

PLANNING MODULE

FOR

FIFTY 26TH LLC

Situate in

2nd Ward, City of Pittsburgh
Allegheny County, Pennsylvania

Prepared by

KAG Engineering, Inc.
2704 Brownsville Road
Pittsburgh, PA 15227

#21-902A

February 2024



**TRANSMITTAL LETTER
FOR SEWAGE FACILITIES PLANNING MODULE**

DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP) USE ONLY				
DEP CODE #	CLIENT ID #	SITE ID #	APS ID #	AUTH. ID #

TO: Approving Agency (DEP or delegated local agency)
 DEP SouthWest Regional Office
 400 Waterfront Drive
 Pittsburgh, PA 15222

Date _____

Dear Sir/Madam:

Attached please find a completed sewage facilities planning module prepared by KAG Engineering, Inc.
 _____ (Name)
 _____ for 50 26th Street
 _____ (Title) _____ (Name)
 a subdivision, commercial, or industrial facility located in _____

Pittsburgh, PA 15222 in Allegheny _____ County.
 _____ (City, Borough, Township)

Check one

(i) The planning module, as prepared and submitted by the applicant, is approved by the municipality as a proposed revision supplement for new land development to its Official Sewage Facilities Plan (Official Plan), and is adopted for submission to DEP transmitted to the delegated LA for approval in accordance with the requirements of 25 Pa. Code Chapter 71 and the *Pennsylvania Sewage Facilities Act* (35 P.S. §750),

OR

(ii) The planning module will not be approved by the municipality as a proposed revision or supplement for new land development to its Official Plan because the project described therein is unacceptable for the reason(s) checked below:

Check Boxes

- Additional studies are being performed by or on behalf of this municipality which may have an effect on the planning module as prepared and submitted by the applicant. Attached hereto is the scope of services to be performed and the time schedule for completion of said studies.
- The planning module as submitted by the applicant fails to meet limitations imposed by other laws or ordinances, officially adopted comprehensive plans and/or environmental plans (e.g., zoning, land use 25 Pa. Code Chapter 71). Specific reference or applicable segments of such laws or plans are attached hereto.
- Other (attach additional sheet giving specifics).

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

- | | | |
|--|--|--|
| <input type="checkbox"/> Resolution of Adoption | <input checked="" type="checkbox"/> 3 Sewage Collection/Treatment Facilities | <input type="checkbox"/> 4A Municipal Planning Agency Review |
| <input type="checkbox"/> Module Completeness Checklist | <input type="checkbox"/> 3s Small Flow Treatment Facilities | <input type="checkbox"/> 4B County Planning Agency Review |
| <input type="checkbox"/> 2 Individual and Community Onlot Disposal of Sewage | | <input type="checkbox"/> 4C County or Joint Health Department Review |

Municipal Secretary (print)

Signature

Date



Water and Sewer Use Application Form

Instructions

The complete W/S Use Application shall be uploaded via e-builder. To obtain an e-builder project folder, please make a request on our website at www.pgh2o.com/permits. In addition, please refer to the Developer's Manual for detailed information on application requirements.

Requirements

Application Fee W/S Use Application Site Plans
 Floor Plans Narrative Flow Calculations

Project Info

Project Name: Fifty 26 th
Address: 50 26th Street, Pittsburgh, PA 15222

Is the Project located on a lot created prior to May 15, 1972? YES NO

Has the lot previously received DEP sewage planning approval? YES NO

Owner/Developer

Firm Name: Fifty 26 th, LLC
Address: 1 Worth Street, #3F, New York, NY 10013
Contact Name: Pere Gesue
Email: pgesue@pereholdings.com
Phone Number: 917-892-0060

Consultant

Firm Name: KAG Engineering, Inc.
Address: 2704 Brownsville Road, Pittsburgh, PA 15227
Contact Name: Kimberly Gales-Dunn, P.E., P.L.S.
Email: kagales.gales.engineers@comcast.net
Phone Number: 412-885-8885

Flow Data

Type of Flow	Sanitary, gpd	Water, gpd
Project Flow	35,350	35,350
Existing Flow	315	315
Net Flow	35,035	35,035

Signature

By signing below, I hereby certify, to the best of my knowledge, that the information provided within the Water and Sewer Use Application is true, complete and accurate.

Name, printed: _____

Signature: _____

Date: _____



August 27, 2021

Al Winkler
2704 Brownsville Road
Pittsburgh, PA 15227

RE: Water and Sewer Availability
50 26th Street

Dear Mr. Winkler:

In response to your inquiry on 8/27/2021 concerning water and sewer availability for the area referenced above, please be advised that both water and sewers are available near the site, and water and sewer service will be provided in accordance with the policies and procedures of the Pittsburgh Water and Sewer Authority.

We wish to advise you that, if it is your desire to tap our water and sewer mains for service, your plans and Water and Sewer Use Application must be approved by the Authority, complete with detail showing the type of connection, meter, and backflow device before any work is performed.

Please note that the Authority in no way guarantees that the available lines have the capacity or pressure adequate for your project's needs. It is the responsibility of the project developer, design consultant, and/or architects to determine, at their expense, the adequacy of the existing water system to fulfill their needs.

If you plan to make modifications to the water or sewer system, please submit design drawings to The Pittsburgh Water and Sewer Authority for approval.

Refer to the Pittsburgh Water and Sewer Authority (PWSA) website (www.pgh2o.com) for the complete "Procedure Manual for Developers". All tap in plans and applications must be submitted according to the manual.

If you have any questions, please feel free to contact me at (412) 255-8800 x 8030. Thank you.

Sincerely,

A handwritten signature in cursive script that reads 'Wendy M. Dean'.

Wendy M. Dean
Engineering Tech II

cc: PWSA File

Penn Liberty Plaza I
1200 Penn Avenue
Pittsburgh PA 15222

info@pgh2o.com
T 412.255.2423
F 412.255.2475

www.pgh2o.com
@pgh2o

Customer Service /
Emergencies:
412.255.2423

NARRATIVE
AND
CALCULATIONS

Project Narrative

Fifty 26th project consists of 199 residential units with an amenity rich lobby. See the enclosed approval for 179 residential units. We are submitting this module for an additional 20 units. The lobby will have a fitness center, conference area, couches, zoom meeting rooms and two restrooms. A retail area of approximately 2600 square feet will have two public restrooms and the smaller retail area of 726 square feet will have one public restroom. The site is at 50 26th Street in the 2nd ward, City of Pittsburgh. The current project location consists of an office/warehouse area. The acreage of the site is 1.1074 acres, 1.1074 acres of which will be impacted.

The project is located on the Pittsburgh East quadrangle, in the 2nd Ward, city of Pittsburgh in Allegheny County.

The building will connect to an existing sanitary sewer in 26th Street, then drain to the Allegheny River interceptor and will be treated at the Woods Run Wastewater Treatment Plan (WWTP). The ALCOSAN Interceptor Point of Connection (POC) is A-19Z.

The adjacent properties to the site are commercial properties. The City of Pittsburgh's Act 537 plan is dated October 4, 1999.

The Water Usage Breakdown is as follows:

Proposed Sanitary Flows:

10 studio units = 10 x 150 gpd = 1,500 gpd

10 two bedroom units = 10 x 300 pgd = 3,000 gpd

Total Proposed Flow =4,500 gpd

Increase in sanitary flows: 4,500 gpd = 4,500 gpd/300 gpd = 15 edu's

Conclusion

The proposed sanitary flow increases of 4,500 is greater than the 799 gpd allowable increase, therefore, a planning module is required.



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 Fifty 26th

2. Brief Project Description The plan consists of demolishing an existing office/warehouse building and constructing 199 residential units and two retail spaces. This project was previously approved for 179 units.

