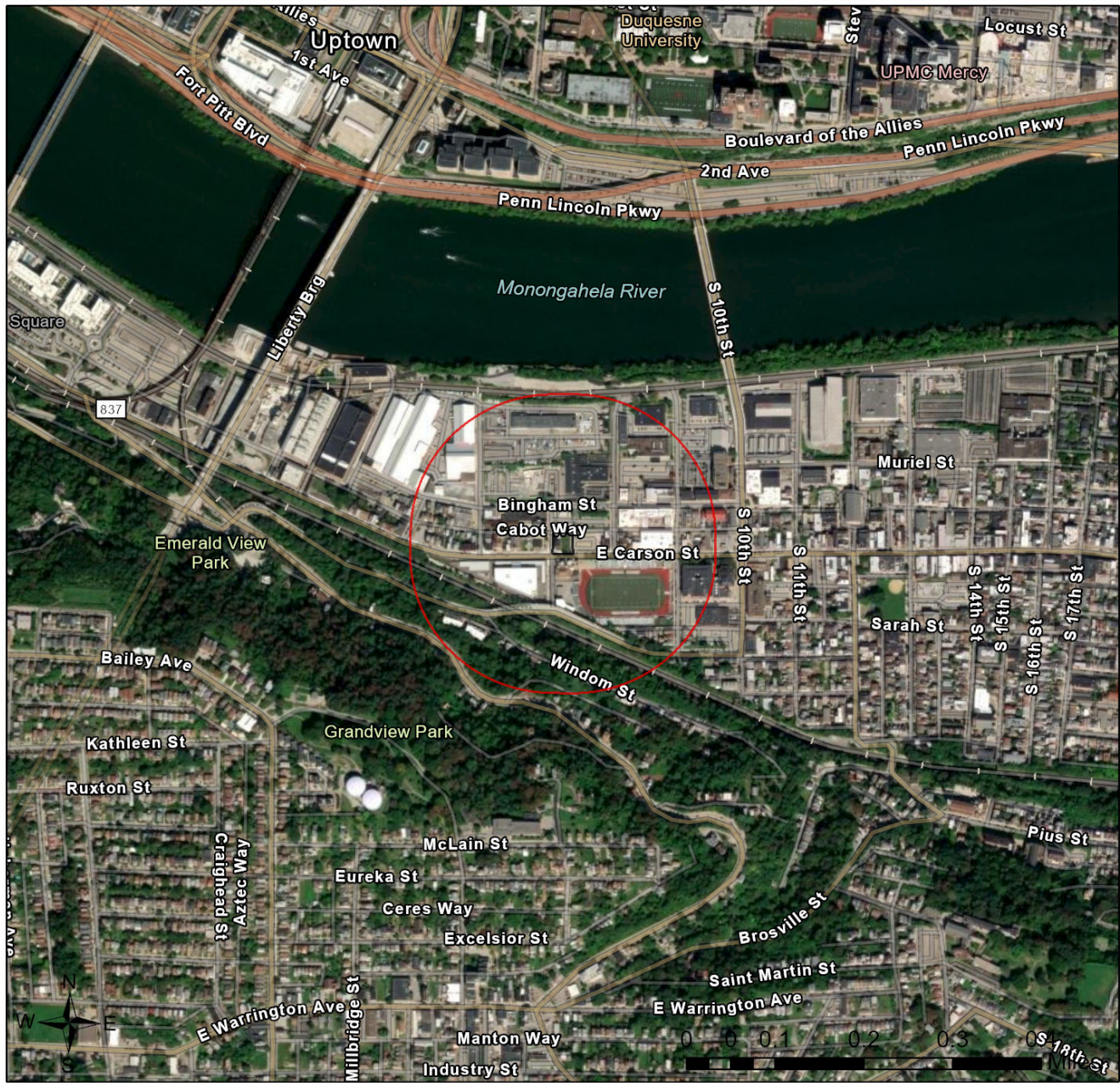
## 2. SEARCH RESULTS



Agency	Results	Response
PA Game Commission	No Known Impact	No Further Review Required
PA Department of Conservation and Natural Resources	No Known Impact	No Further Review Required
PA Fish and Boat Commission	No Known Impact	No Further Review Required
U.S. Fish and Wildlife Service	No Known Impact	No Further Review Required

As summarized above, Pennsylvania Natural Diversity Inventory (PNDI) records indicate no known impacts to threatened and endangered species and/or special concern species and resources within the project area. Therefore, based on the information you provided, no further coordination is required with the jurisdictional agencies. This response does not reflect potential agency concerns regarding impacts to other ecological resources, such as wetlands.



## 707 East Carson Street Renovations



-  Buffered Project Boundary
-  Project Boundary





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



### 707 East Carson Street Renovations



-  Buffered Project Boundary
-  Project Boundary



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

### 3. AGENCY COMMENTS

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

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

#### PA Game Commission

##### RESPONSE:

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

#### PA Department of Conservation and Natural Resources

##### RESPONSE:

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

#### PA Fish and Boat Commission

##### RESPONSE:

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

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

##### RESPONSE:

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

### 4. DEP INFORMATION

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

## 5. ADDITIONAL INFORMATION

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

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

## 6. AGENCY CONTACT INFORMATION

### PA Department of Conservation and Natural Resources

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

### PA Fish and Boat Commission

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

### U.S. Fish and Wildlife Service

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

### PA Game Commission

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

## 7. PROJECT CONTACT INFORMATION

Name: Adam Ballish  
Company/Business Name: KU Resources, Inc.  
Address: 22 south Linden Street  
City, State, Zip: Duquesne PA 15110 Phone: (412) 469-9331 Fax: ( )  
Email: aballish@kuresources.com

