



COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF CLEAN WATER

SEWAGE FACILITIES PLANNING MODULE

Component 3. Sewage Collection and Treatment Facilities

(Return completed module package to appropriate municipality)

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

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

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

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

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

A. PROJECT INFORMATION (See Section A of instructions)

1. Project Name Marion Manor Townhomes

2. Brief Project Description Development of 123 townhomes, clubhouse, and pool

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
Prendergast	Kyla			Senior Env. 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 Street, Suite 4		
Address Last Line -- City		State	ZIP+4	
Pittsburgh		PA	15219	
Area Code + Phone + Ext.	FAX (optional)	Email (optional)		
412-255-2516		kyla.prendergast@pittsburghpa.gov		

C. SITE INFORMATION (See Section C of instructions)

Site (Land Development or Project) Name

Marion Manor Townhomes

Site Location Line 1

2695 Winchester Drive

Site Location Line 2

Site Location Last Line -- City

Pittsburgh

State

PA

ZIP+4

15220

Latitude

40.408832

Longitude

-80.041409

Detailed Written Directions to Site Get on PA-28 S from Waterfront Dr and take the I-279 S/I-376 W exit toward Airport. In 0.4 mi, merge onto I-279 S. In 1.0 mi, take the Ft Pitt Brg exit. Continue onto I-279 S and merge onto I-376 W. In 2.5 mi, take exit 67 for PA-121 S toward Green Tree, and in 0.2 mi take a slight right onto PA-121 S/Greentree Rd. In 0.7 mi, turn left onto Greenboro Ln. In 0.2 mi, turn right onto Winchester Rd to reach the project area.

Description of Site The existing property is mostly wooded, with an existing assisted living facility and day care facility to be demolished prior to construction.

Site Contact (Developer/Owner)

Last Name

Cook

First Name

Brytten

MI

Suffix

Phone

304-498-2665

Ext.

Site Contact Title

Principal

Site Contact Firm (if none, leave blank)

Split Rock Real Estate Partners, LLC

FAX

Email

brytten@splitrockrep.com

Mailing Address Line 1

Mailing Address Line 2

Mailing Address Last Line -- City

Pittsburgh

State

PA

ZIP+4

15233

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

Last Name

Jubic

First Name

Craig

MI

R

Suffix

P.E.

Title

Project Manager

Consulting Firm Name

The Gateway Engineers, Inc.

Mailing Address Line 1

100 McMorris Road

Mailing Address Line 2

Address Last Line -- City

Pittsburgh

State

PA

ZIP+4

15205

Country

USA

Email

cjubic@gatewayengineers.com

Area Code + Phone

(412) 409-2313

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: Pittsburgh Water and Sanitary Authority (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 125

Connections 1

Name of:

existing collection or conveyance system Pittsburgh Water and Sanitary Authority (PWSA)

owner Pittsburgh Water and Sanitary Authority (PWSA)

existing interceptor MH-18.MH-17 Shallow Cut Interceptor

owner ALCOSAN

2. WASTEWATER TREATMENT FACILITY

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

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

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

Name of existing facility ALCOSAN

NPDES Permit Number for existing facility 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 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 4-1-26

(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

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

7. PROTECTION OF RARE, ENDANGERED OR THREATENED SPECIES

Check one:

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

Applicant or Consultant Initials _____.

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

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

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

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

1. Waters designated for Special Protection

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

2. Pennsylvania Waters Designated As Impaired

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

3. Interstate and International Waters

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

4. Tributaries To The Chesapeake Bay

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

Name of Permittee Agency, Authority, Municipality _____

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

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

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

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

1. Project Flows 49857 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	723597	2192801	152000	258000	107585	323250
Conveyance	<u>88,100,000</u>	<u>88,100,000</u>	<u>Not Available</u>	<u>15,250,000</u>	<u>Not Available</u>	<u>15,500,000</u>
Treatment	<u>295,000,000</u>	<u>295,000,000</u>	<u>185,600,000</u>	<u>295,000,000</u>	<u>190,000,000</u>	<u>295,000,000</u>

3. Collection and Conveyance Facilities

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

YES NO

- a. 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 Zach Rinker, PE

Agent Signature _____
Zach Rinker
Date

Digitally signed by Zach Rinker
 DN: cn=Zach Rinker,
 ou=Engineering
 Date: 2026.03.17 13:44:51 -04'00'

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 4-1-26

4. Treatment Facility

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

YES NO

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

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

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

- b. Name of Agency, Authority, Municipality ALCOSAN

Name of Responsible Agent Joe Fedor

Agent Signature Joe Fedor

Date 4-1-26

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

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

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

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

L. PERMEABILITY TESTING (See Section L of instructions)

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

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

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

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

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

O. SEWAGE MANAGEMENT (See Section O of instructions)

(1-3 for completion by the developer(project 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.

Craig R. Jubic, P.E.



Name (Print)

Signature

Project Manager

2/24/2026

Title

Date

100 McMorris Road, Pittsburgh, PA 15205

4124092313

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 \$6,250 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.

$$\#125 \text{ _____ Lots (or EDUs) X } \$50.00 = \$ \underline{6,250}$$

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)

COUNTY OF



ALLEGHENY

SARA INNAMORATO
COUNTY EXECUTIVE

April 13, 2026

Nicholas M. Duerr
Gateway Engineers, Inc
100 McMorris Road,
Pittsburgh, PA 15205

RE: SEWAGE FACILITIES PLANNING MODULE
Marion Manor Townhomes – City of Pittsburgh
Allegheny County, Pennsylvania

Dear Mr. Duerr:

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 April 2, 2026. The project proposes the following:

Project Description:	This project consists of building a new residential townhouse community on tax parcel 36-K-30. Work includes demolishing existing structures and parking areas, completing mass grading, and constructing 123 townhomes, a clubhouse, pickleball courts, new roadways, sidewalks and landscaping. Stormwater management features will include a dry extended-release detention basin, an MRC tank, and site grading.
Sewage Flow:	49,857 GPD
Conveyance:	Sewage from proposed development will be conveyed by Municipal Authority of Township Robinson (MATR) to the Montour Run Interceptor and ultimately transported to Moon Township Municipal Authority (MTMA) 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.



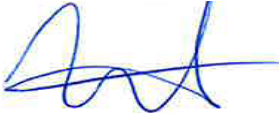
ALLEGHENY COUNTY HEALTH DEPARTMENT
WATER POLLUTION CONTROL & SOLID WASTE MANAGEMENT
• 836 FULTON STREET • PITTSBURGH, PA 15233
PHONE: 412.578.8040 • FAX: 412.578.8053
WWW.ALLEGHENYCOUNTY.US/HEALTHDEPARTMENT



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

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

Sincerely,



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

Enclosure

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



DEP Code #: _____

**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.

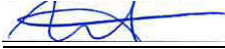
SECTION A. PROJECT NAME (See Section A of instructions)

Project Name
Marion Manor Townhomes

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

1. Date plan received by county or joint county health department 4/2/2026
Agency name Allegheny County Health Department (ACHD)
2. Date review completed by agency 4/13/2026

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

Yes	No	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1. Is the proposed plan consistent with the municipality's Official Sewage Facilities Plan? If no, what are the inconsistencies? _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	2. Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality? If yes, describe _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	3. Is there any known groundwater degradation in the area of this proposal? If yes, describe _____
<input checked="" type="checkbox"/>	<input type="checkbox"/>	4. The county or joint county health department recommendation concerning this proposed plan is as follows: <u>ACHD recommends approval. Please see attached letter.</u>
		5. Name, title and signature of person completing this section: Name: <u>Issa Tijani</u> Title: <u>Environmental Health Engineer</u> Signature: <u></u> Date: <u>4/13/2026</u> Name of County Health Department: <u>Allegheny County Health Department</u> Address: <u>836 Fulton Street, Pittsburgh, PA 15233</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.