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

Municipality Name	County	City	Boro	Twp
2 nd Ward, City of Pittsburgh	Allegheny	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Municipality Contact Individual - Last Name	First Name	MI	Suffix	Title
Crowe	Cameron			County Solicitor
Additional Individual Last Name	First Name	MI	Suffix	Title
Municipality Mailing Address Line 1	Mailing Address Line 2			
313 City-County Building				
Address Last Line -- City	State	ZIP+4		
Pittsburgh	PA	15219		
Area Code + Phone + Ext.	FAX (optional)	Email (optional)		
		cameron.crowe@pittsburghpa.gov		

C. SITE INFORMATION (See Section C of instructions)

Site (Land Development or Project) Name

Fifty 26th

Site Location Line 1

50 26th Street

Site Location Line 2

Site Location Last Line -- City

Pittsburgh

State

PA

ZIP+4

15222

Latitude

40°27'20.5"

Longitude

79°58'49.5"

Detailed Written Directions to Site Head SW on Penn Avenue toward 12th Street. Turn right at the 1st cross street onto 12th Street. Turn right at the 2nd cross street onto Smallman Street. Turn left onto 26th Street. After traveling 220 feet the site will be on the left.

Description of Site Existing office/warehouse

Site Contact (Developer/Owner)

Last Name

Walsh

First Name

Brett

MI Suffix

Phone

646-215-1965

Ext.

Site Contact Title

Owner/Developer

Site Contact Firm (if none, leave blank)

Fifty 26th LLC

FAX

Email

bwalsh@hallettproperties.com

Mailing Address Line 1

3945 Forbes Avenue

Mailing Address Line 2

#426

Mailing Address Last Line -- City

Pittsburgh

State

PA

ZIP+4

15213

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

Last Name

Gales-Dunn

First Name

Kimberly

MI

A

Suffix

Title

Professional Engineer/Surveyor

Consulting Firm Name

KAG Engineering, Inc.

Mailing Address Line 1

2704 Brownsville Road

Mailing Address Line 2

Address Last Line -- City

Pittsburgh

State

PA

ZIP+4

152272018

Country

USA

Email

jrgales.engineers@comcast.net

Area Code + Phone

412-885-8885

Ext.

Area Code + FAX

412-885-1320

E. AVAILABILITY OF DRINKING WATER SUPPLY

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

Individual wells or cisterns.

A proposed public water supply.

An existing public water supply.

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

Name of water company: PWSA

F. PROJECT NARRATIVE (See Section F of instructions)

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

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

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

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

1. COLLECTION SYSTEM

a. Check appropriate box concerning collection system

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

Clean Streams Law Permit Number _____

b. Answer questions below on collection system

Number of EDU's and proposed connections to be served by collection system. EDU's 15

Connections 1

Name of:

existing collection or conveyance system 26th Street -18" VCP Combined

owner PWSA

existing interceptor Allegheny River

owner The Allegheny County Sanitary Authority

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 40d28'34" Longitude 80d02'44"

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

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

Name of Permittee Agency, Authority, Municipality ALCOSAN

Name of Responsible Agent Joe Fedor

Agent Signature Joe Fedor Date 5-9-24

(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, floodway (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 (e.g. 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 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 shown in the mapping or through on-site delineation.
- b. Are there any construction activities (encroachments, or obstructions) proposed in, along, 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 encroachment 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 10C. Identify any project impacts on streams classified as HQ or EV and address impacts of the project 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 wastewater facilities planning module package may be submitted to DEP.
If no, prime agricultural land protection is not a factor to this project.
- Have prime agricultural land protection issues been settled?

6. HISTORIC PRESERVATION ACT

YES NO

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

7. PROTECTION OF RARE, ENDANGERED OR THREATENED SPECIES

Check one:

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

Applicant or Consultant Initials KAG

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

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

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

1. Waters designated for Special Protection

- The proposed project will result in a new or increased discharge into special protection waters 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 the 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 Wastewater 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 35350 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	2733949	9568823	1488953	5211336	1564751	5476627
Conveyance	<u>0618,000</u>	<u>618,000</u>	<u>15,000</u>	<u>30,000</u>	<u>86,700</u>	<u>102,000</u>
Treatment	<u>250,000,000</u>	<u>250,000,000</u>	<u>194,200,000</u>	<u>250,000,000</u>	<u>248,000,000</u>	<u>480,000,000</u>

3. Collection and Conveyance Facilities

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

YES NO

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

If yes, this sewage facilities planning module will not be accepted for review by the municipality, delegate, 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 allocation 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 Joe Fedor
 Name of Responsible Agent Joe Fedor
 Agent Signature Joe Fedor Date 5-9-24

6.11 SECTION J-CHAPTER 94 CONSISTENCY DETERMINATION FOOTNOTES

PWSA COLLECTION-PERE HOLDINGS, INC.

PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION
PLANNING MODULE

- (1) Design/Permitted collection system average design capacity computed using static Manning's analysis based on existing 18" vitrified clay pipe sewer, with a slope of 2.64 %, Manning's n value of 0.015 and full flow depth, divided by a peaking factor of 3.5 for combination sewers = 2,733,949 gpd
- (2) Design/Permitted collection system peak design capacity computed using static Manning's analysis based on existing 18" vitrified clay pipe sewer, with a slope 2.64%, Manning's n-value of 0.015 and full flow depth = 9,568,823 gpd
- (3) Present collection system peak flow computed using static Manning's analysis based on existing 18" vitrified clay pipe sewer, with slope of 2.64%, Manning's n-value of 0.015 and monitored a maximum flow depth of 0.40 feet at 7:00 AM in 15-minute intervals on February 13, 2023 = 5,211,336 gpd
- (4) Present collection system average flow computed using the present peak flows computed in footnote 3, divided by a peaking factor of 3.5 for combination sewers = 1,488,953 gpd
- (5) Projected collection system average flow computed using the present average flows computed on the DEP Sewage Planning Module spreadsheet plus project flows of 4,500 gpd, multiplied by a 5% growth factor = 1,564,751 gpd
- (6) Projected collection system peak flow using the present peak flows computed on the DEP Sewage Planning Module spreadsheet plus project flows of 4,500 gpd, multiplied by a 5% growth factor = 5,476,627 gpd