## 8. CERTIFICATION

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

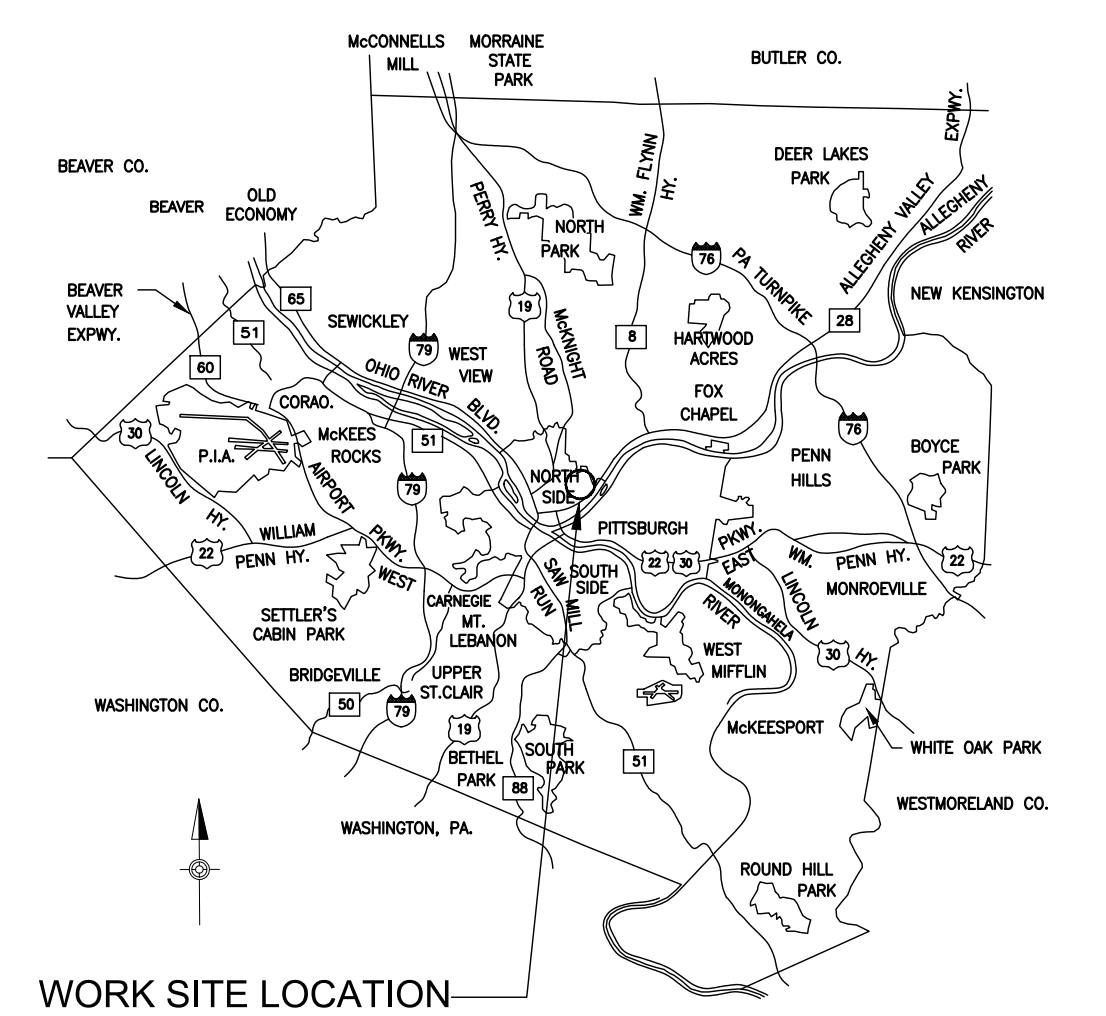
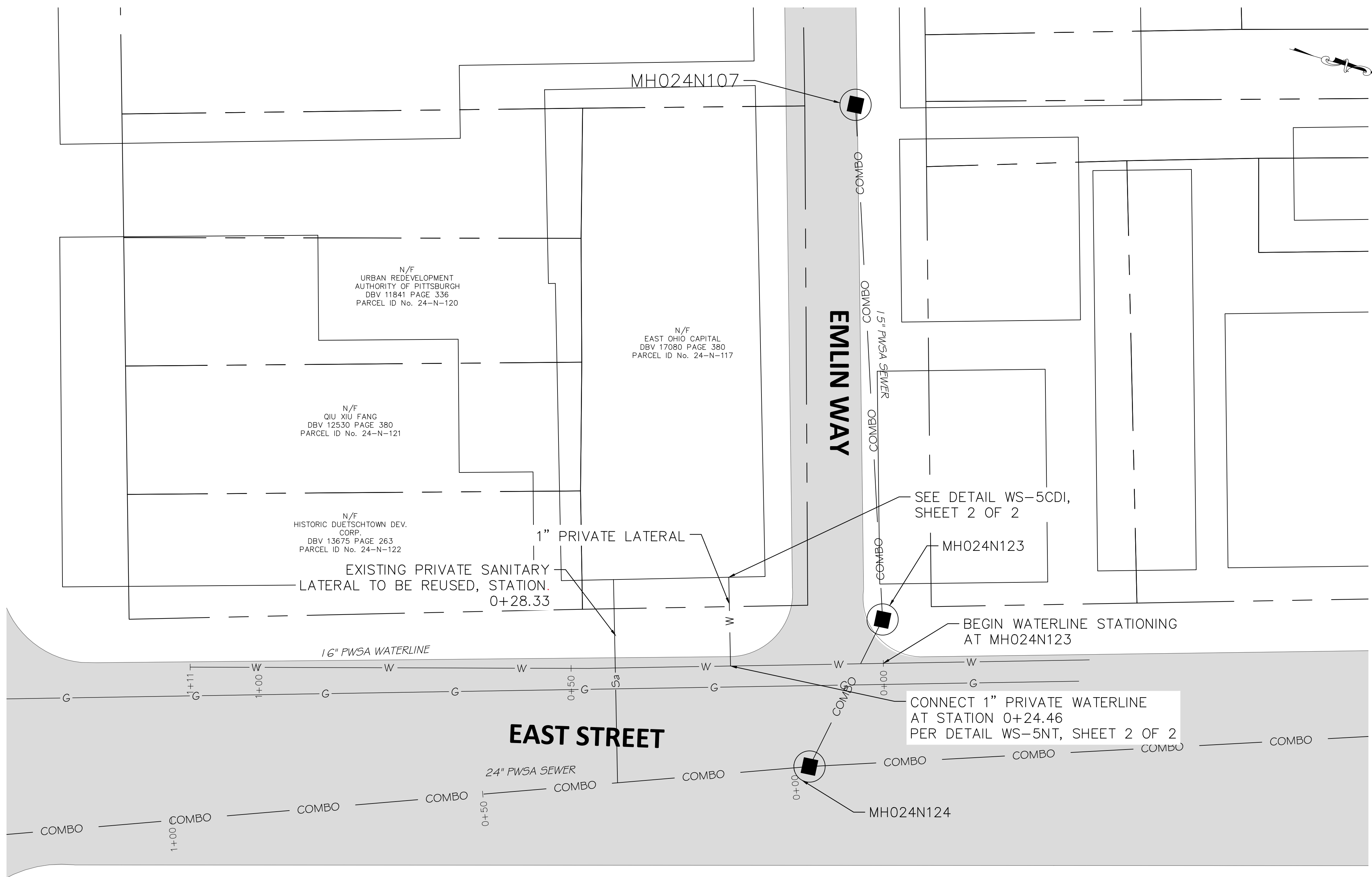


applicant/project proponent signature

9/9/22

date





WORK SITE LOCATION  
LOCATION MAP  
N.T.S.

**PEAK DAILY SANITARY FLOW DEMANDS**  
To be completed by the Applicant:

PROJECT FLOW, GPD	
EXISTING FLOW, GPD	
NET FLOW, GPD	
DEP SFPM APPROVAL DATE (If required)	

**SPRINKLER SYSTEM DESIGN INFORMATION**  
To be completed by the Applicant:

LOCATION(S): \_\_\_\_\_

**TYPE OF SYSTEM** (Check one)

13D  
 13R  
 13  
 OTHER: \_\_\_\_\_

**SYSTEM CONFIGURATION** (Check one)

STAND-ALONE SPRINKLER SYSTEM  
 MULTI-PURPOSE SPRINKLER SYSTEM

**HOSE DEMANDS** (N/A for 13D systems)

INSIDE HOSE DEMAND, GPM \_\_\_\_\_  
OUTSIDE HOSE DEMAND, GPM \_\_\_\_\_

**THE PITTSBURGH WATER & SEWER AUTHORITY APPROVAL BLOCK**  
To be completed by the Applicant:  
(Check all that apply)

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

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

REVIEWER, DEPT. OF ENGINEERING AND CONSTRUCTION \_\_\_\_\_

SENIOR PROJECT MANAGER, DEPT. OF ENGINEERING AND CONSTRUCTION \_\_\_\_\_

DIRECTOR OF OPERATIONS \_\_\_\_\_

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

DIRECTOR, DEPT. OF ENGINEERING AND CONSTRUCTION \_\_\_\_\_

PWSA PROJECT NUMBER \_\_\_\_\_

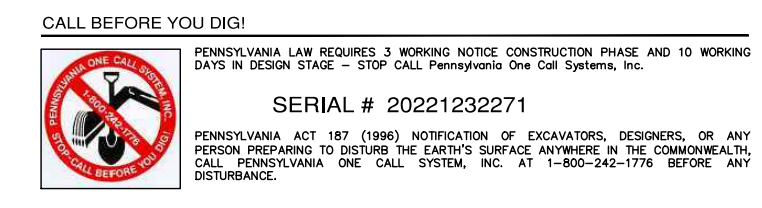
TAP C RECORD NUMBER \_\_\_\_\_

Signatures / Approval by PWSA are for the physical connection(s) to the water and/or sewer system only. Responsibility for the design and work depicted by the drawings, including the flow design for the facilities, is by the Professional Engineer shown by the seal and signature affixed to the drawing. The PWSA does not represent or warrant that the water supply to the facilities is sufficient to support the design.