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
Marion Manor Townhomes

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

1. Date plan received by municipal planning agency 4/13/2026
2. Date review completed by agency 4/27/2026

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

- | Yes | No | |
|-------------------------------------|-------------------------------------|---|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 1. Is there a municipal comprehensive plan adopted under the Municipalities Planning Code (53 P.S. 10101, <i>et seq.</i>)? |
| <input type="checkbox"/> | N/A <input type="checkbox"/> | 2. Is this proposal consistent with the comprehensive plan for land use?
If no, describe the inconsistencies _____ |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 3. Is this proposal consistent with the use, development, and protection of water resources?
If no, describe the inconsistencies _____ |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 4. Is this proposal consistent with municipal land use planning relative to Prime Agricultural Land Preservation? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 5. Does this project propose encroachments, obstructions, or dams that will affect wetlands?
If yes, describe impacts _____ |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 6. Will any known historical or archaeological resources be impacted by this project?
If yes, describe impacts _____ |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 7. Will any known endangered or threatened species of plant or animal be impacted by this project?
If yes, describe impacts _____ |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 8. Is there a municipal zoning ordinance? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 9. Is this proposal consistent with the ordinance?
If no, describe the inconsistencies <u>In review under BDA-2026-02700</u> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 10. Does the proposal require a change or variance to an existing comprehensive plan or zoning ordinance? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 11. Have all applicable zoning approvals been obtained? |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 12. Is there a municipal subdivision and land development ordinance? |

SECTION C. AGENCY REVIEW (continued)

- | Yes | No | |
|-------------------------------------|-------------------------------------|--|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 13. Is this proposal consistent with the ordinance?
If no, describe the inconsistencies <u>In review under BDA-2026-02700</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 14. Is this plan consistent with the municipal Official Sewage Facilities Plan?
If no, describe the inconsistencies _____ |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 15. Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality?
If yes, describe _____ |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 16. Has a waiver of the sewage facilities planning requirements been requested for the residual tract of this subdivision? |
| <input type="checkbox"/> | <input type="checkbox"/> | If yes, is the proposed waiver consistent with applicable ordinances?
If no, describe the inconsistencies
_____ |

17. Name, title and signature of planning agency staff member completing this section:
 Name: Kyla Prendergast, AICP
 Title: Senior Environmental Planner
 Signature: *Kyla Prendergast*
 Date: 4/27/26
 Name of Municipal Planning Agency: City of Pittsburgh Department of City Planning
 Address: 412 Boulevard of the Allies Suite 201 Pittsburgh, PA 15219
 Telephone Number: 412-522-6551

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

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

The planning agency must complete this component within 60 days.

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

Project Narrative

Marion Manor

20th Ward, City of Pittsburgh

Split Rock Real Estate Partners, LLC is proposing to construct a new residential townhouse complex located at 2695 Winchester Drive in the City of Pittsburgh. The site is currently occupied by an assisted living facility and day care. The proposed construction will include demolition of the existing structures, parking lots, and appurtenances, mass grading, construction of 123 townhome units, a clubhouse, pickleball courts, new roadways, sidewalks, landscaping, stormwater management facilities consisting of a dry extended release detention basin, MRC tank, and associated fine grading on the site. The building sits on tax parcel 36-K-30.

The proposed number of units and peak flows provided in Table 3.1 of PWSA's Developers Manual were utilized to determine the proposed peak sewage flow and water consumption for the proposed project. A total peak flow of 50,240 GPD is proposed, the existing flow was calculated to be 383 GPD. This provides a Net Sewage Flow of 49,857 GPD or 125 EDUs. Please refer to the provided sewage flow calculations for a detailed breakdown of flows.

The proposed building will be provided water service by a tap into the existing 8" Pittsburgh Water main located in Winchester Road. Sanitary service will be from an 8" gravity SDR-35 connecting into an existing manhole to flow to the existing 15" VCP Pittsburgh Water combined sewer north of the property. Flow eventually reaches the MH-18.MH-17 Shallow Cut Interceptor, ultimately ending at ALCOSAN's treatment facility. Please refer to the associated tap-in plan for private water and sanitary connections submitted to Pittsburgh Water for review and approval.

Flow Calculation Summary

Present Flow – Flow Monitoring

One month of flow monitoring was completed by Drnach Environmental in manhole MH036R006 to determine the existing average and peak flows present in the existing 8” VCP sewer in on Banksville Ave. Flow monitoring began on January 14, 2026 and ended on February 12, 2026. **Analysis of the received data reports an existing average flow of 0.152 MGD and an instantaneous peak flow of 0.258 MGD.**

Design Capacity

The existing sewer’s average and peak hydraulic capacities were calculated by using the slope of the sewer between DC036R001 and MH036R006 obtained via the Most Limited Capacity Sewer (MLCS) Spreadsheet. The slope was confirmed utilizing 3RWW Sewer Atlas. The VCP sewer was analyzed under full flow conditions and a peaking factor of 3.5 (combined sewer) was applied to obtain the peak hydraulic capacity, per the PWSA Developer’s Manual. **The average hydraulic capacity was calculated to be 0.627 MGD while the peak hydraulic capacity was calculated to be 2.193 MGD.**

5-Year Projected Flow

Using the equations in the PWSA Developer’s Manual, the project flow was added to the present average and peak flows to determine the projected flows in five (5) years. **The projected average flow is estimated to be 0.092 MGD, and the projected peak flow is estimated to be 0.323 MGD.** Since the 5-year flows are less than the calculated design capacity of the sewer, the additional flow due to the project will not overload the sewer.

Alternatives Analysis

Marion Manor
2685 Winchester Drive, 20th Ward, City of Pittsburgh

The proposed short-term and long-term ultimate method of sanitary sewage conveyance and treatment of the net sewage flow of 49,857 GPD / 125 EDUs from the proposed project will involve the use of a proposed sanitary sewer that connects into the Pittsburgh Water-owned existing manhole and flow through the existing 15" VCP combination gravity sewer system located north of the property. This public sewer ties into ALCOSAN's MH-18.MH-17 Shallow Cut Interceptor and sewage flows via gravity to the ALCOSAN Wastewater Treatment Plant.

The project site is surrounded by residential and some commercial buildings. All adjacent properties utilize the existing public sewer system and the ALCOSAN Treatment Plant as their ultimate sewage treatment method. There are no feasible sewage facilities alternatives because access to the public sewer system is available and the proposed development occupies the majority of the property.

ANTICIPATED SEWAGE FLOW CALCULATIONS

11/11/2025

Split Rock Real Estate Partners, LLC
2695 Winchester Drive, Pittsburgh, PA 15220

Peak Existing Flow

2695 Winchester Drive, Pittsburgh, PA 15220

Total average water usage from July 2021 to October 2025 =
 $(313,570) / [(52 \text{ months}) * (1 \text{ years} / 12 \text{ months}) * (365 \text{ days} / 1 \text{ year})] = \mathbf{198.25 \text{ GPD}}$

Total average water usage during use July 2021 to May 2024 =
 $(307,469) / [(35 \text{ months}) * (1 \text{ years} / 12 \text{ months}) * (365 \text{ days} / 1 \text{ year})] = \mathbf{288.82 \text{ GPD}}$

Maximum peak monthly water usage =
 $(11,657) / [(1 \text{ year} / 12 \text{ months}) * (365 \text{ days} / 1 \text{ year})] = \mathbf{383.24 \text{ GPD}}$

*Assuming maximum peak monthly water usage:

Total Peak Existing Flow
383.24 GPD

Peak Proposed Flow

2695 Winchester Drive, Pittsburgh, PA 15220

Proposed Single-Family Residence Townhome Units = 123 Units

Townhome Units

Multiple Family Dwellings¹ Peak Daily Flow = 400 GPD

Number of Dwellings = 123 Units

Total Proposed Peak Flow = (123 Units) * (400 GPD) = 49,200 GPD

Proposed Clubhouse

*Two restrooms within clubhouse:

Restrooms (per public toilet)¹ Peak Daily Flow = 400 GPD / Toilet

Number of Toilets = 2 Toilets

Total Proposed Peak Flow = (2 Toilets) * (400 GPD) = 800 GPD

Proposed Swimming Pool

Swimming Pool² SF per Occupant = (50 SF)/(1 Occupant)

Proposed Pool Area is 30'x40'

Pool Occupancy = (30ft * 40ft) / (50 SF) = 24 Occupants.