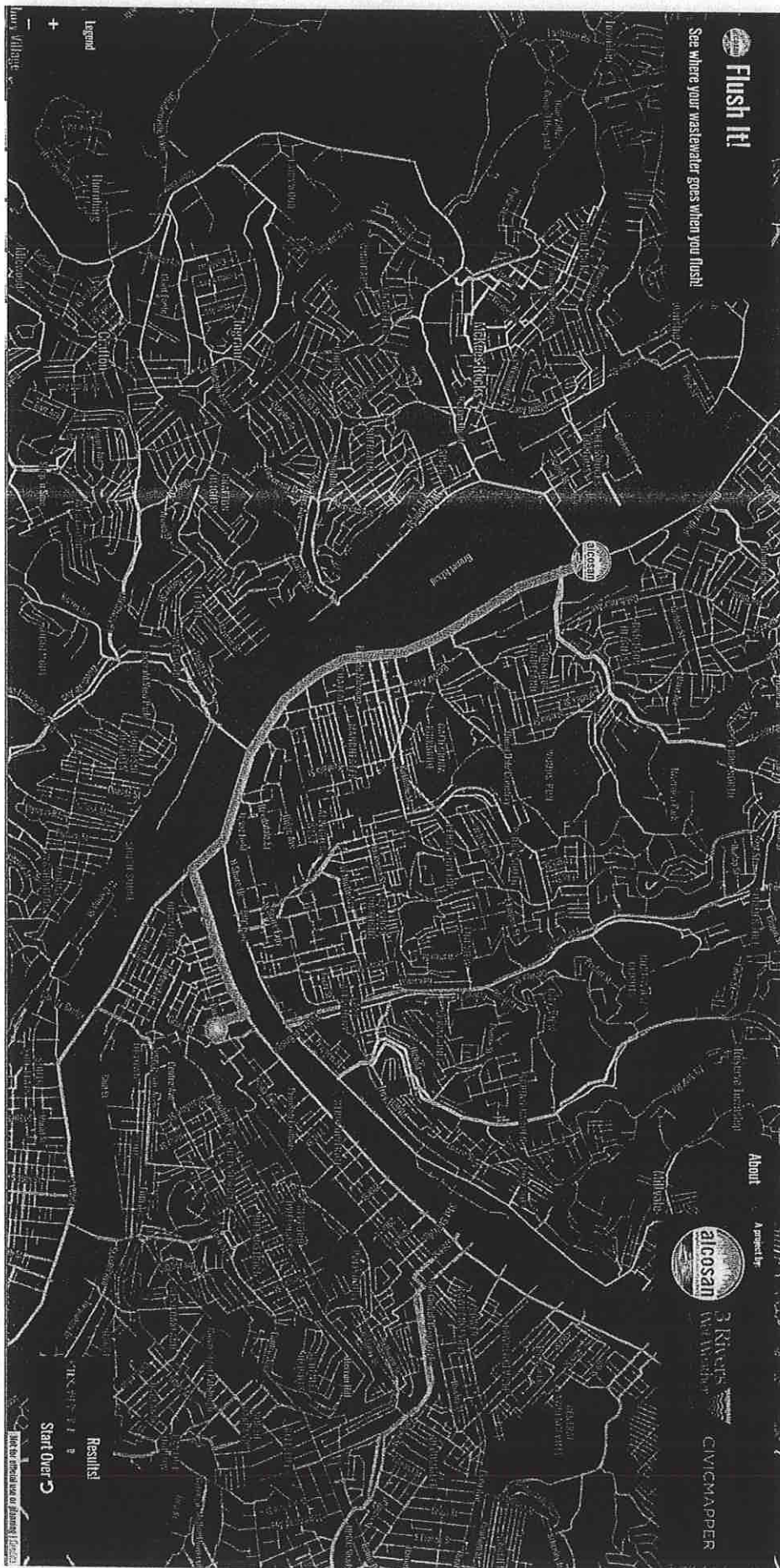
Note: An overview of the Manning's equation calculations referenced above are provided on the subsequent page.

The monitoring manhole was MH025J007. The average flow depth of 0.40 feet monitored by KAG Engineering, Inc. on February 13, 2024. We measured the flow the following times: 7:00 am, 7:15 am, 7:30 am, 7:45 am, and 8:00 am.

DEP Sewage Planning Module				Date:	2/20/2024
Section J. Chapter 94 Consistency Determination				Calculation Review	
				By: S.L.	
PROJECT NAME:		Fifty 26th			
PROJECT FLOW:		4,500 gpd			
Formulas					
Manning Equation:			Q, flow, cfs		
$Q = (1.49/n) * A * R^{2/3} * S^{1/2}$			n, roughness coefficient		
$\Theta = 2 \arccos((r-d)/r)$			S, slope from PWSA records (ft/ft)		
$A = r^2(\Theta - \sin \Theta)/2$			D, sewer diameter, ft		
$P_w = r * \Theta$			d, depth of flow measured, ft, (SUBMITTED WITH REPORT)		
$R_H = A/P_w$			Θ , central angle, radians		
			A, cross sectional area, ft ²		
			P _w , wetted perimeter, ft		
			R _H , hydraulic radius, ft		
SEWER PROPERTIES				Peaking Factor	
n=	0.015	D=	1.50 ft	3.5 combined sewers	
S=	0.0264	Material:	VCP	3 sanitary sewers	
DESIGN PEAK FLOW (FLOWING FULL)			AVERAGE DESIGN FLOW		
Q _{FULL} =	9,568,823 gpd	(Average flow is peak flow divided by peaking factor)			
D=	1.500 ft	Q _{FULL, avg} = 2,733,949 gpd			
r =	0.750 ft				
Θ =	6.28 rad				
A=	1.77 ft ²				
P _w =	4.71 ft				
R _H =	0.375 ft				
Q=	14.83 cfs				
PRESENT AVERAGE FLOW			PRESENT PEAK FLOW		
Q _{AVG} =	1,488,953 gpd	(Peak flow is peaking factor times the average flow)			
d=	0.400 ft	*Flow Depth	Q _{peak} = 5,211,336 gpd		
r =	0.750 ft				
Θ =	2.17 rad				
A=	0.3783 ft ²				
P _w =	1.628 ft				
R _H =	0.2324 ft				
Q=	2.308 cfs				
PROJECTED AVERAGE FLOW					
Q _{AVG, PROJECTED} =	Q _{peak} projected / Peaking factor		Q _{PK, PROJECTED} = (Present Peak flow + Project Flow) * 1.05		
Q _{AVG, PROJECTED} =	1,564,751 gpd	Q _{PEAK, PROJECTED} =		5,476,627 gpd	



See where your wastewater goes when you flush!



About

A project by



3 Rivers
Water Wastewater

CIVICMAPPER

Start Over

Result!

Map data provided by Google Maps

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

c. Conveyance System

Name of Agency, Authority, Municipality ALCOSAN

Name of Responsible Agent Joe Fedor

Agent Signature Joe Fedor

Date 5-9-24

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 CAI granting an allocation for this project. A letter granting allocations to this project under the CAP must be attached to the planning module.

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

- b. Name of Agency, Authority, Municipality ALCOSAN

Name of Responsible Agent Joe Fedor

Agent Signature Joe Fedor

Date 5-9-24

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 ar
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 agent 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 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 organization within the municipal government?
5. Will the project require the establishment of *new* municipal administrative organizations within the municipal government?
6. Will the project result in a subdivision of 50 lots or more? (onlot sewage disposal only)
7. Does the project involve a major change in established growth projections?
8. Does the project involve a different land use pattern than that established in the municipality's Official Sewage Plan?

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

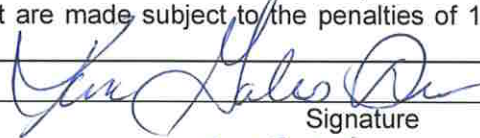
- 9. Does the project involve the use of large volume onlot sewage disposal systems (Flow > 10,000 gpd)?
- 10. Does the project require resolution of a conflict between the proposed alternative and consistency requirements contained in §71.21(a)(5)(i), (ii), (iii)?
- 11. Will sewage facilities discharge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

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

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

Kimberly Gales-Dunn

Name (Print)



Signature

Professional Engineer/Surveyor

Title

2-13-24

Date

2704 Brownsville Road, Pittsburgh, PA 15227

Address

412-885-8885

Telephone Number

R. REVIEW FEE (See Section R of instructions)

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

- I request DEP calculate the review fee for my project and send me an invoice for the correct amount. I understand DEP's review of my project will not begin until DEP receives the correct review fee from me for the project.
- I have calculated the review fee for my project using the formula found below and the review fee guidance in the instructions. I have attached a check or money order in the amount of \$7,500 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.

$$\#15 \text{ Lots (or EDUs)} \times \$50.00 = \$7,500$$

The fee is based upon:

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

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

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

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

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

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

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

The fee is based upon:

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

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

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

February 13, 2024
#21-902A

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

ATTN: Ms. Kyla Prendergast
Senior Environmental Planner

RE: 50 26th Street
City of Pittsburgh – 2nd Ward
Allegheny County

Dear Ms. Prendergast:

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

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

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

Very Truly Yours,

KAG ENGINEERING, INC.