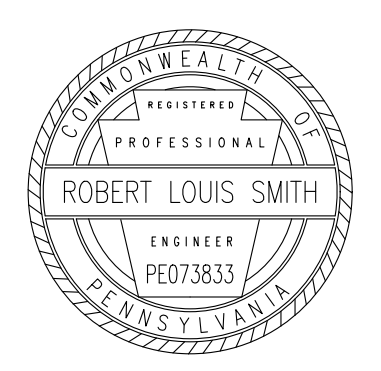
**PEAK OPERATING WATER DEMANDS**  
To be completed by the Applicant:

METER INFORMATION					DOMESTIC SYSTEM		FIRE SYSTEM	
I.D.	QUANTITY	SIZE	TYPE	USE	FLOW, GPM	PRESSURE, PSI	FLOW, GPM	PRESSURE, PSI
A								
B								
C								
D								
E								

METER SIZE: 1/2", 3/4"x3/4", 1", 2", 3", 4", 6", 8", 10", 12", 16"  
METER TYPE: POSITIVE DISPLACEMENT, COMPOUND, ELECTROMAGNETIC, ULTRASONIC, TURBINE  
METER USE: DOMESTIC, FIRE, COMBINATION



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



**PGH<sub>2</sub>O**  
Pittsburgh  
Water & Sewer  
Authority

EAST OHIO CAPITAL  
521 TRIPOLI STREET  
PITTSBURGH, PA 15212  
WATER & SEWER SERVICE TAP-IN

PWSA TAP IN PLAN  
707 EAST STREET  
PITTSBURGH, PA 15212

SCALE: PLAN - 1" = 10'  
DATE: MAY, 2022 SHEET \_\_\_\_\_ ACCESSION NO. \_\_\_\_\_  
REV 1: 1 OF 2 CASE NO. \_\_\_\_\_

P:\CLIENTS\EAST OHIO CAPITAL (EOP)\EOP\2022\PRODUCTION\20225050TAP IN PLAN.DWG - TAP IN PLAN.DWG - TAP IN PLAN.DWG

THE PITTSBURGH WATER & SEWER AUTHORITY APPROVAL BLOCK

To be completed by the Applicant:  
(Check all that apply)