Swimming Pools and Bathhouses¹, (with Kitchen / Bar), (per person) Peak Daily Flow = 10 GPD / Occupant

Total Proposed Peak Flow = (10 GPD / Occupant) * (24 Occupants) = 240 GPD

FULL-SERVICE CIVIL ENGINEERING

ASSET MANAGEMENT • ENVIRONMENTAL • GEOTECHNICAL

LAND DEVELOPMENT • MUNICIPAL • STRUCTURAL • SURVEYING • TRANSPORTATION

Total Peak Flow Calculation

$$49,200 \text{ GPD} + 800 \text{ GPD} + 240 \text{ GPD} = 50,240 \text{ GPD}$$

Total Peak Proposed Flow

50,240 GPD

Net Flow

$$\text{Net Sewage Flow} = \text{Peak Proposed Flow} - \text{Peak Existing Flow}$$

$$\text{Net Sewage Flow} = 50,240 \text{ GPD} - 383.24 \text{ GPD}$$

Net Sewage Flow = 49,856.76 GPD

$$(49,856.76 \text{ GPD}) / (400 \text{ EDU/GPD}) = 124.642 \text{ EDU's}$$

Net Sewage Flow = 125 EDU's

Sources:

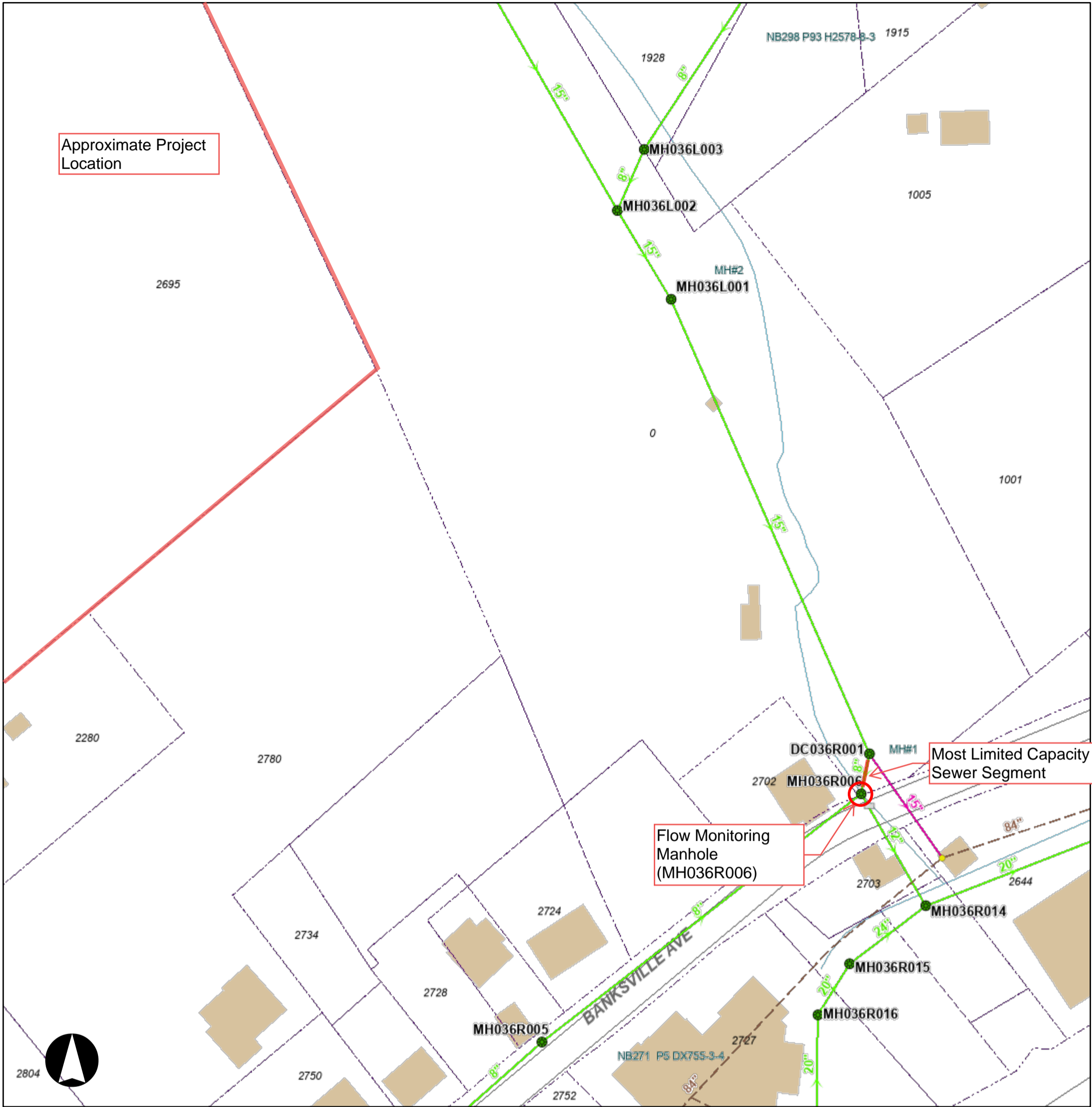
¹ Table 1, Section 3, PWSA Developer's Manual

² Table 1004.1.2 Maximum Floor Area Allowances per Occupant, 2015 International Building Code and Commentary Vol.

³ PGH2O 214 S. Craig Street Billing Statement Invoices July 2021 – October 2025.

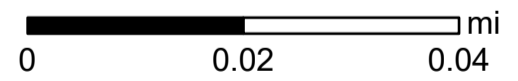
G:\Projects\47000\47439 Marion Manor Residential Development\0000 Civil\Docs\Engineering\Sewage\01 Sewage Calculations\2025-11-05 Sewage Flow Calculation_Marion Manor Residential Development.docx

2695 Winchester St - MLCSS



Legend

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



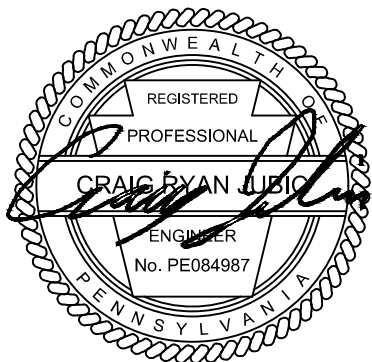
Neither the City of Pittsburgh ("City") nor Pittsburgh Water & Sewer Authority ("Pittsburgh Water") guarantees the accuracy of any of the information hereby made available, including but not limited to, information concerning the location and condition of underground structures. The City and Pittsburgh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