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

Enclosures



COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF CLEAN WATER

DEP Code #: _____

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

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

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

Project Name
50 26th St

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

1. Date plan received by municipal planning agency 4/8/2024
2. Date review completed by agency 5/6/2024

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

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

SECTION C. AGENCY REVIEW (continued)

Yes	No	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	13. Is this proposal consistent with the ordinance? If no, describe the inconsistencies _____
<input checked="" type="checkbox"/>	<input type="checkbox"/>	14. Is this plan consistent with the municipal Official Sewage Facilities Plan? If no, describe the inconsistencies _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	15. Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality? If yes, describe _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	16. Has a waiver of the sewage facilities planning requirements been requested for the residual tract of this subdivision?
<input type="checkbox"/>	<input type="checkbox"/>	If yes, is the proposed waiver consistent with applicable ordinances? If no, describe the inconsistencies _____
17. Name, title and signature of planning agency staff member completing this section: Name: <u>Kyla Prendergast</u> Title: <u>Senior Environmental Planner</u> Signature: <u><i>Kyla Prendergast</i></u> Date: <u>May 6, 2024</u> Name of Municipal Planning Agency: <u>City of Pittsburgh Department of City Planning</u> Address <u>100 Ross Street Suite 202 Pittsburgh, PA 15219</u> Telephone Number: <u>(412) 255-6551</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.

February 13, 2024
#21-902A

Allegheny County Health Department
3441 Forbes Avenue
Pittsburgh, PA 15213

ATTN: Mr. Fred Fields
Environmental Health Engineer

RE: 50 26th Street
City of Pittsburgh – 2nd Ward
Allegheny County

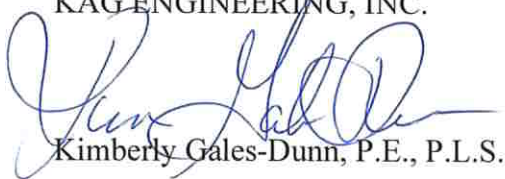
Dear Mr. Fields:

Enclosed is a copy of Component 4C for completion and signature by the Department for the above referenced Planning Module. Once completed, please return it to our office so that we may insert the Planning Module and submit to DEP.

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

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

Very Truly Yours,
KAG ENGINEERING, INC.



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

Enclosures



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
 Fifty 26th Street

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

1. Date plan received by county or joint county health department 5/13/2024
 Agency name Allegheny County Health Department (ACHD)
2. Date review completed by agency 5/21/2024

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

- | Yes | No | |
|-------------------------------------|-------------------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 1. Is the proposed plan consistent with the municipality's Official Sewage Facilities Plan?
If no, what are the inconsistencies? _____ |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 2. Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality?
If yes, describe _____ |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 3. Is there any known groundwater degradation in the area of this proposal?
If yes, describe _____ |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 4. The county or joint county health department recommendation concerning this proposed plan is as follows: <u>ACHD recommends approval. Please see attached letter.</u> |
| | | 5. Name, title and signature of person completing this section:
Name: <u>Issa Tijani</u>
Title: <u>Environmental Health Engineer</u>
Signature: 
Date: <u>5/21/2024</u>
Name of County Health Department: <u>Allegheny County Health Department</u>
Address: <u>3901 Penn Avenue, Building #5, Pittsburgh, PA 15224</u>
Telephone Number: <u>412-578-8046</u> |

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

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

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

COUNTY OF



ALLEGHENY

SARA INNAMORATO
COUNTY EXECUTIVE

May 21, 2024

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

**RE: SEWAGE FACILITIES PLANNING MODULE
Fifty 26th Street– 2nd Ward City of Pittsburgh
Allegheny County, Pennsylvania**

Dear Ms. Gales-Dunns

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 May 13. The project proposes the following:

Project Description:	Demolish an existing building and add an additional 20 units to previously approved 179 units resulting in a total of 199 units to be reconstructed.
Sewage Flow:	35, 350 GPD
Conveyance:	Sewage from proposed development will be carried by PWSA to Allegheny River Interceptor and ultimately transported to ALCOSAN at Wood Run Road for treatment.
Sewer's Owner:	PWSA (collection), ALCOSAN (interceptor)
Sewage Treatment Plant:	ALCOSAN

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



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



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

A handwritten signature in blue ink, appearing to read 'Issa Tijani', with a stylized flourish at the end.

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

Enclosure

cc: Regis Ryan, PA Department of Environmental Protection w/attachment
Drew Grese, ACHD w/attachment

PNDI
SEARCH.

1. PROJECT INFORMATION

Project Name: **Pere Holdings, Inc.**

Date of Review: **2/20/2024 01:50:37 PM**

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

Project Area: **1.11 acres**

County(s): **Allegheny**

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

ZIP Code:

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

Watersheds HUC 8: **Lower Allegheny**

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

Decimal Degrees: **40.455662, -79.980326**

Degrees Minutes Seconds: **40° 27' 20.3831" N, 79° 58' 49.1736" W**



2. SEARCH RESULTS

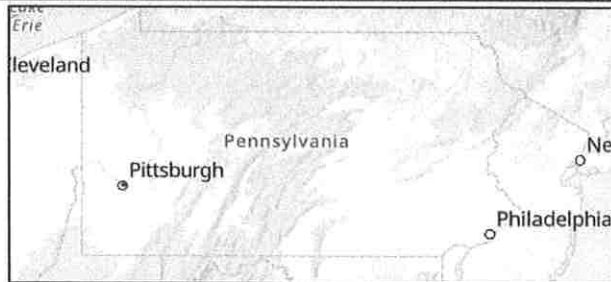
Agency	Results	Response
PA Game Commission	No Known Impact	No Further Review Required
PA Department of Conservation and Natural Resources	No Known Impact	No Further Review Required
PA Fish and Boat Commission	Potential Impact	FURTHER REVIEW IS REQUIRED, See Agency Response
U.S. Fish and Wildlife Service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

Pere Holdings, Inc.