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

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

REVIEWER, DEPT. OF ENGINEERING AND CONSTRUCTION

SENIOR PROJECT MANAGER, DEPT. OF ENGINEERING AND CONSTRUCTION

DIRECTOR OF OPERATIONS

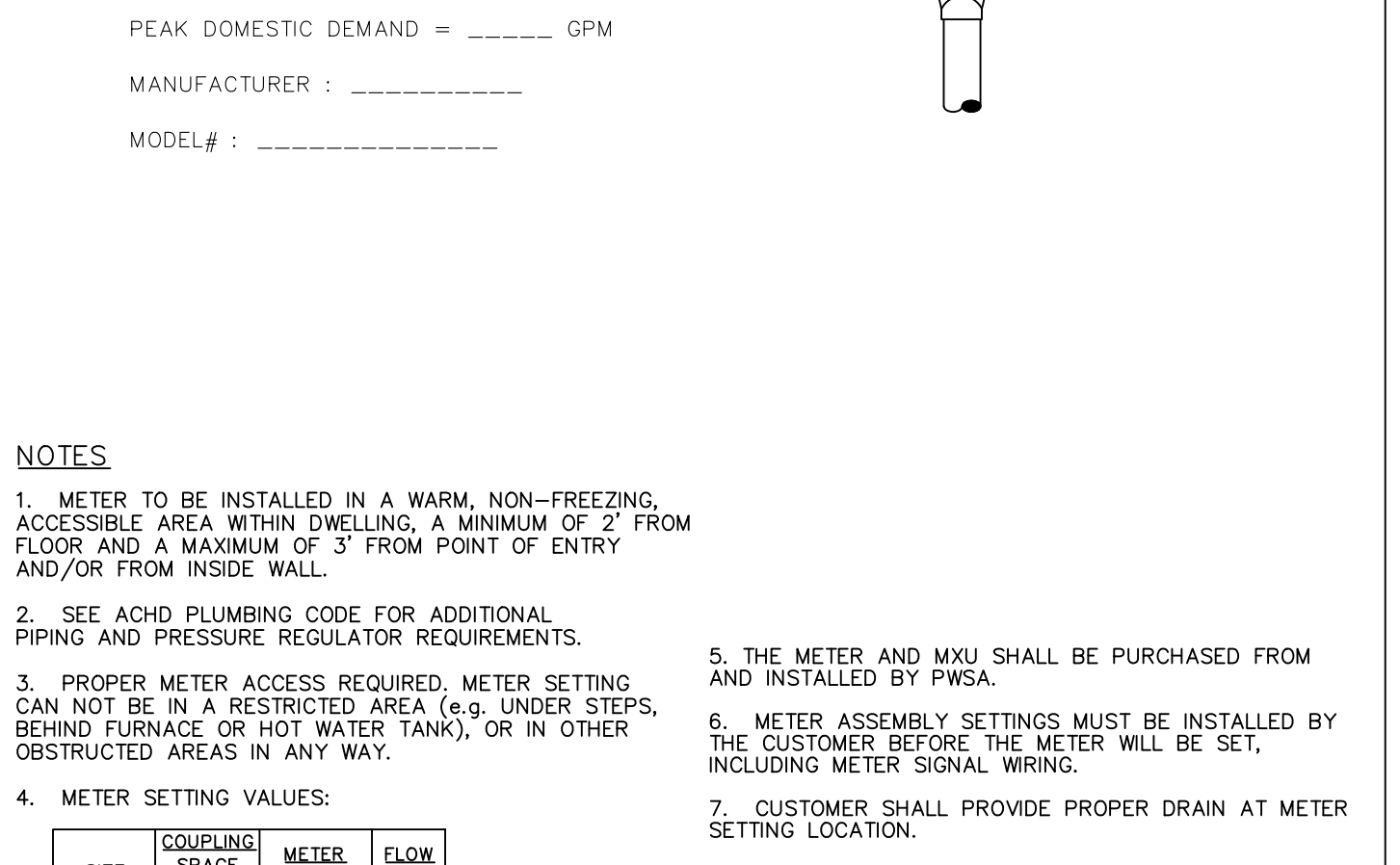
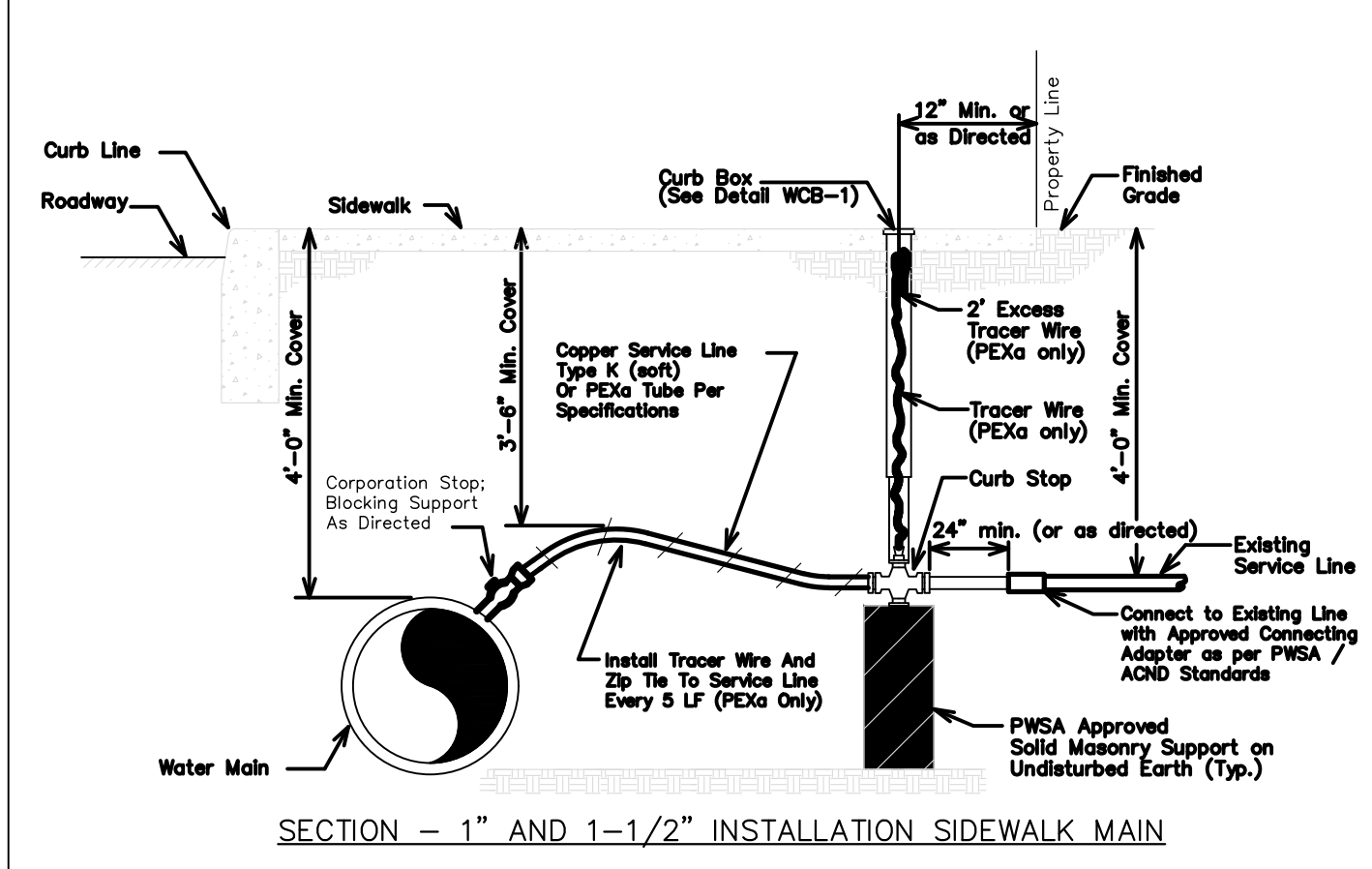
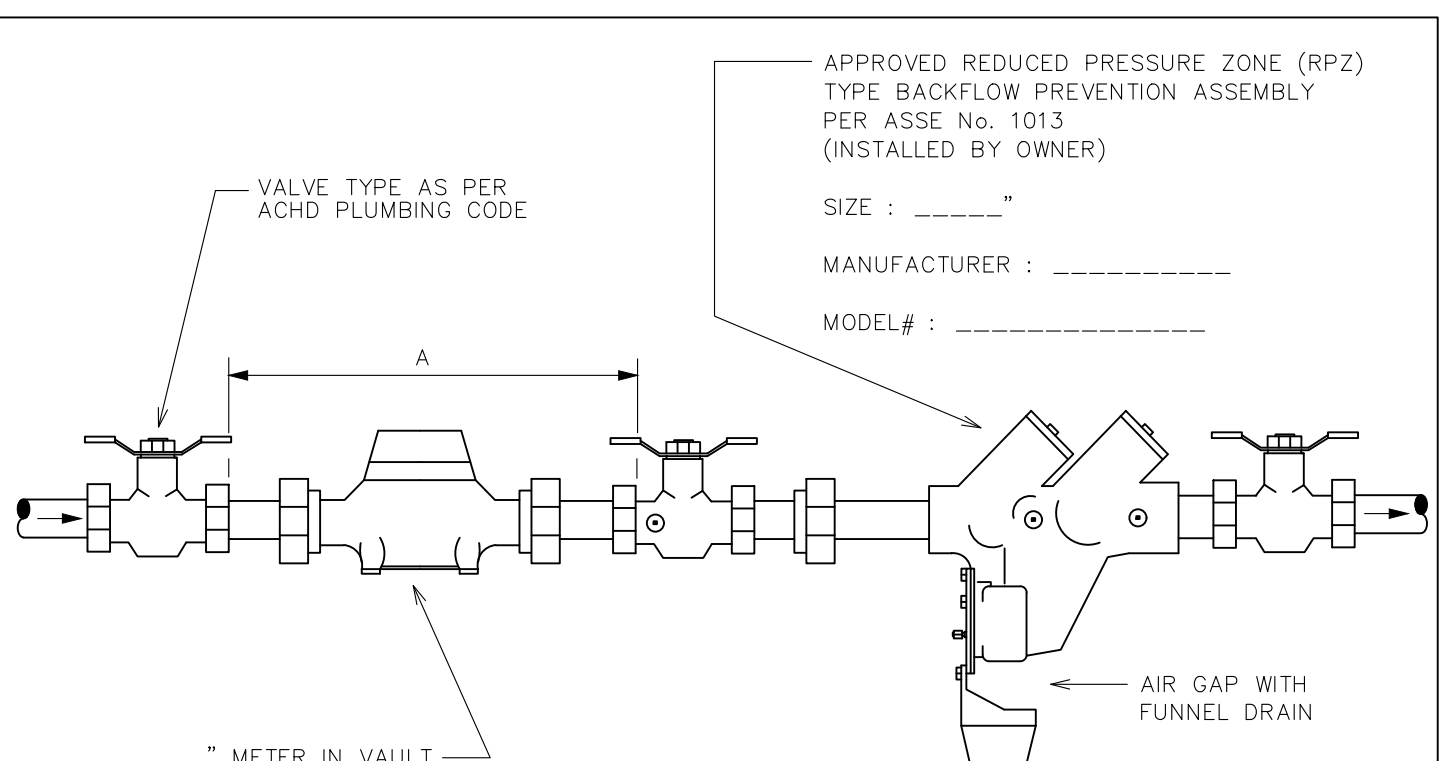
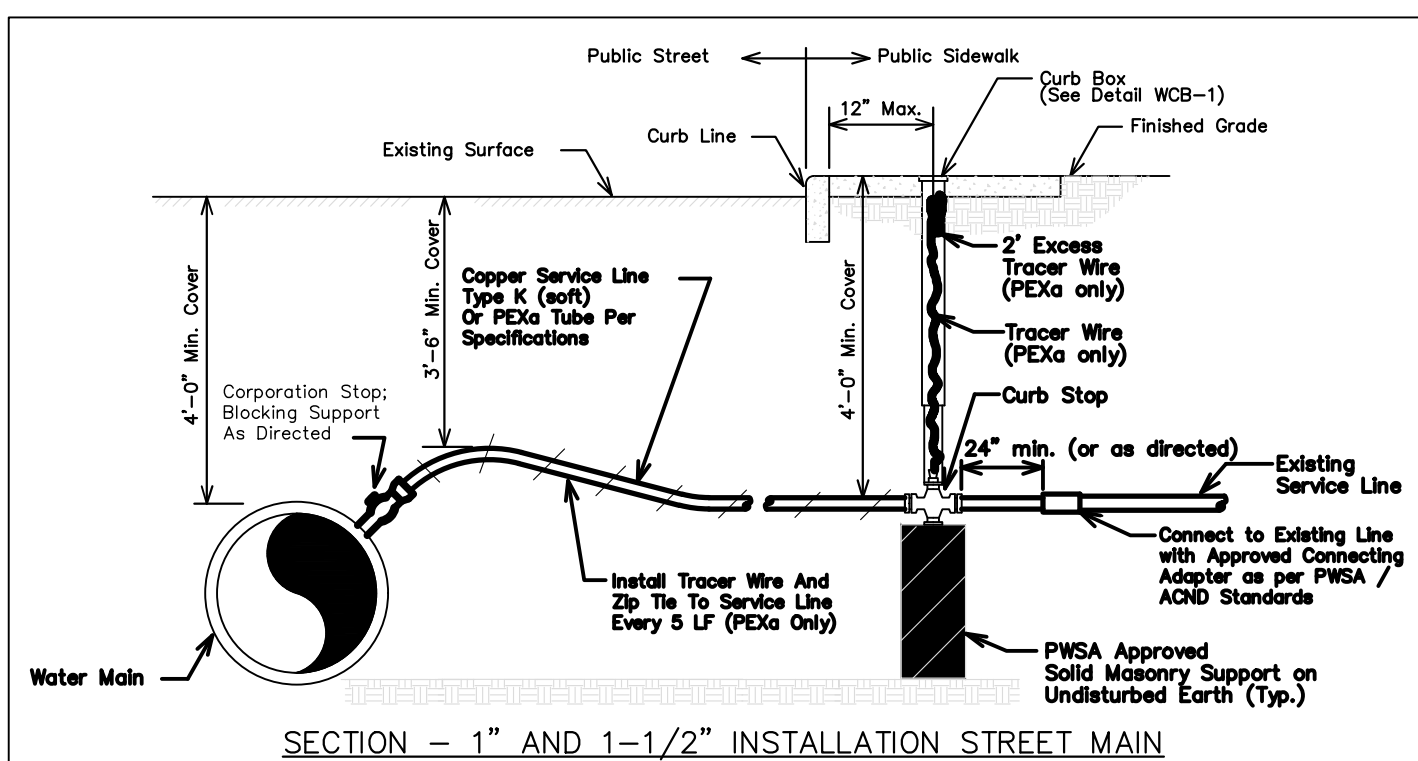
(Required for "Private Construction of Public Facilities" ONLY)