Date: 12/10/2025

Marion Manor		
Sewage Capacity Calculations		
Pipe Diameter (per Flow Monitoring Report) =	8	in
Upstream Invert Elevation (per survey data) =	975.71	
Downstream Invert Elevation (per survey data) =	972.62	
Pipe Length (per survey data) =	30.2	ft
Slope =	10.23	%
Mannings n =	0.015	VCP
Design Capacity		
Sewer Type (Combined/Separate)	Combined	
Peaking Factor	3	
Peak Hydraulic Capacity (Using Mannings Equation full-flow)	3.393	cfs
	2,192,801	GPD
Average Hydraulic Capacity (Peak Capacity divided by Peaking Factor)	730,934	GPD
Present Flows - MH036R006		
Present Average Flows (Flow data, refer to "Data Analysis" spreadsheet)	0.152	MGD
	152,000	GPD
Present Peak Flows (Flow data, refer to "Data Analysis" spreadsheet)	0.258	MGD
	258,000	GPD
Project Flow		
Project Flow	49,857	GPD
Projected Flows		
Projected Peak [(Present Peak Flow + Project Flow) x 1.05]	323,250	*GPD
Projected Average (Projected Peak Flow divided by Peaking Factor)	107,750	*GPD

*Projected Flows are less than the Design Capacity

	Input
	Output



Channel Report

Sewer Design Capacity - DC036R001 / MH036R006

Circular

Diameter (ft) = 0.67

Invert Elev (ft) = 975.71

Slope (%) = 10.23

N-Value = 0.015

Calculations

Compute by:

Known Depth (ft) = 0.67

Highlighted

Depth (ft) = 0.67

Q (cfs) = 3.393

Area (sqft) = 0.35

Velocity (ft/s) = 9.62

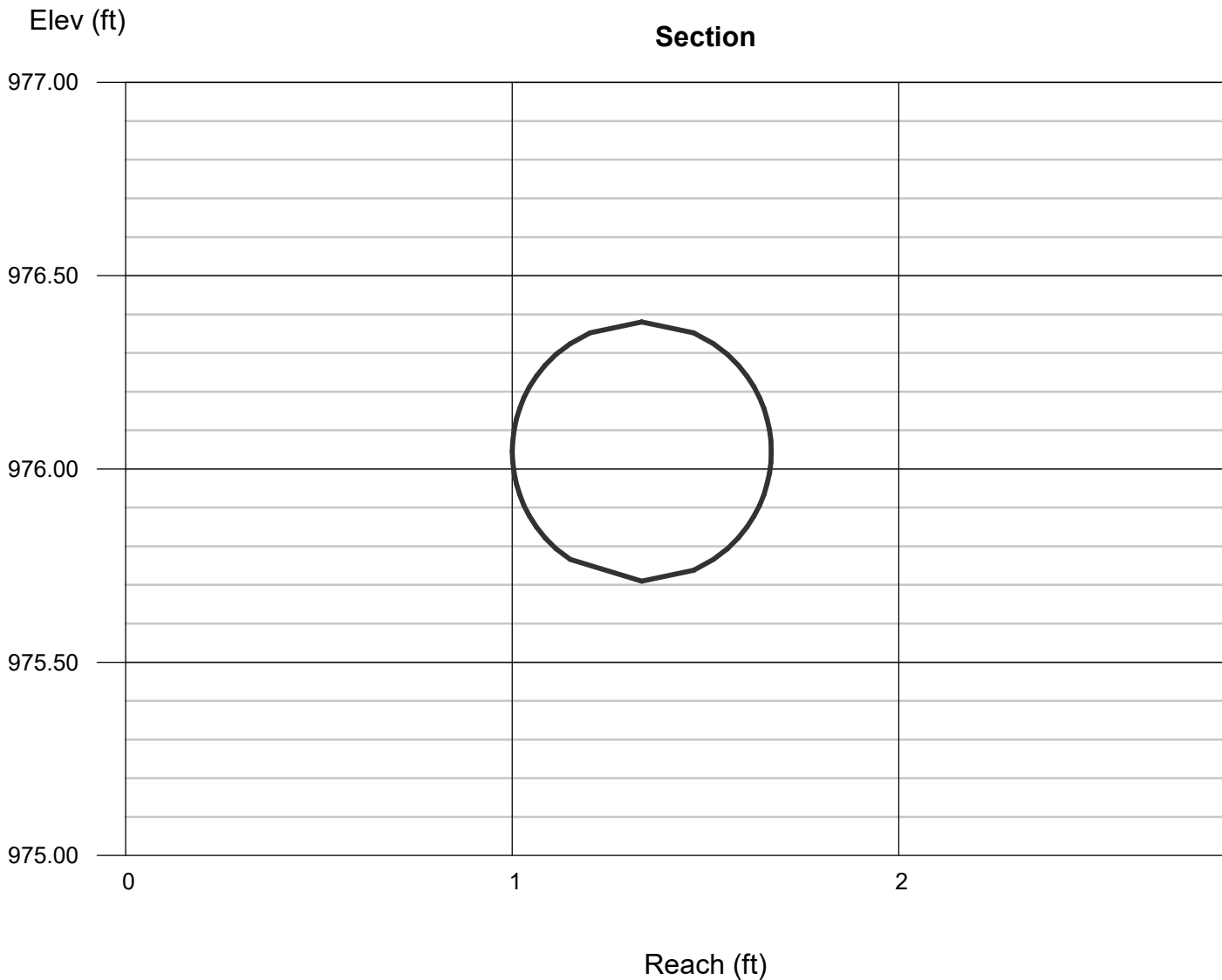
Wetted Perim (ft) = 2.10

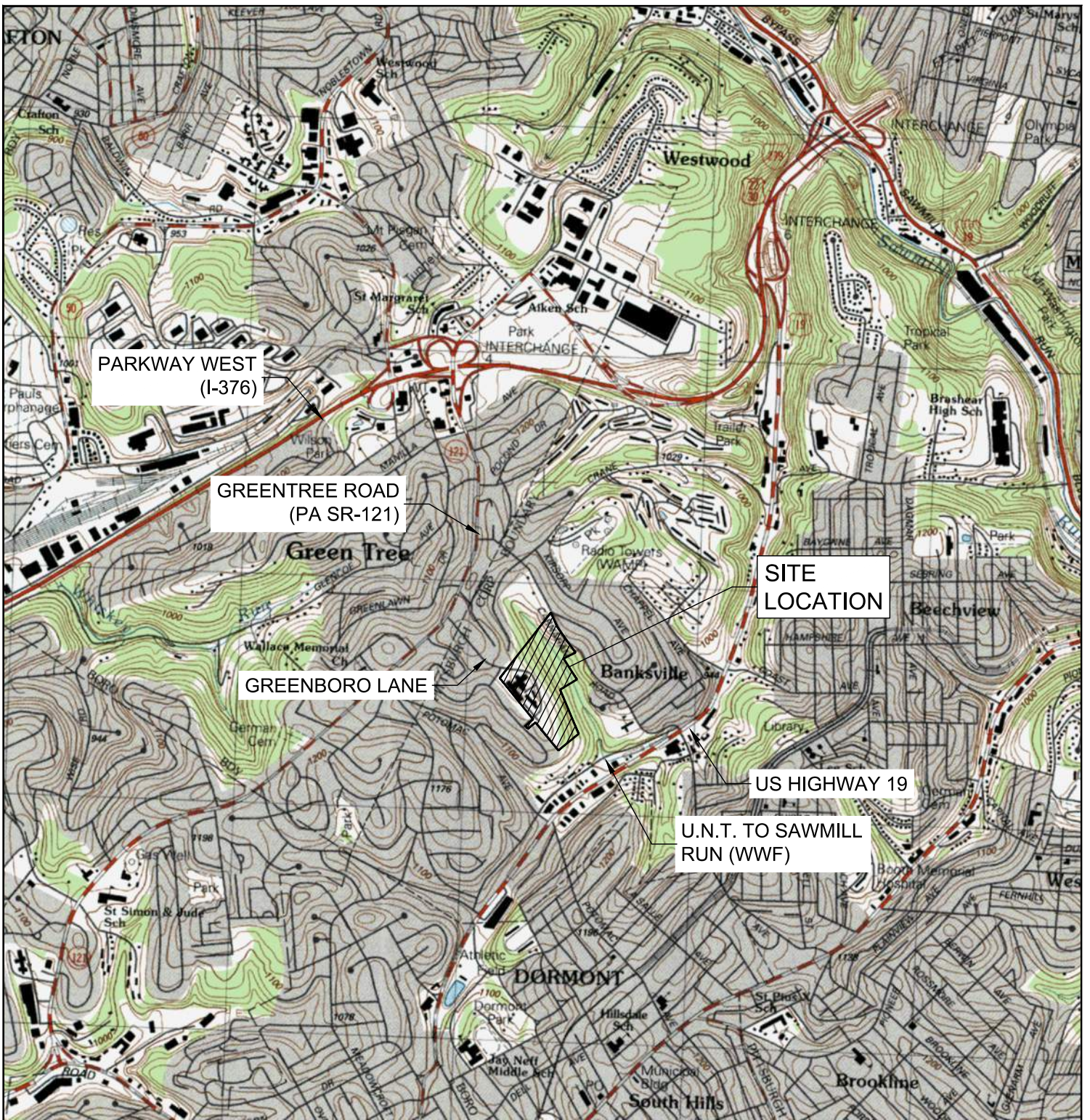
Crit Depth, Yc (ft) = 0.67

Top Width (ft) = 0.00

EGL (ft) = 2.11

FULL FLOW





PARKWAY WEST
(I-376)

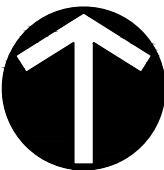
GREENTREE ROAD
(PA SR-121)

GREENBORO LANE

SITE
LOCATION

US HIGHWAY 19

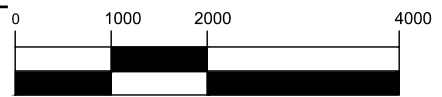
U.N.T. TO SAWMILL
RUN (WWF)



NORTH

USGS SITE LOCATION MAP
PITTSBURGH WEST QUADRANGLE
SCALE 1"=2,000'

GRAPHIC SCALE



(IN FEET)

1 inch = 2000 ft.

THE GATEWAY ENGINEERS, INC. RETAINS OWNERSHIP RIGHTS OF ALL DATA WITHIN THE PLANS. DATA CONTAINED WITHIN IS ONLY TO BE USED FOR ITS INTENDED PURPOSE BY ITS RESPONSIBLE PARTY. THE USE, REPLICATION, REPRODUCTION, OR REDISTRIBUTION OF DATA CONTAINED WITHIN IS STRICTLY PROHIBITED AND SUBJECT TO LEGAL ACTION.

USGS SITE LOCATION MAP
Project Number: C-47439-0000
Drawing Scale: 1"=2,000'
Data Issued: SEPT. 2025
Index Number: _____
Drawn By: CRJ
Checked By: CRJ
Project Manager: CRJ

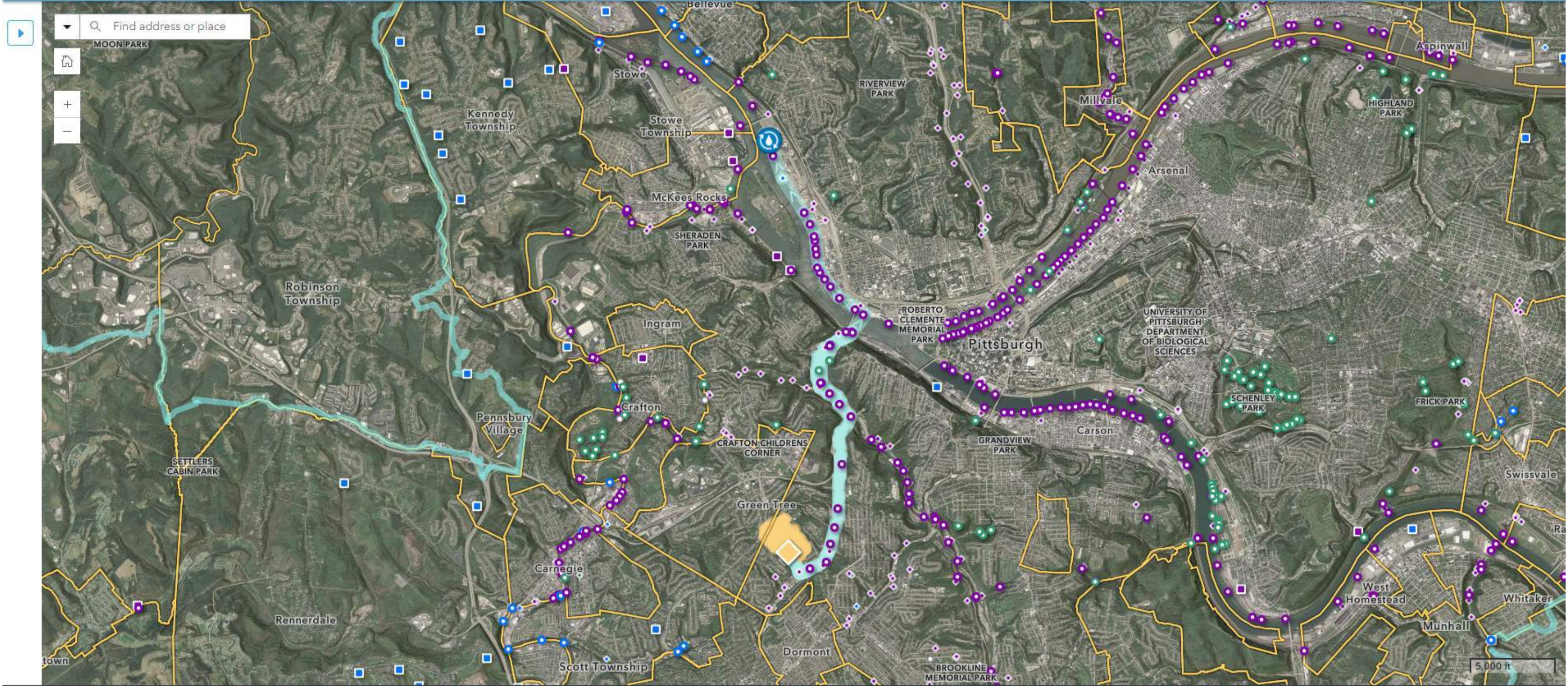
MARION MANOR TOWNHOMES
2695 WINCHESTER DRIVE
CITY OF PITTSBURGH, PA 15220
PREPARED FOR:
SPLIT ROCK REAL ESTATE PARTNERS, LLC
901 PENNSYLVANIA AVENUE, SUITE 1
PITTSBURGH, PA 15233

Date	No	REVISION RECORD
-	01	-
-	02	-
-	03	-
-	04	-
-	05	-
-	06	-
-	07	-
-	08	-



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SEWAGE FLOW PATH



1. PROJECT INFORMATION

Project Name: **Marion Manor Townhomes**

Date of Review: **4/2/2026 03:47:38 PM**

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

Project Area: **28.37 acres**

County(s): **Allegheny**

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

ZIP Code:

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

Watersheds HUC 8: **Upper Ohio**

Watersheds HUC 12: **Sawmill Run**

Decimal Degrees: **40.408832, -80.041409**

Degrees Minutes Seconds: **40° 24' 31.7963" N, 80° 2' 29.722" W**



2. SEARCH RESULTS

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

As summarized above, Pennsylvania Natural Diversity Inventory (PNDI) records indicate there may be potential impacts to threatened and endangered and/or special concern species and resources within the project area. If the response above indicates "No Further Review Required" no additional communication with the respective agency is required. If the response is "Further Review Required" or "See Agency Response," refer to the appropriate agency comments below. Please see the DEP Information Section of this receipt if a PA Department of Environmental Protection Permit is required.