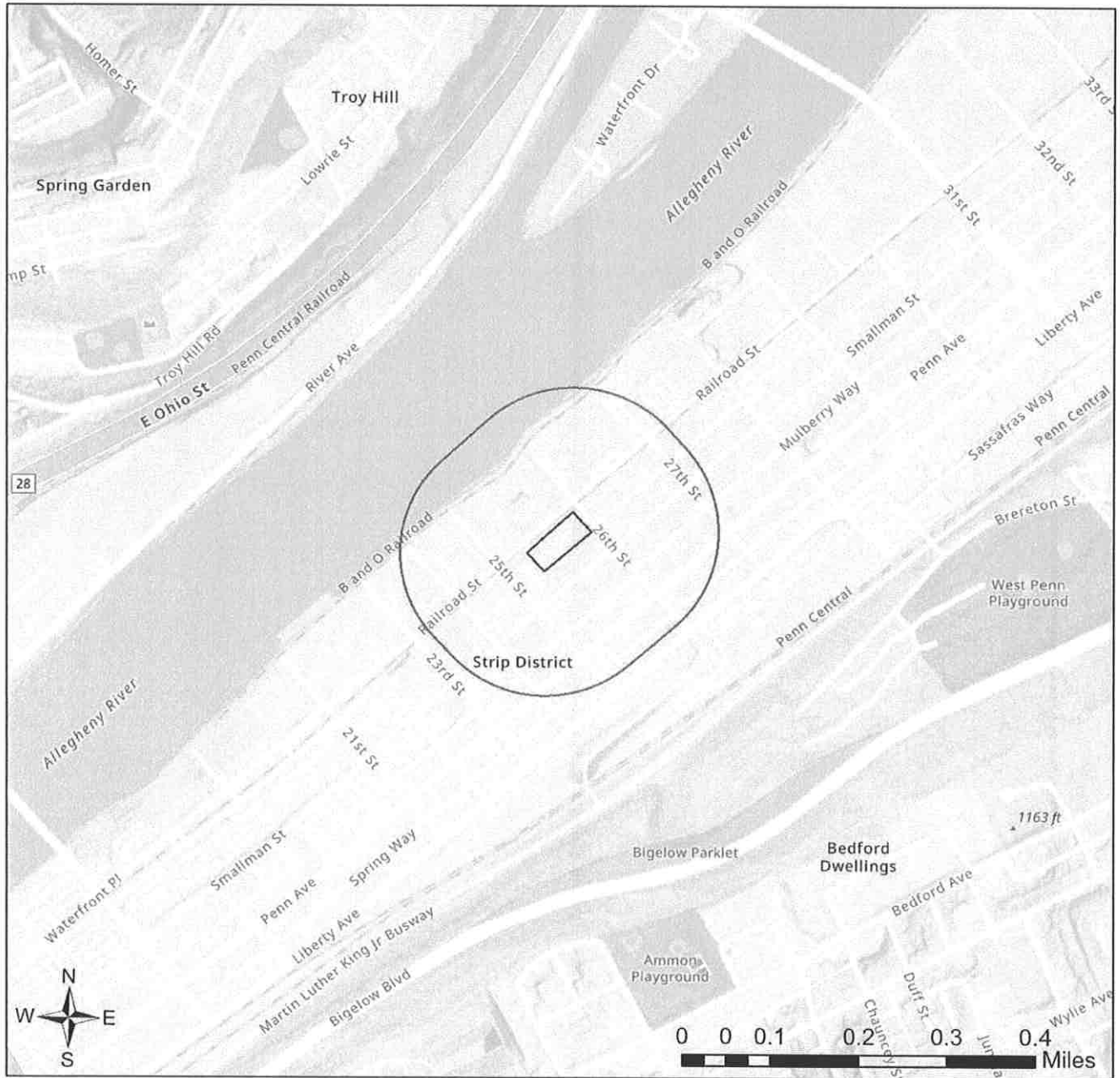




-  Buffered Project Boundary
-  Project Boundary

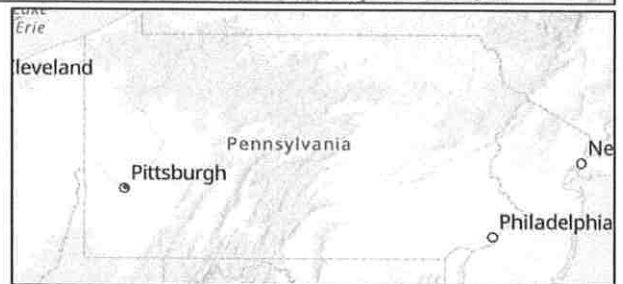


Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community

Pere Holdings, Inc.



-  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

RESPONSE TO QUESTION(S) ASKED

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

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

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

Your answer is: No

3. AGENCY COMMENTS

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

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

PA Game Commission

RESPONSE:

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:

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

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

Scientific Name	Common Name	Current Status
<i>Obliquaria reflexa</i>	Threehorn Wartyback	Special Concern Species*
Sensitive Species**		Endangered

U.S. Fish and Wildlife Service

RESPONSE:

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

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

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

WHAT TO SEND TO JURISDICTIONAL AGENCIES

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

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

Check-list of Minimum Materials to be submitted:

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

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

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

SIGNED copy of a Final Project Environmental Review Receipt

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

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

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

4. DEP INFORMATION

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

5. ADDITIONAL INFORMATION

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

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

6. AGENCY CONTACT INFORMATION

PA Department of Conservation and Natural Resources

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

PA Fish and Boat Commission

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

U.S. Fish and Wildlife Service

Pennsylvania Field Office
Endangered Species Section
110 Radnor Rd; Suite 101
State College, PA 16801
Email: IR1_ESPenn@fws.gov
NO Faxes Please

PA Game Commission

Bureau of Wildlife 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: Kimberly Gales-Dunn
Company/Business Name: KAG Engineering, Inc
Address: 2704 Brownsville Road
City, State, Zip: Pittsburgh, PA 15227
Phone: (412) 885-8885 Fax: (412) 885-1320
Email: kagales.gales.engineers@comcast.net

8. CERTIFICATION

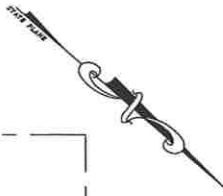
I certify that ALL of the project information contained in this receipt (including project location, project size/configuration, project type, answers to questions) is true, accurate and complete. In addition, if the project type, location, size or configuration changes, or if the answers to any questions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



applicant/project proponent signature

2-13-24

date



25TH STREET 50'



811
Know what's below.
Call before you dig.

NOTE: This utility location system is only for informational purposes and does not constitute a warranty of accuracy. The utility location system is not intended to be used for any other purpose. The utility location system is not intended to be used for any other purpose. The utility location system is not intended to be used for any other purpose.

2021242189

THREE CROSSINGS PHASE I
SUBDIVISION AND CONSOLIDATION PLAN
P.B.V. 281 P. 191

THREE CROSSINGS PHASE II
SUBDIVISION AND CONSOLIDATION PLAN
P.B.V. 281 P. 191

THREE CROSSINGS PHASE II
SUBDIVISION AND CONSOLIDATION PLAN
P.B.V. 281 P. 191

1 - STORY BRICK & BLOCK BUILDING #50

THREE CROSSINGS PHASE I
SUBDIVISION AND CONSOLIDATION PLAN
P.B.V. 281 P. 191

SMALLMAN STREET 60'

RAILROAD STREET 60'

26TH STREET 50'



PLAN OF PROPERTY
STATE OF PITTSBURGH
ALLEGHENY COUNTY, PA
PERE HOLDINGS, INC.
SCALE: 1" = 20' DATE: SEP. 1, 2011

SINCE THE
EXAMINATION AND DESIGN OF THIS
FIELD WORK WAS COMPLETED BY AUGUST 10, 2011,
SURVEY BOOK 150, P.C. 11 - 14



COMMONWEALTH OF PENNSYLVANIA
PENNSYLVANIA GAME COMMISSION

2001 Elmerton Avenue
Harrisburg, PA 17110-9797

Wildlife Management
(717) 787-5529

September 15, 2022

Steve Lehrman
J. R. Gales
2704 Brownsville Road
Pittsburgh, Pennsylvania 15227
slehrmanjr.gales.engineers@comcast.net

PNDI Receipt File: *project_receipt_442_52nd_street_769100_FINAL_1.pdf*
Re: 442 52nd Street development project
City of Pittsburgh; Allegheny County, Pennsylvania

Dear Steve Lehrman,

Thank you for submitting Pennsylvania Natural Diversity Inventory (PNDI) Environmental Review Receipt *project_receipt_442_52nd_street_769100_FINAL_1.pdf*. The Pennsylvania Game Commission (PGC) screened this project for potential impacts to species and resources of concern under PGC responsibility, which includes birds and mammals only.

No Impact Anticipated

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

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

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

This finding applies to impacts to birds and mammals only. To complete your review of state and federally-listed threatened and endangered species and species of special concern, please be sure that the U.S. Fish and Wildlife Service, the PA Department of Conservation and Natural Resources, and/or the PA Fish and Boat Commission have been contacted regarding this project as directed by the online PNDI ER Tool found at www.naturalheritage.state.pa.us.