DIRECTOR, DEPT. OF ENGINEERING AND CONSTRUCTION

PWSA PROJECT NUMBER \_\_\_\_\_

TAP C RECORD NUMBER \_\_\_\_\_

Signatures / Approval by PWSA are for the physical connection(s) to the water and/or sewer system only. Responsibility for the design and work depicted by the drawings, including the flow design for the facilities, is by the Professional Engineer shown by the seal and signature affixed to the drawing. The PWSA does not represent or warrant that the water supply to the facilities is sufficient to support the design.



NOTES:  
 1. Only one PWSA meter will be installed per each service tap.  
 2. Domestic Service is 1" min. from PWSA main to meter.  
 3. Install PEXa pipe and tracer wire per specification 02515 - Water Service Connections.  
 4. Polywrap all metallic pipe, fittings and valves.

REVISIONS

PGH2O The Pittsburgh Water and Sewer Authority  
 Water Service Line  
 1" And 1-1/2" Domestic / Fire  
 New Installation

Approved by: Pittsburgh Water & Sewer Authority

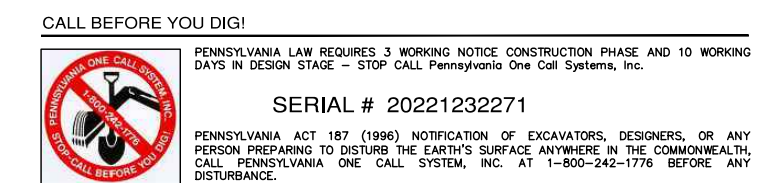
Scale: N.T.S. Supplemental Detail Drawing WS-5N

REVISIONS

PGH2O The Pittsburgh Water and Sewer Authority  
 Domestic Service Internal Meter Setting  
 Commercial And Multi-Family

Approved by: Pittsburgh Water & Sewer Authority

Scale: N.T.S. Supplemental Detail Drawing WS-5CDI



**PGH2O**  
 Pittsburgh  
 Water & Sewer  
 Authority

EAST OHIO CAPITAL  
 521 TRIPOLI STREET  
 PITTSBURGH, PA 15212  
 WATER & SEWER SERVICE TAP-IN

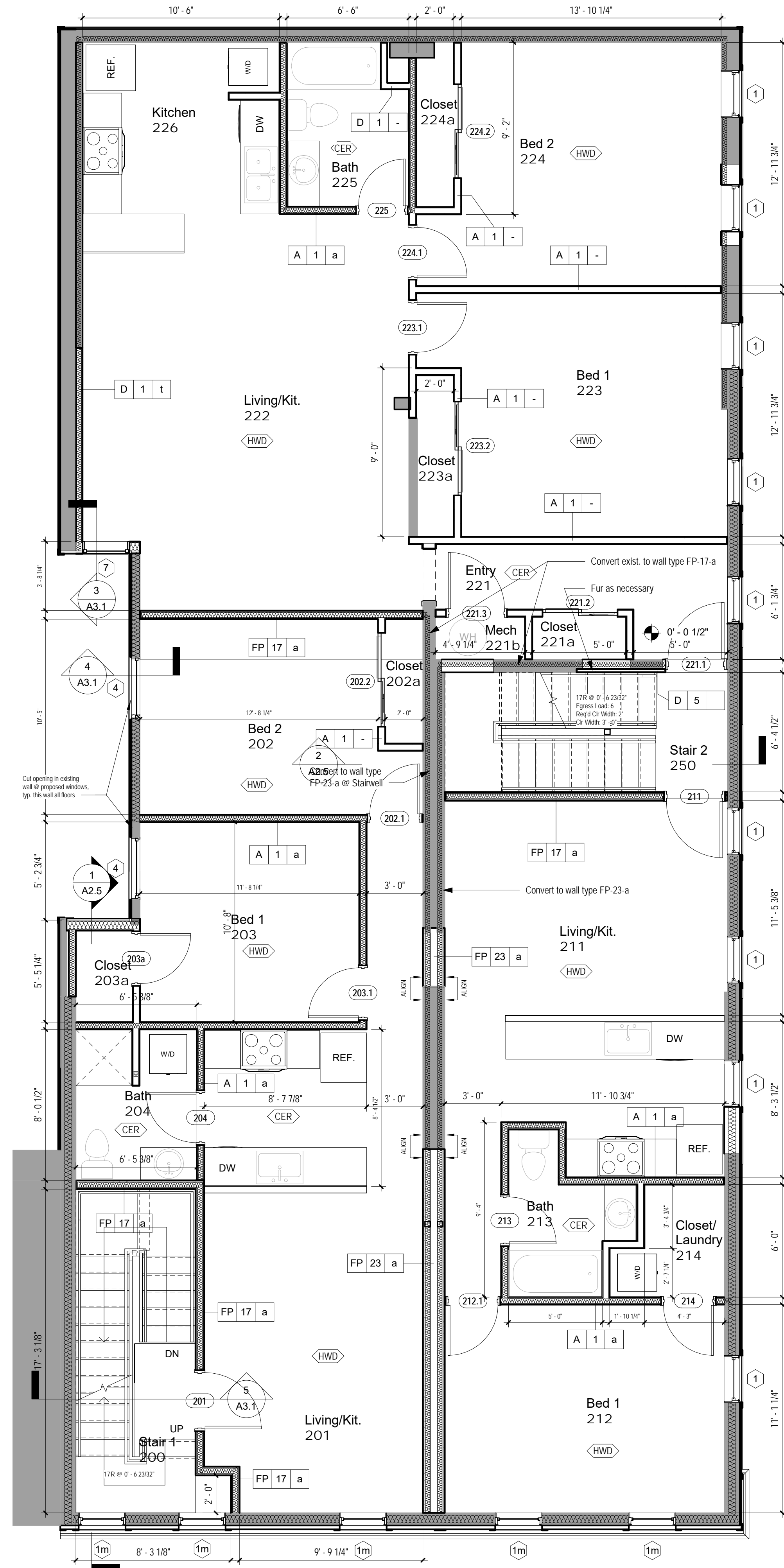
PWSA TAP IN DETAILS  
 707 EAST STREET  
 PITTSBURGH, PA 15212