Marion Manor Townhomes

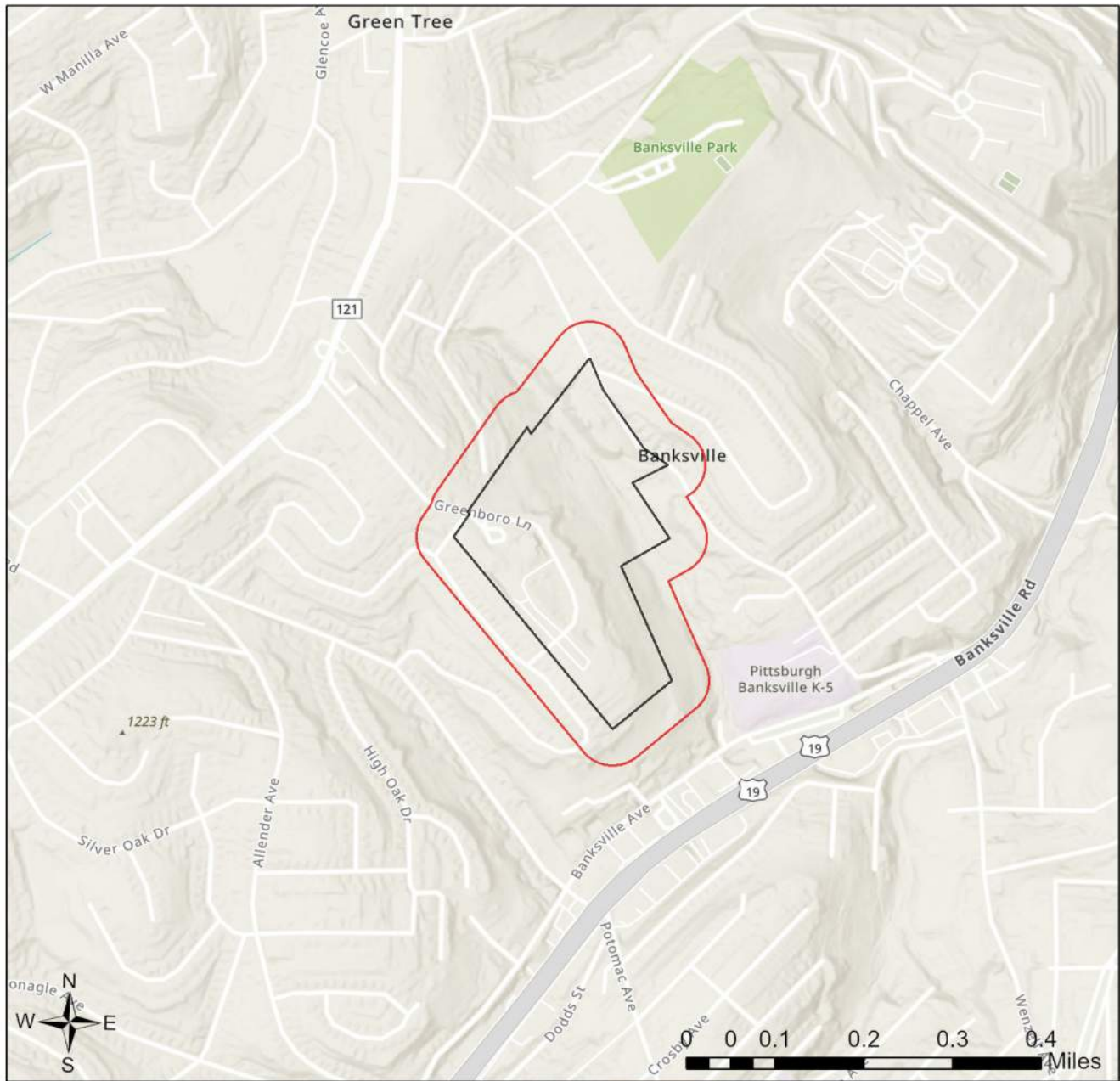




-  Buffered Project Boundary
-  Project Boundary



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

Marion Manor Townhomes



-  Buffered Project Boundary
-  Project Boundary



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

RESPONSE TO QUESTION(S) ASKED

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

Your answer is: Yes

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

Your answer is: No

3. AGENCY COMMENTS

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

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

PA Game Commission

RESPONSE:

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

PA Department of Conservation and Natural Resources

RESPONSE:

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

PA Fish and Boat Commission

RESPONSE:

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

U.S. Fish and Wildlife Service

RESPONSE:

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

WHAT TO SEND TO JURISDICTIONAL AGENCIES

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

*If information was requested by USFWS, applicants must submit their project using [IPaC](#), following the [USFWS Project Submission](#) Instructions. USFWS will not accept or review project materials uploaded via the Conservation Explorer.

Check-list of Minimum Materials to be submitted:

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

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

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

___ **SIGNED** copy of a Final Project Environmental Review Receipt

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

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

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

4. DEP INFORMATION

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

5. ADDITIONAL INFORMATION

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

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

6. AGENCY CONTACT INFORMATION

PA Department of Conservation and Natural Resources

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

PA Fish and Boat Commission

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

U.S. Fish and Wildlife Service

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

PA Game Commission

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

7. PROJECT CONTACT INFORMATION

Name: Alexander P. Kijowski
Company/Business Name: The Gateway Engineers, Inc.
Address: 100 McMorris Road
City, State, Zip: Pittsburgh, PA 15205
Phone: (412) 409-2385 Fax: (412) 921-9960
Email: akijowski@gatewayengineers.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

04-02-2026

date

From: Adam L. Greathouse
Sent: Wednesday, February 11, 2026 2:45 PM
To: Shellenberger, Pamela; Ranalli, Nicole A
Cc: Craig R. Jubic, P.E.; Alexander P. Kijowski, E.I.T.
Subject: RE: [EXTERNAL] Marion Manor Residential - IPaC: Project code: 2026-0042643

Hi Pam,

Thank you for your quick response! We will add this correspondence to our permit submission.

Regards,
Adam

From: Shellenberger, Pamela <pamela_shellenberger@fws.gov>
Sent: Wednesday, February 11, 2026 2:42 PM
To: Adam L. Greathouse <agreathouse@gatewayengineers.com>; Ranalli, Nicole A <nicole_ranalli@fws.gov>
Cc: Craig R. Jubic, P.E. <cjubic@gatewayengineers.com>; Alexander P. Kijowski, E.I.T. <akijowski@gatewayengineers.com>
Subject: Re: [EXTERNAL] Marion Manor Residential - IPaC: Project code: 2026-0042643

Hi Adam,

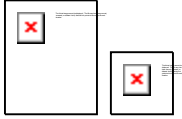
Thank you for submitting this project information.

I reviewed the location of the project in association to known Indiana bat occurrences, the existing landscape surrounding the project which is in a developed area, and the scale of tree removal proposed (approximately 6 acres), and this would support you making a not likely to adversely affect determination.

Please let me know if you have further questions.

Thank you,

Pamela Shellenberger
U.S. Fish and Wildlife Service
Pennsylvania Field Office
110 Radnor Road, Suite 101
State College, PA 16801
814-800-6333
<https://www.fws.gov/office/pennsylvania-ecological-services>



From: Adam L. Greathouse <agreathouse@gatewayengineers.com>
Sent: Wednesday, February 11, 2026 7:55 AM
To: Ranalli, Nicole A <nicole_ranalli@fws.gov>; Shellenberger, Pamela <pamela_shellenberger@fws.gov>
Cc: Craig R. Jubic, P.E. <cjubic@gatewayengineers.com>; Alexander P. Kijowski, E.I.T. <akijowski@gatewayengineers.com>
Subject: [EXTERNAL] Marion Manor Residential - IPaC: Project code: 2026-0042643

This email has been received from outside of DOI - Use caution before clicking on links, opening attachments, or responding.

Nicole and Pam,

Good morning!