ACT 14 NOTIFICATIONS

February 13, 2024
#21-902A

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

ATTN: Mr. Will Pickering
Executive Director

RE: 50 26th Street
City of Pittsburgh – 2nd Ward
Allegheny County

Dear Mr. Pickering:

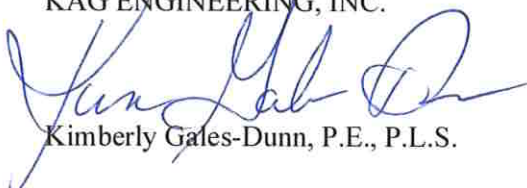
In accordance with Act 14, “Municipal/County Notifications of application for Water Quality Management and Related Permits”, this is notification that Fifty 26th LLC. has made application for Planning Modules for 50 26th Street development in the City of Pittsburgh-2nd Ward, Allegheny County, Pennsylvania.

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

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

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

Very Truly Yours,
KAG ENGINEERING, INC.



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

CERTIFIED MAIL

February 13, 2024
#21-902A

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

RE: 50 26th Street
City of Pittsburgh – 2nd Ward
Allegheny County

Dear County Council:


In accordance with Act 14, “Municipal/County Notifications of application for Water Quality Management and Related Permits”, this is notification that Fifty 26th LLC. has made application for Planning Modules for 50 26th Street development in the City of Pittsburgh-2nd Ward, Allegheny County, Pennsylvania.

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Very Truly Yours,
KAG ENGINEERING, INC.



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

CERTIFIED MAIL

SERVICE AVAILABILITY REQUEST



pennsylvania
DEPARTMENT OF ENVIRONMENTAL
PROTECTION

Southwest Regional Office

July 7, 2023

Kim Clark Baskins
City of Pittsburgh
414 Grant Street
510 City County Building
Pittsburgh, PA 15222

Re: Approval Letter-Revision-Component 3
Act 537 Planning
Fifty 26th Development
117 EDU's or GPD 35,350
DEP Code No. 02001-23-038
City of Pittsburgh
Allegheny County

Dear Ms. Baskins:

The Department of Environmental Protection (DEP) has reviewed the proposed Official Plan revision for the Fifty 26th Development. The project proposes the development of an office/warehouse building w/ residential units and retail. The development is located at 50 26th Street, Pittsburgh, Allegheny County.

The plan revision is approved.

The project will connect to the Allegheny River Interceptor and will generate 35,350 gallons of sewage per day to be treated at the ALCOSAN Woods Run Wastewater Treatment Facility.

In accordance with the provisions of the Pennsylvania Sewage Facilities Act and of Chapter 71 (Administration of Sewage Facilities Act) of Pennsylvania Code 25, we will hold the City of Pittsburgh responsible for implementing the sewage disposal program as described in said plan.

The approved project qualifies for a Pennsylvania Clean Streams Law (CSL) permit exemption in accordance with Section 207(b) of the CSL. However, this planning approval is given on the condition that all sewerage facilities qualifying for the permit exemption must be designed, constructed, and operated in accordance with the technical standards and practices contained in DEP's Domestic Wastewater Facilities Manual (October 1997), and that the municipality and/or authority accepts full responsibility for continuing operation and maintenance.

Any person aggrieved by this action may appeal the action to the Environmental Hearing Board (Board), pursuant to Section 4 of the Environmental Hearing Board Act, 35 P.S. § 7514, and the Administrative Agency Law, 2 Pa.C.S. Chapter 5A. The Board's address is:

400 Waterfront Drive | Pittsburgh, PA 15222-4745

412.442.4000 | Fax 412.442.5885

Printed on Recycled Paper 

www.depweb.state.pa.us

Environmental Hearing Board
Rachel Carson State Office Building, Second Floor
400 Market Street
P.O. Box 8457
Harrisburg, PA 17105-8457

TDD users may contact the Environmental Hearing Board through the Pennsylvania Relay Service, 800.654.5984.

Appeals must be filed with the Board within 30 days of receipt of notice of this action unless the appropriate statute provides a different time. This paragraph does not, in and of itself, create any right of appeal beyond that permitted by applicable statutes and decisional law.

A Notice of Appeal form and the Board's rules of practice and procedure may be obtained online at <http://ehb.courtapps.com> or by contacting the Secretary to the Board at 717.787.3483. The Notice of Appeal form and the Board's rules are also available in braille and on audiotape from the Secretary to the Board.

IMPORTANT LEGAL RIGHTS ARE AT STAKE. YOU SHOULD SHOW THIS DOCUMENT TO A LAWYER AT ONCE. IF YOU CANNOT AFFORD A LAWYER, YOU MAY QUALIFY FOR FREE PRO BONO REPRESENTATION. CALL THE SECRETARY TO THE BOARD AT 717.787.3483 FOR MORE INFORMATION. YOU DO NOT NEED A LAWYER TO FILE A NOTICE OF APPEAL WITH THE BOARD.

IF YOU WANT TO CHALLENGE THIS ACTION, YOUR APPEAL MUST BE FILED WITH AND RECEIVED BY THE BOARD WITHIN 30 DAYS OF RECEIPT OF NOTICE OF THIS ACTION.

If you have any questions or concerns, please contact Brenden Valko of my staff at either 412.442.4116 or bvalko@pa.gov, and refer to DEP Code No. 02001-23-038.

Sincerely,333

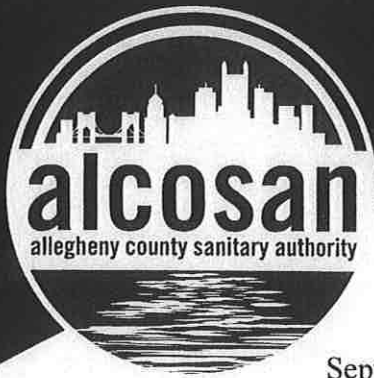
Regis M Ryan

Regis M Ryan
Sewage Planning Specialist Supervisor
Clean Water Program

- 3 -

cc:

Philip Gesue, Fifty 26th LLC
Kim Gales-Dunn, KAG Engineering
ALCOSAN
ACHD



September 14, 2022

Members of the Board

Sylvia C. Wilson
Chair Person

Shannah Tharp-Gilliam, Ph.D.
Harry Readshaw
Jack Shea
Emily Kinkead
Paul Klein

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*

Jeanne K. Clark
*Director
Governmental Affairs*

Joseph Vallarian
*Director
Communications*

Julie Motley-Williams
*Director
Administration*

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

KAG Engineering, Inc.
2704 Brownsville Road · Pittsburgh, PA 15227

Re: Fifty 26th, LLC, 50 26th Street, City of Pittsburgh, A-19Z

Dear Ms. Gales-Dunn:

We have received your service availability request letter for Fifty 26th Street, LLC.

ALCOSAN provides sewage conveyance and treatment services to the City of Pittsburgh through a customer agreement and does not service individual developments. From the mapping provided, the development is within the ALCOSAN Service Area. ALCOSAN can provide sewage conveyance and treatment services providing there is municipal sewerage service available.

Once the Pittsburgh Water and Sewer Authority (PWSA) approves of the Component Planning Module submission, ALCOSAN reviews available capacity and will approve the DEP submission if appropriate.

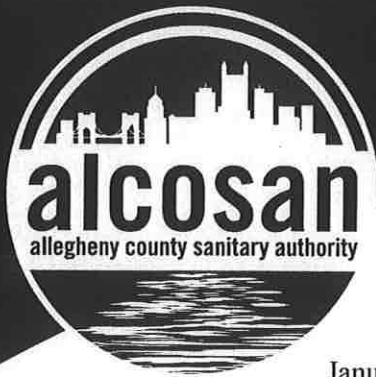
If you have any questions regarding this matter, please contact me at 412-732-8004.