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

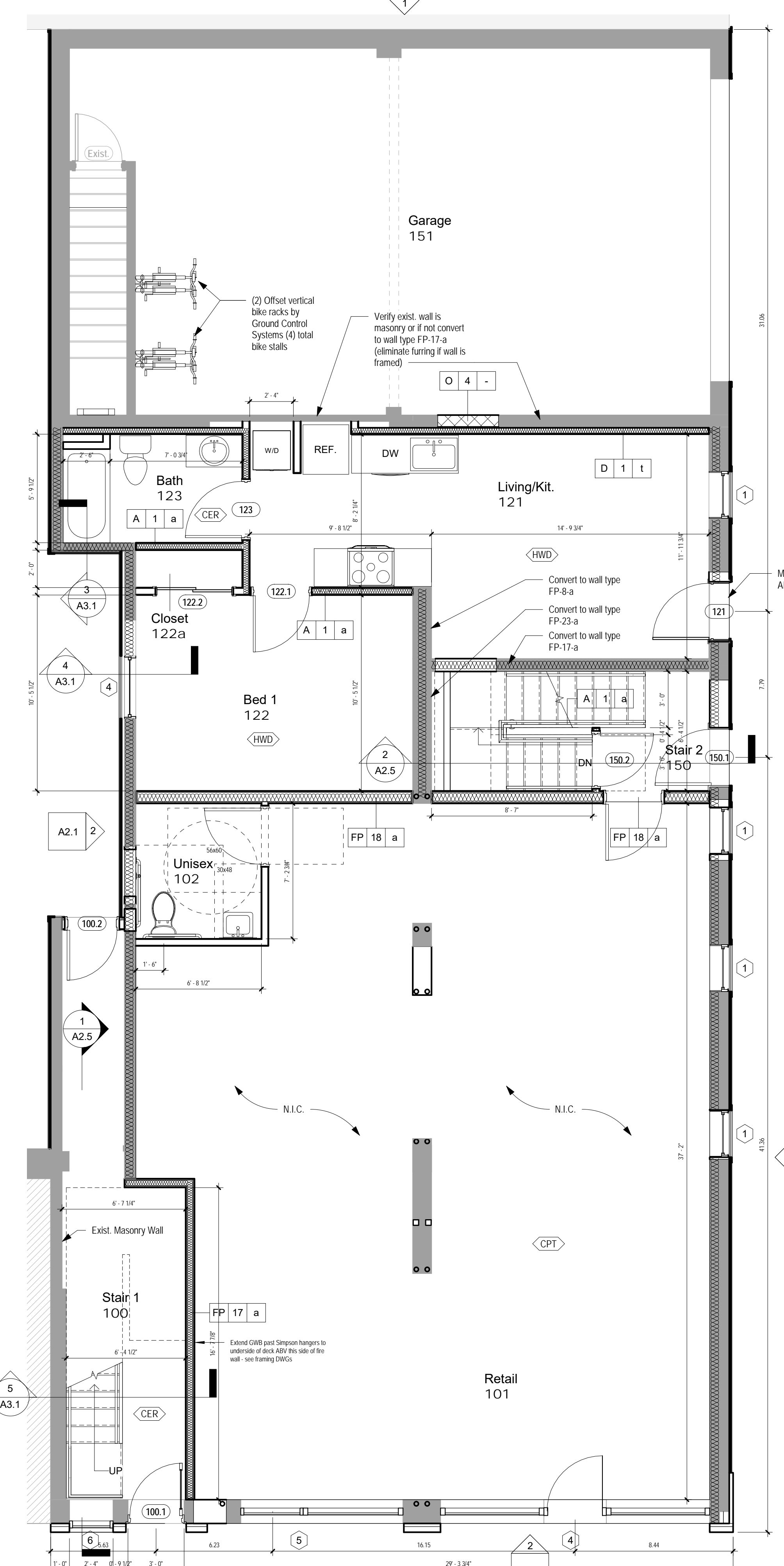
SCALE: PLAN - NTS  
 DATE: MAY, 2022 SHEET 2 OF 2  
 REV 1: \_\_\_\_\_  
 ACCESSION NO. \_\_\_\_\_  
 CASE NO. \_\_\_\_\_

P:\CLIENTS\EAST OHIO CAPITAL (EOD)\EOD\2022\PRODUCTION\220505\TAP IN PL\PLDING-TAP IN-DETAILS

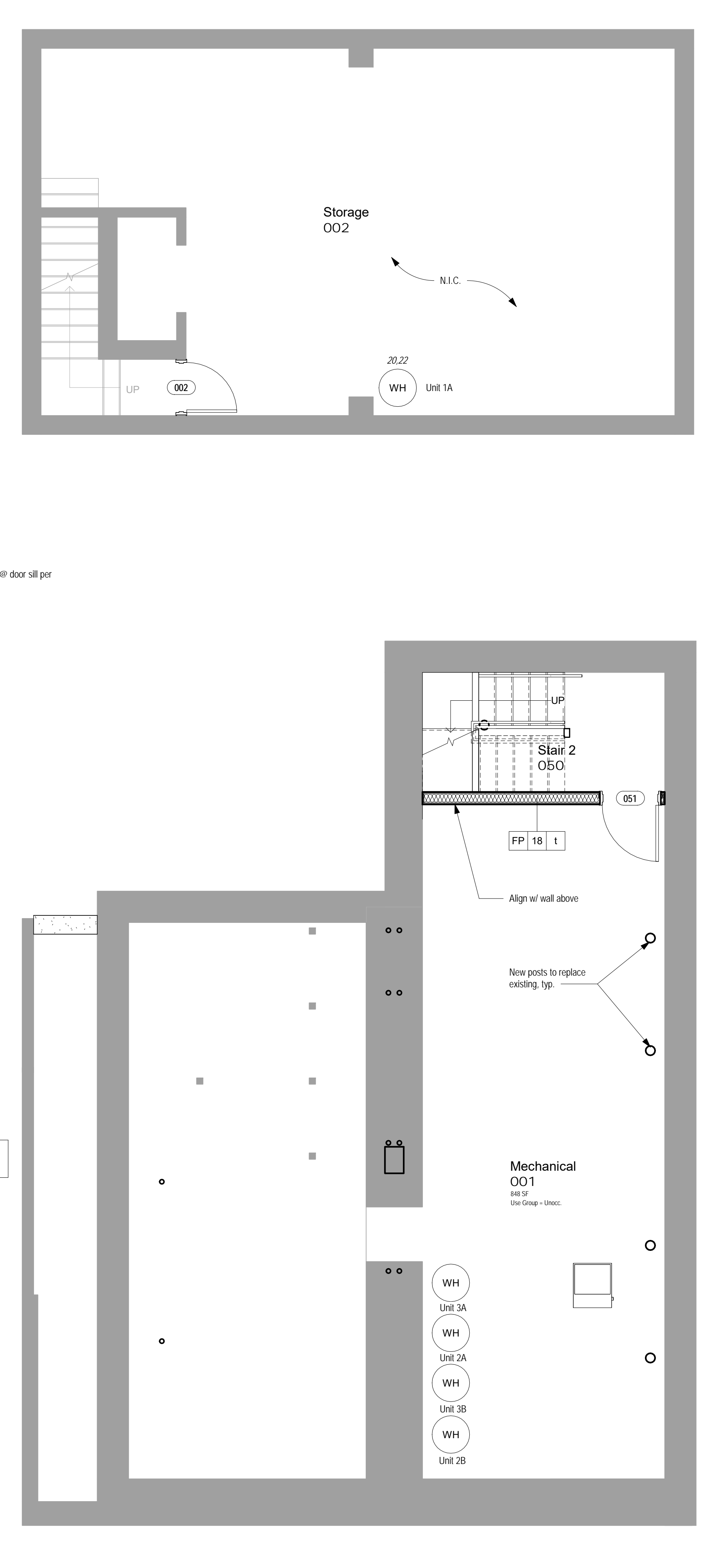




**3 Level 2 Floor Plan**  
1/4" = 1'-0"



**2 Level 1 Floor Plan**  
1/4" = 1'-0"



**1 Basement Floor Plan**  
1/4" = 1'-0"

East Ohio Capital LLC  
**707 East St Apartments**

707 East Street  
Pittsburgh, PA 15212

Construction Documents

Description	No.	Date
Revision 1	1	03.15.21
Revision 3	3	04.26.21
Revision 4	4	05.17.21

Date 02.03.2021  
Hart Arch Project No. 1706.342

Floor Plans

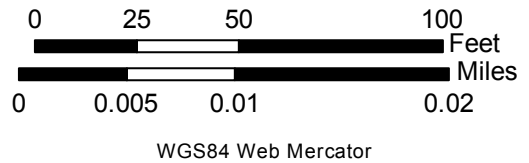




**LEGEND**

-  Parcels
-  LotLines
-  Streets
-  Municipalities

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



Parcel ID : 0024-N-00117-0000-00  
 Property Address : 705 -707 EAST ST  
 PITTSBURGH, PA 15212