I am contacting you both today on behalf of Split Rock Real Estate Partners, LLC for the Marion Manor Residential project located in the city of Pittsburgh, Allegheny County, Pennsylvania. We have completed the D-Keys for both the Northeastern Species and the Northern Long-eared Bat/Tricolored Bat and received a “May Affect” determination following completion of each of those D-Keys. We are looking for some direction to resolve the “May Affect” determination.

Currently, the site consists of existing buildings that have only been abandoned for 2-4 years. The property is still generally maintained, and the existing buildings remain in good standing; not rundown or dilapidated. Therefore, we do not foresee any major roost capabilities for the buildings. From Google Imagery, the buildings appear to be all brick buildings. The site is currently occupied by an assisted living facility and day care. The proposed construction will include demolition of the existing structures, parking lots, and

appurtenances, mass grading, construction of 124 townhome units, a clubhouse, pickleball courts, new roadways, sidewalks, landscaping, stormwater management facilities consisting of a dry extended release detention basin, MRC tank, and associated fine grading on the site. The project proposes 6.5 acres of tree clearing to complete a portion of the development and stormwater facility. All tree clearing will occur during the winter months (October 1 – March 31).

Because the buildings are in good standing, and since the applicant will adhere to winter tree cutting, we believe the project will have “*no effect*” on listed species.

Could you please review the attached documents and provide us with some direction on what our next steps should be to move towards a No Effect or NLAA determination?

I appreciate your time!

Regards,
Adam

Adam L. Greathouse Permitting Specialist, Safety Tier 4
100 McMorris Road, Pittsburgh PA 15205 P:(412) 275-3793 F:(412) 921-9960
E:agreathouse@gatewayengineers.com

The Gateway Engineers, Inc. People, Projects, and Purpose. www.gatewayengineers.com

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United States Department of the Interior



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

In Reply Refer To:

01/29/2026 15:36:45 UTC

Project Code: 2026-0042643

Project Name: Marion Manor Townhomes

Subject: List of threatened and endangered species that may occur in your proposed project location or may be affected by your proposed project

To Whom It May Concern:

The enclosed species list identifies threatened, endangered, proposed and candidate species, as well as proposed and final designated critical habitat, that may occur within the boundary of your proposed project and/or may be affected by your proposed project. The species list fulfills the requirements of the U.S. Fish and Wildlife Service (Service) under section 7(c) of the Endangered Species Act (Act) of 1973, as amended (16 U.S.C. 1531 *et seq.*).

New information based on updated surveys, changes in the abundance and distribution of species, changed habitat conditions, or other factors could change this list. Please feel free to contact us if you need more current information or assistance regarding the potential impacts to federally proposed, listed, and candidate species and federally designated and proposed critical habitat. Please note that under 50 CFR 402.12(e) of the regulations implementing section 7 of the Act, the accuracy of this species list should be verified after 90 days. This verification can be completed formally or informally as desired. The Service recommends that verification be completed by visiting the IPaC website at regular intervals during project planning and implementation for updates to species lists and information. An updated list may be requested through the IPaC system by completing the same process used to receive the enclosed list.

The purpose of the Act is to provide a means whereby threatened and endangered species and the ecosystems upon which they depend may be conserved. Under sections 7(a)(1) and 7(a)(2) of the Act and its implementing regulations (50 CFR 402 *et seq.*), Federal agencies are required to utilize their authorities to carry out programs for the conservation of threatened and endangered species and to determine whether projects may affect threatened and endangered species and/or designated critical habitat.

A Biological Assessment is required for construction projects (or other undertakings having similar physical impacts) that are major Federal actions significantly affecting the quality of the human environment as defined in the National Environmental Policy Act (42 U.S.C. 4332(2)(c)). For projects other than major construction activities, the Service suggests that a biological

evaluation similar to a Biological Assessment be prepared to determine whether the project may affect listed or proposed species and/or designated or proposed critical habitat. Recommended contents of a Biological Assessment are described at 50 CFR 402.12.

If a Federal agency determines, based on the Biological Assessment or biological evaluation, that listed species and/or designated critical habitat may be affected by the proposed project, the agency is required to consult with the Service pursuant to 50 CFR 402. In addition, the Service recommends that candidate species, proposed species and proposed critical habitat be addressed within the consultation. More information on the regulations and procedures for section 7 consultation, including the role of permit or license applicants, can be found in the "Endangered Species Consultation Handbook" at:

<https://www.fws.gov/sites/default/files/documents/endangered-species-consultation-handbook.pdf>

Migratory Birds: In addition to responsibilities to protect threatened and endangered species under the Endangered Species Act (ESA), there are additional responsibilities under the Migratory Bird Treaty Act (MBTA) and the Bald and Golden Eagle Protection Act (BGEPA) to protect native birds from project-related impacts. Any activity resulting in take of migratory birds, including eagles, is prohibited unless otherwise permitted by the U.S. Fish and Wildlife Service (50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)). For more information regarding these Acts see <https://www.fws.gov/program/migratory-bird-permit/what-we-do>.

It is the responsibility of the project proponent to comply with these Acts by identifying potential impacts to migratory birds and eagles within applicable NEPA documents (when there is a federal nexus) or a Bird/Eagle Conservation Plan (when there is no federal nexus). Proponents should implement conservation measures to avoid or minimize the production of project-related stressors or minimize the exposure of birds and their resources to the project-related stressors. For more information on avian stressors and recommended conservation measures see <https://www.fws.gov/library/collections/threats-birds>.

In addition to MBTA and BGEPA, Executive Order 13186: *Responsibilities of Federal Agencies to Protect Migratory Birds*, obligates all Federal agencies that engage in or authorize activities that might affect migratory birds, to minimize those effects and encourage conservation measures that will improve bird populations. Executive Order 13186 provides for the protection of both migratory birds and migratory bird habitat. For information regarding the implementation of Executive Order 13186, please visit <https://www.fws.gov/partner/council-conservation-migratory-birds>.

We appreciate your concern for threatened and endangered species. The Service encourages Federal agencies to include conservation of threatened and endangered species into their project planning to further the purposes of the Act. Please include the Consultation Code in the header of this letter with any request for consultation or correspondence about your project that you submit to our office.

Attachment(s):

- Official Species List

- USFWS National Wildlife Refuges and Fish Hatcheries

OFFICIAL SPECIES LIST

This list is provided pursuant to Section 7 of the Endangered Species Act, and fulfills the requirement for Federal agencies to "request of the Secretary of the Interior information whether any species which is listed or proposed to be listed may be present in the area of a proposed action".

This species list is provided by:

Pennsylvania Ecological Services Field Office

110 Radnor Road Suite 101

State College, PA 16801-7987

(814) 234-4090

PROJECT SUMMARY

Project Code: 2026-0042643

Project Name: Marion Manor Townhomes

Project Type: Residential Construction

Project Description: Split Rock Real Estate Partners, LLC is proposing to construct a new residential townhouse complex located at 2695 Winchester Drive in the City of Pittsburgh. The site is currently occupied by an assisted living facility and day care. The proposed construction will include demolition of the existing structures, parking lots, and appurtenances, mass grading, construction of 124 townhome units, a clubhouse, pickleball courts, new roadways, sidewalks, landscaping, stormwater management facilities consisting of a dry extended release detention basin, MRC tank, and associated fine grading on the site. Construction will commence sometime in the next 1-2 years once permitting is finalized.

Project Location:

The approximate location of the project can be viewed in Google Maps: <https://www.google.com/maps/@40.4089091,-80.04187443204276,14z>



Counties: Allegheny County, Pennsylvania

ENDANGERED SPECIES ACT SPECIES

There is a total of 3 threatened, endangered, or candidate species on this species list.

Species on this list should be considered in an effects analysis for your project and could include species that exist in another geographic area. For example, certain fish may appear on the species list because a project could affect downstream species.