Sincerely,

ALLEGHENY COUNTY SANITARY AUTHORITY

Michael Lichte, P.E.
Director of Regional Conveyance

cc: S. McWilliams (w/o attachment)



January 25, 2023

Members of the Board

Sylvia C. Wilson
Chair Person
Shannah Sharp-Gilliam, Ph.D.
Harry Readshaw
Emily Kinkead
Paul Klein
Theresa Kail-Smith
Darrin Kelly

Arletta Scott Williams
Executive Director

Douglas A. Jackson, P.E.
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*Director
Governmental Affairs*

Joseph Vallarian
*Director
Communications*

Julie Motley-Williams
*Director
Administration*

Phil Cole
*Chief Information Officer
Information Technology*

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

**Re: 50 26th Street
City of Pittsburgh– Allegheny County
PA DEP Sewage Facilities Planning Module
ALCOSAN Regulator Structure A-19Z-00**

Dear Ms. Gales-Dunn,


We have reviewed the Component 3 Planning Module for the referenced project to be located at 50 26th Street, City of Pittsburgh. The project will generate a peak flow of 35,350 gpd in the ALCOSAN Allegheny River and Woods Run Treatment Plant.

The capacity of the ALCOSAN A-19Z-00 regulator structure is approximately 0.62 MGD. The estimated peak dry weather flow is approximately 0.30 MGD. Therefore, dry weather capacity exists for this connection. However, the Allegheny River Interceptor and the Woods Run Treatment Plant do not have the capacity for the flows generated during wet weather periods. This limitation will be addressed as ALCOSAN implements its Clean Water Plan.

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

Sincerely,

ALLEGHENY COUNTY SANITARY AUTHORITY


Joe Fedor

Attachment

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

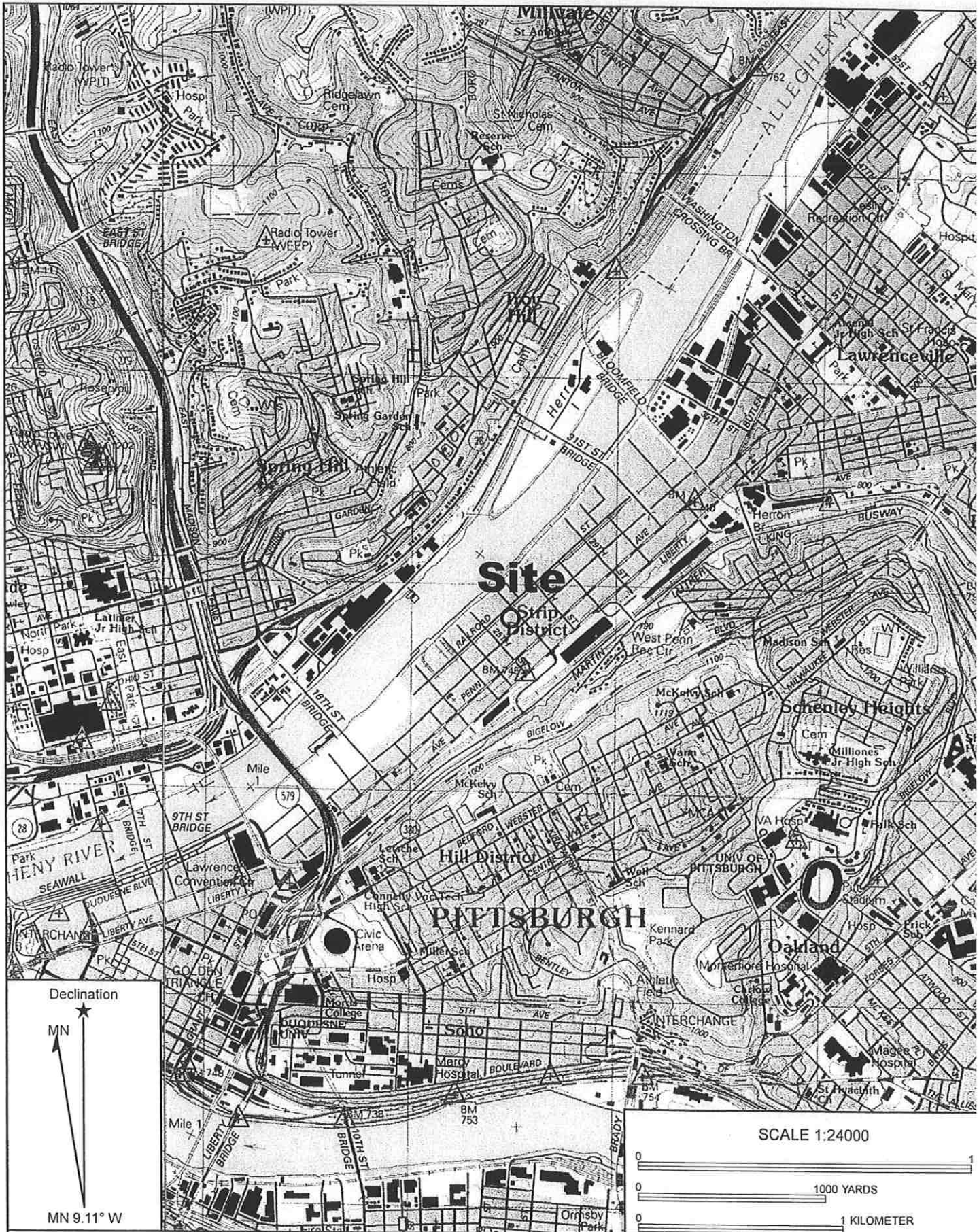
REPORT ON ALTERNATIVE ANALYSIS

February 26, 2024
#21-902A

ALTERNATIVE ANALYSIS

There currently are sanitary sewers available to service this project, which will provide for a connection for the proposed apartment building. The sewers have adequate capacity for the proposed development. The existing sanitary sewers are located on 26th Street. There is no alternative way to service this lot.

LOCATION
MAP



Name: PITTSBURGH EAST
 Date: 09/15/21
 Scale: 1 inch = 2,000 ft.

Location: 040° 27' 20.22" N 079° 58' 50.29" W

PROPERTY
INFORMATION

Parcel ID : 0025-J-00150-0000-00
Property Address : 50 26TH ST
PITTSBURGH, PA 15222