Municipality : 123 23rd Ward - PITTSBURGH  
 Owner Name : EAST OHIO CAPTIAL LLC

School District :	Pittsburgh	Neighborhood Code :	51C52
Tax Code :	Taxable	Owner Code :	Corporation
Class :	Commercial	Recording Date :	1/16/2018
Use Code :	FUNERAL HOMES	Sale Date :	1/4/2018
Homestead* :	No	Sale Price :	\$227,000
Farmstead :	No	Deed Book :	17080
Clean And Green	No	Deed Page :	380
Other Abatement :	No	Lot Area :	2,925 SQFT
		SaleCode :	Multi-Parcel Sale

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

2022 Full Base Year Market Value

2022 County Assessed Value

Land Value	\$55,500	Land Value	\$55,500
Building Value	\$159,600	Building Value	\$159,600
Total Value	\$215,100	Total Value	\$215,100

2021 Full Base Year Market Value

2021 County Assessed Value

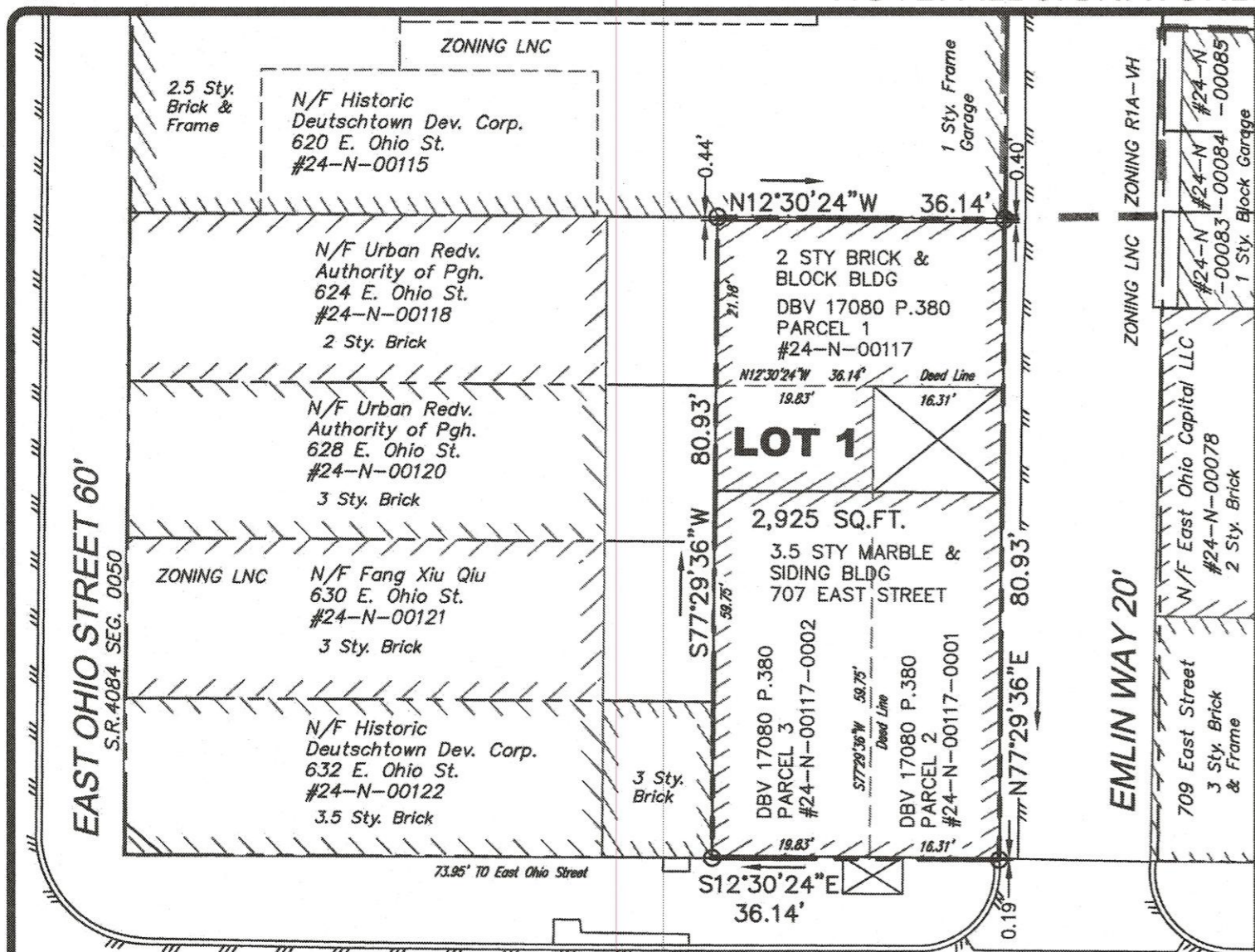
Land Value	\$40,400	Land Value	\$40,400
Building Value	\$159,600	Building Value	\$159,600
Total Value	\$200,000	Total Value	\$200,000

Address Information

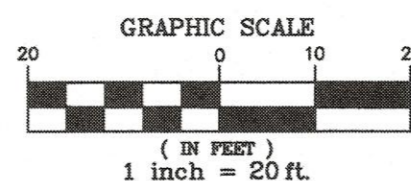
Owner Mailing : PO BOX 6666  
 PITTSBURGH, PA 15212-0666



NOTE: ALL SIGNATURES MUST BE IN BLUE INK. DO NOT FOLD PLAN.



EAST STREET 60'  
S.R. 4099 SEG. 0011

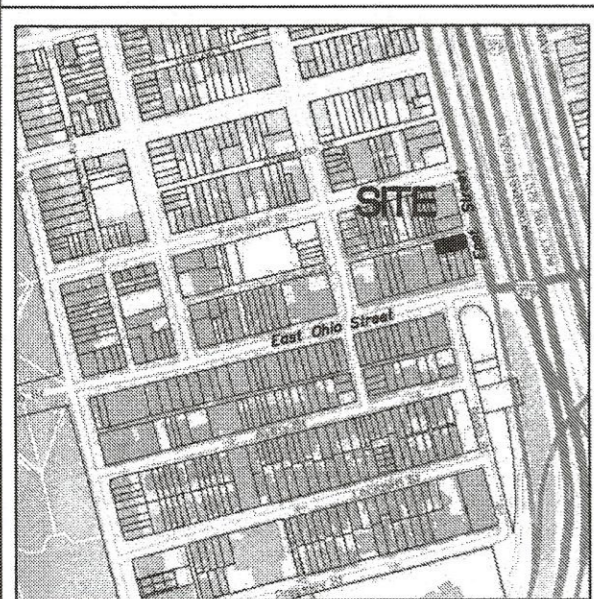


- NOTES:
1. ALL DEEDS OR PLAN BEARINGS AND COORDINATES HAVE BEEN ROTATED AND CONVERTED TO PA STATE PLANE COORDINATE SYSTEM SOUTH ZONE, NORTH AMERICAN DATUM OF 1983. ACTUAL BEARINGS HAVE BEEN PROVIDED IN CONJUNCTION WITH THE DISTANCES LISTED IN THE OCTOBER REAL ESTATE HOLDINGS, LLC DEED, RECORDED IN ALLEGHENY COUNTY DEPARTMENT OF REAL ESTATE IN D.B.VOL. 17080, PAGE 380.
  2. THIS LOT AND THE SURROUNDING LOTS ARE WITHIN IDENTIFIED FLOODPLAIN AREA ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER FEDERAL EMERGENCY MANAGEMENT AGENCY, MAP ITEM ID: 42003C0353H, REVISED DATE: 09/26/2014.
  3. THIS PLAN REPRESENTS A LOT CONSOLIDATION OF LOTS LISTED IN ALLEGHENY COUNTY AS TAX UNITS 24-N-00117, 24-N-00117-0001, AND 24-N-00117-0002. TITLE TO THE PROPERTY IS IN THE NAME OF EAST OHIO CAPITAL LLC, AND RECORDED IN DEED BOOK VOLUME 17080 PAGE 380.
  4. A HIGHWAY OCCUPANCY PERMIT IS REQUIRED PURSUANT TO § 420 OF THE ACT OF JUNE 1, 1945 (P.L. 1242, NO. 428), KNOWN AS THE STATE HIGHWAY LAW, BEFORE DRIVEWAY ACCESS TO A STATE HIGHWAY IS PERMITTED.

ZONING = LNC LOCAL NEIGHBORHOOD COMMERCIAL DISTRICT	
MINIMUM LOT SIZE	= 0
MAXIMUM FLOOR AREA RATIO	= 2:1
MAXIMUM LOT COVERAGE	= 90%
MINIMUM FRONT SETBACK	= NONE REQ'D.
MINIMUM REAR SETBACK *	= 20 FEET
WHEN ADJACENT TO A WAY	= NONE REQ'D.
MIN. EXT. SIDEYARD SETBACK	= NONE REQ'D.
MIN. INT. SIDEYARD SETBACK	= NONE REQ'D.
MAXIMUM HEIGHT	= 45 FT
	(NOT TO EXCEED 3 STORIES)

East Ohio Capital, LLC  
911 James Street  
Pittsburgh, PA 15212-0666  
412-969-7971

AREA TABULATION:	
EXISTING:	
0024-N-00117	= 765 SQ.FT. OR 0.0175 ACRES
0024-N-00117-0001	= 975 SQ.FT. OR 0.0224 ACRES
0024-N-00117-0002	= 1,185 SQ.FT. OR 0.0272 ACRES
-----	
TOTAL PROPERTY	= 2,925 SQ.FT. OR 0.0671 ACRES
PROPOSED:	
LOT 1	= 2,925 SQ.FT. OR 0.0671 ACRES



LOCATION MAP 1"=500'

LIMITED LIABILITY CORPORATION.

East Ohio Capital, LLC, a limited liability company formed in the State of Pennsylvania, owner of the land shown on the 707 EAST STREET PLAN hereby adopts this plan as its plan of lots and irrevocably dedicates all streets and other property identified for dedication on the plan to the City of Pittsburgh. This adoption and dedication shall be binding upon the company and upon its successors and assigns.

IN WITNESS OF WHICH, to this I set My hand and seal this 29<sup>th</sup> day of JANUARY 2021.

ATTEST:

*[Signature]*  
Witness

East Ohio Capital, LLC

Alfred Depasquale, Manager

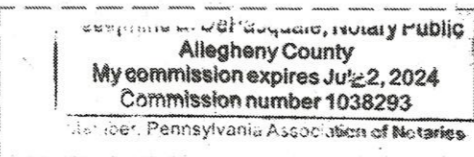
NOTARY PUBLIC

Before me, the undersigned Notary Public in and for the Commonwealth of Pennsylvania and County of Allegheny, personally appeared the above named Alfred Depasquale, Manager in the firm of East Ohio Capital, LLC, who stated that he is authorized to execute the above adoption and dedication on behalf of the corporation and was present at the meeting at which the action of the corporation was taken to adopt the plan and dedicate public property contained therein to the City of Pittsburgh.

Witness my hand and notarial seal this 29<sup>th</sup> day of JANUARY 2021.

My commission expires the 20<sup>th</sup> day of JUNE 2024.

*[Signature]*  
Notary Public



Notary Stamp

PROPERTY TITLE

I hereby certify that the title to the property contained in the 707 EAST STREET PLAN is in the name of East Ohio Capital, LLC and is recorded in Deed Book Volume 17080, page 380.

I further certify that there is no mortgage, lien, or other encumbrance against this property.

*[Signature]*  
Witness

Alfred Depasquale, Manager

\_\_\_\_\_, mortgagee of the property contained in the 707 EAST STREET PLAN, consents to the recording of said plan and to the dedications and all other matters appearing on the plan.

Witness

Name, Title, & Mortgagee

DEED REQUIRED NOTIFICATION

We, the undersigned, hereby certify that we understand the following:

1. That recording a plan does not transfer title of property between landowners.
2. That a deed must be recorded in order to transfer the title of property from one landowner to another landowner.
3. That the plan and deed must be recorded in the same year in order for the revaluation of the property to be completed and tax bills to be adjusted accordingly by the following year.

*[Signature]*  
Witness

Alfred Depasquale, Manager

SURVEYOR

I certify that, to the best of my information, knowledge and belief the survey and plan shown here on are correct and accurate to the standards required.

12-21-20  
Date

*[Signature]*  
Mark B. Schmidt, PLS  
Registration No. SU-036950-E

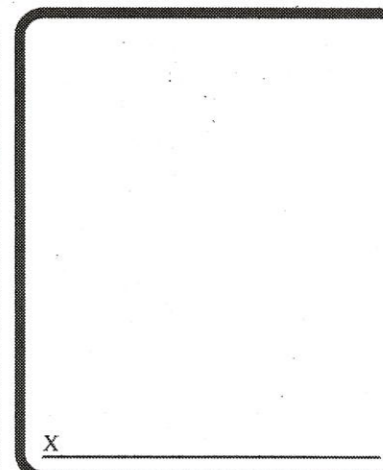
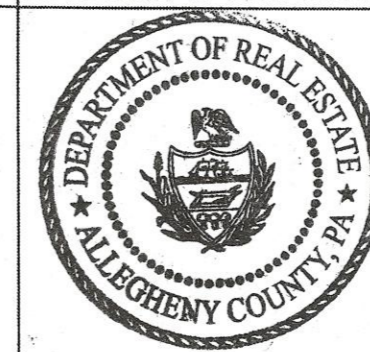
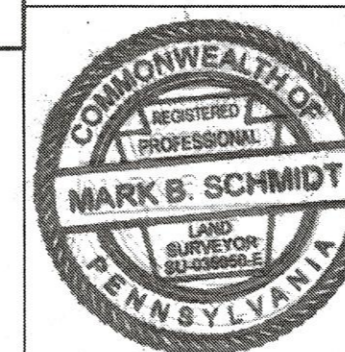
DEPARTMENT OF REAL ESTATE

Recorded in the office of the Department of Real Estate of the County of Allegheny, Commonwealth of Pennsylvania, in Plan Book Volume 308, Page(s) 85.

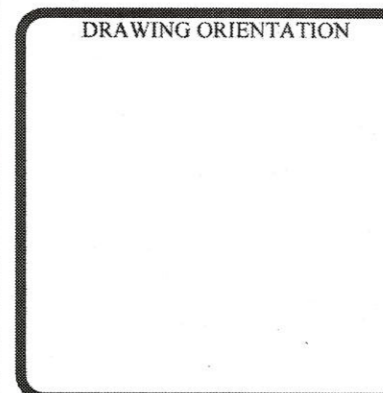
Given under my hand and seal this 29 day of March, 2021.

*[Signature]*  
Manager, Department of Real Estate

SURVEYOR  
MARK B. SCHMIDT  
ALLEGHENY COUNTY  
DEPARTMENT OF REAL ESTATE



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**707 EAST STREET PLAN  
A LOT CONSOLIDATION PLAN**  
23rd Ward, City of Pittsburgh  
PROJECT TITLE:  
CLIENT ADDRESS:  
East Ohio Capital, LLC  
P.O. Box 6666, Pgh PA 15212-0666  
PROJECT LOCATION:  
707 East Street, Pittsburgh, PA 15212  
Allegheny County, Pennsylvania

DATE ISSUED: 11-16-2020  
DRAWN BY: RAB  
CHECKED BY: MBS  
CAD FILE: 18-12885.dwg  
HORZ. SCALE: 1"=20'  
VERT. SCALE: -  
SHEET: - OF -  
**Lot Consolidation**  
PROJECT #: 12885



CITY OF PITTSBURGH  
DEPARTMENT OF CITY PLANNING

APPROVED: CITY PLANNING COMMISSION

*[Signature]*

CHAIRMAN

ATTEST:

*[Signature]*

SECRETARY

Application no.  
DCP-  
LOT-2020-01353  
was APPROVED  
by Pittsburgh's  
Planning  
Commission on  
December 8, 2020

Doc Bk Vol Ps Ref Pgs  
137 PLN 308 135 1  
Mar 29, 2021