Municipality : 102 2nd Ward - PITTSBURGH
Owner Name : HARRIS JACK
HARRIS CRAIG

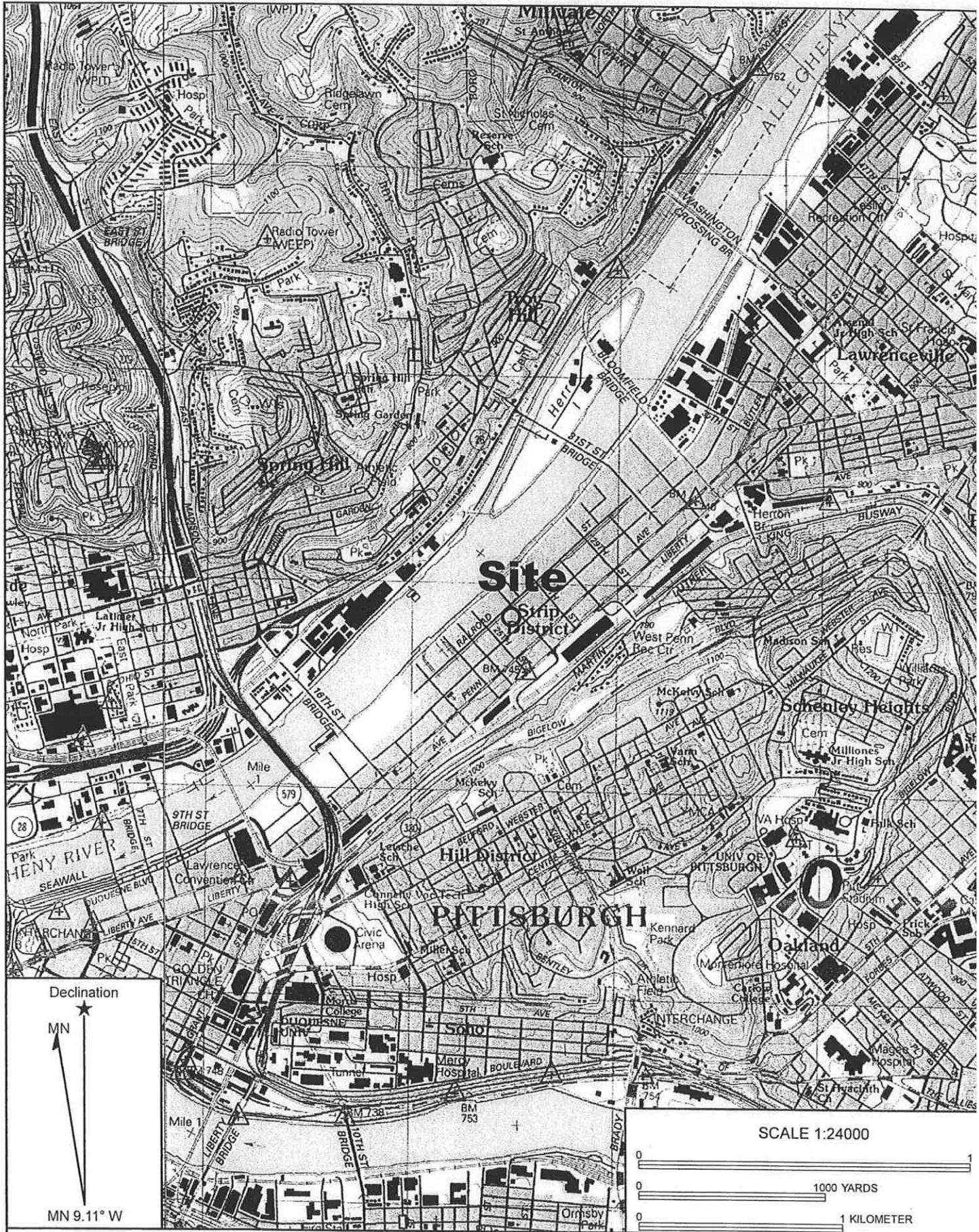
School District :	Pittsburgh	Neighborhood Code :	51C06
Tax Code :	Taxable	Owner Code :	Regular
Class :	Commercial	Recording Date :	12/28/2012
Use Code :	OFFICE/WAREHOUSE	Sale Date :	12/28/2012
Homestead* :	No	Sale Price :	\$1
Farmstead :	No	Deed Book :	15112
Clean And Green	No	Deed Page :	28
Other Abatement :	No	Lot Area :	1.1074 Acres
		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](#).

2021 Full Base Year Market Value		2021 County Assessed Value	
Land Value	\$95,000	Land Value	\$95,000
Building Value	\$1,000,000	Building Value	\$1,000,000
Total Value	\$1,095,000	Total Value	\$1,095,000
2020 Full Base Year Market Value		2020 County Assessed Value	
Land Value	\$95,000	Land Value	\$95,000
Building Value	\$1,000,000	Building Value	\$1,000,000
Total Value	\$1,095,000	Total Value	\$1,095,000

Address Information

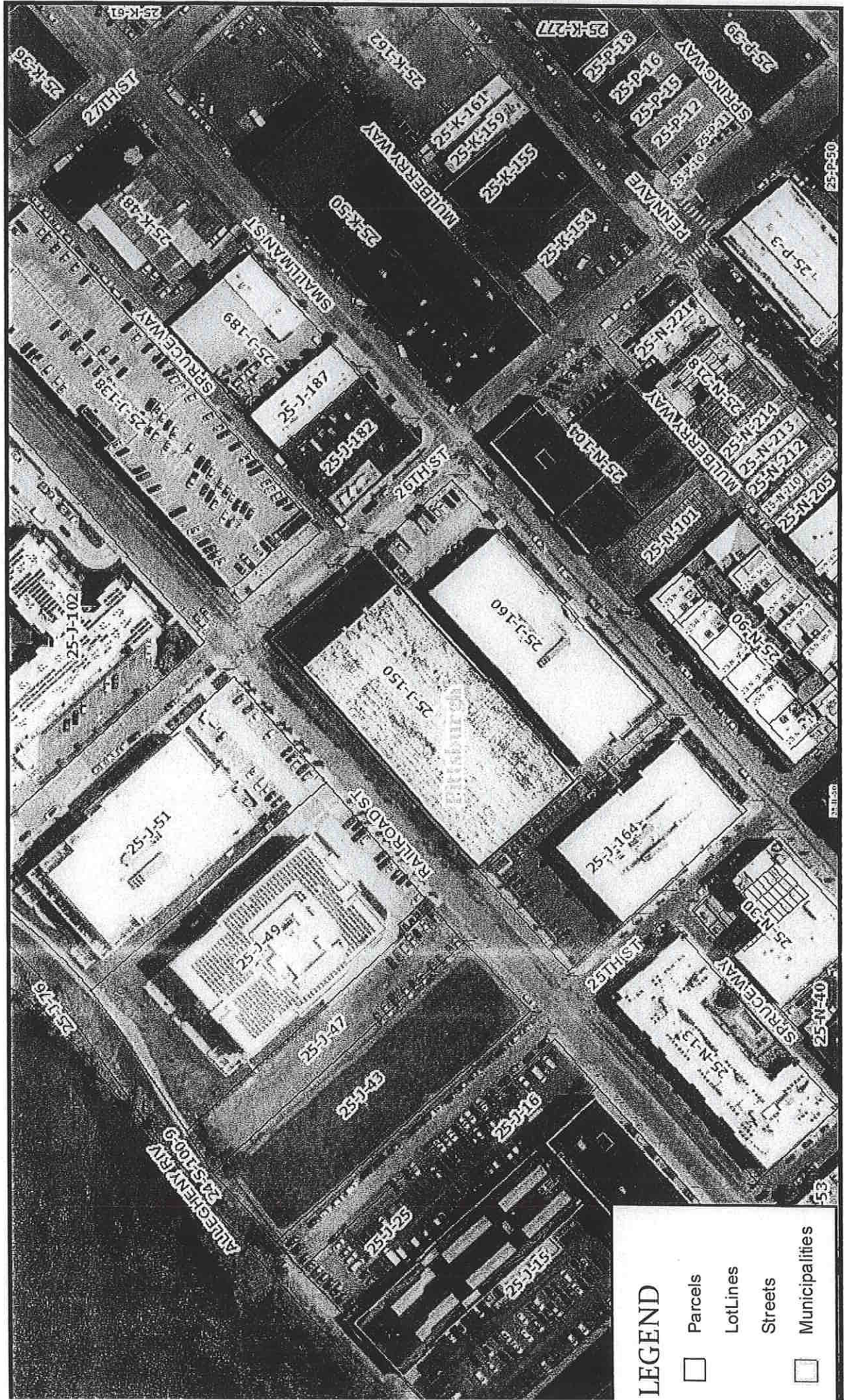
Owner Mailing : 3828 HENLEY DR
PITTSBURGH, PA 15235-5041



Name: PITTSBURGH EAST
 Date: 09/15/21
 Scale: 1 inch = 2,000 ft.

Location: 040° 27' 20.22" N 079° 58' 50.29" W

PIN: 0025J00150000000



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 decisions and subdivision plans. Excludes name and



0 112.5 225 450
Feet
Miles



N

COMPLETENESS
CHECKLIST



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

Completeness Checklist

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

Sewage Collection and Treatment Facilities

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

Municipal Action

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

Signature of Municipal Official

Date submittal determined complete