IPaC does not display listed species or critical habitats under the sole jurisdiction of NOAA Fisheries¹, as USFWS does not have the authority to speak on behalf of NOAA and the Department of Commerce.

See the "Critical habitats" section below for those critical habitats that lie wholly or partially within your project area under this office's jurisdiction. Please contact the designated FWS office if you have questions.

-
1. [NOAA Fisheries](#), also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

MAMMALS

NAME	STATUS
Indiana Bat <i>Myotis sodalis</i> There is final critical habitat for this species. Your location does not overlap the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/5949	Endangered
Tricolored Bat <i>Perimyotis subflavus</i> No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/10515	Proposed Endangered

INSECTS

NAME	STATUS
Monarch Butterfly <i>Danaus plexippus</i> There is proposed critical habitat for this species. Your location does not overlap the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/9743	Proposed Threatened

CRITICAL HABITATS

THERE ARE NO CRITICAL HABITATS WITHIN YOUR PROJECT AREA UNDER THIS OFFICE'S JURISDICTION.

YOU ARE STILL REQUIRED TO DETERMINE IF YOUR PROJECT(S) MAY HAVE EFFECTS ON ALL ABOVE LISTED SPECIES.

USFWS NATIONAL WILDLIFE REFUGE LANDS AND FISH HATCHERIES

Any activity proposed on lands managed by the [National Wildlife Refuge](#) system must undergo a 'Compatibility Determination' conducted by the Refuge. Please contact the individual Refuges to discuss any questions or concerns.

THERE ARE NO REFUGE LANDS OR FISH HATCHERIES WITHIN YOUR PROJECT AREA.

IPAC USER CONTACT INFORMATION

Agency: The Gateway Engineers, Inc.
Name: Alex Kijowski
Address: 100 McMorris Road
City: Pittsburgh
State: PA
Zip: 15205
Email: akijowski@gatewayengineers.com
Phone: 4124092385



United States Department of the Interior



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

In Reply Refer To:
Project code: 2026-0042643
Project Name: Marion Manor Townhomes

02/10/2026 14:50:18 UTC

Federal Nexus: yes
Federal Action Agency (if applicable):

Subject: Technical assistance for 'Marion Manor Townhomes'

Dear Alex Kijowski:

This letter records your determination using the Information for Planning and Consultation (IPaC) system provided to the U.S. Fish and Wildlife Service (Service) on February 10, 2026, for “Marion Manor Townhomes” (here forward, Project). This project has been assigned Project Code 2026-0042643 and all future correspondence should clearly reference this number.

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

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

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

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

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

Consultation with the Service is not complete. Further consultation or coordination with the Service is necessary for those species or designated critical habitats with a determination of "May Affect". Please contact our Pennsylvania Ecological Services Field Office to discuss methods to avoid or minimize potential adverse effects to those species or designated critical habitats.

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

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

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

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

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

Action Description

You provided to IPaC the following name and description for the subject Action.

1. Name

Marion Manor Townhomes

2. Description

The following description was provided for the project 'Marion Manor Townhomes':

Split Rock Real Estate Partners, LLC is proposing to construct a new residential townhouse complex located at 2695 Winchester Drive in the City of Pittsburgh. The site is currently occupied by an assisted living facility and day care. The proposed construction will include demolition of the existing structures, parking lots, and appurtenances, mass grading, construction of 124 townhome units, a clubhouse, pickleball courts, new roadways, sidewalks, landscaping, stormwater management facilities consisting of a dry extended release detention basin, MRC tank, and associated fine grading on the site. Construction will commence sometime in the next 1-2 years once permitting is finalized.

The approximate location of the project can be viewed in Google Maps: <https://www.google.com/maps/@40.4089091,-80.04187443204276,14z>



QUALIFICATION INTERVIEW

1. As a representative of this project, do you agree that all items submitted represent the complete scope of the project details and you will answer questions truthfully?

Yes

2. Does the proposed project include, or is it reasonably certain to cause, intentional take of listed species?

Note: This question could refer to research, direct species management, surveys, and/or studies that include intentional handling/encountering, harassment, collection, or capturing of any individual of a federally listed threatened, endangered, or proposed species.

No

3. Is the action authorized, permitted, licensed, funded, or being carried out by a Federal agency in whole or in part?

Note: for projects in Pennsylvania: Projects requiring authorization under Section 404 of the Clean Water Act and/or Section 10 of the Rivers and Harbors Act would be considered as having a federal nexus. Since the U.S. Army Corps of Engineers (Corps) has issued the Pennsylvania State Programmatic General Permit (PASPGP), which may be verified by the PA Department of Environmental Protection or certain Conservation Districts, the need to receive a Corps authorization to perform the work under the PASPGP serves as a federal nexus. As such, if proposing to use the PASPGP, you would answer 'yes' to this question.

Yes

4. Are you including in this analysis all impacts to federally listed species that may result from the entirety of the project (not just the activities under federal jurisdiction)?

Note: If there are project activities that will impact listed species that are considered to be outside of the jurisdiction of the federal action agency submitting this key, contact your local Ecological Services Field Office to determine whether it is appropriate to use this key. If your Ecological Services Field Office agrees that impacts to listed species that are outside the federal action agency's jurisdiction will be addressed through a separate process, you can answer yes to this question and continue through the key.

Yes

5. Are you the lead federal action agency or designated non-federal representative requesting concurrence on behalf of the lead Federal Action Agency?

No

6. Is the lead federal action agency the Environmental Protection Agency (EPA) or Federal Communications Commission (FCC)?

No

7. Is the lead federal action agency the Federal Energy Regulatory Commission (FERC)?

No

8. Is the lead federal action agency the Natural Resources Conservation Service?

No

9. Will the proposed project involve the use or storage of herbicide?

No

10. Will the proposed project involve herbaceous native vegetation removal (including prescribed fire that would result in burning of plants) or mowing?

Yes

11. Does any component of the project associated with this action include activities or structures that may pose a collision risk to **birds** (e.g., plane-based surveys, new or enlarged communication towers or broadcast towers, high voltage transmission lines, any type of towers with or without guy wires)?

No

12. Will the proposed project involve demolition, rehabilitation, property elevation, renovation, and/or rebuilding of one or more existing buildings (e.g., residential, commercial and industrial buildings, or utilities)? Note: if project activities include modification of bridges and/or culverts, answer this question "No".

Yes

13. Is the entire project footprint, including staging areas, currently developed or hard surfaced (i.e., the site consists entirely of existing roads, sidewalks, buildings, driveways, routinely mown grass etc.) and does not contain any undeveloped and/or previously undisturbed vegetated areas, including any trees that may be impacted by the project?

No

14. Does your project involve excessive noise (e.g. jackhammer or other equipment use outside a building that requires hearing protection for the operator), new hydrological impacts (e.g., changes to stormwater discharge), or impacts to structures that are being used by any federally endangered or threatened species (e.g., roosting Indiana bats, nesting piping plover or roseate tern using gravel or paved surfaces, etc.) or are there known reports of species using areas within the project footprint? Note: If unsure, answer no or conduct a site survey to ensure that listed species are not present.

No

15. Will completion of this project require clearing or land disturbance of any areas that were not already developed and/or disturbed prior to the start of the proposed project?

Note: Examples of land disturbance may include, but are not limited to, grading, tree or vegetation removal, excavation, etc.

Yes

16. Will the proposed project involve earth moving or other ground disturbance that could cause erosion and sedimentation, and/or contamination within 300 feet of a freshwater wetland or along a stream?

Note: Answer "Yes" to this question if erosion and sediment control measures will be used.

Yes

17. Will the proposed project impact streams or tributaries of streams where listed species may be present through activities such as, but not limited to, valley fills, large-scale vegetation removal that could result in ground destabilization, and/or change in site topography?

No

18. Will the proposed project involve vegetation removal within 300 feet of a perennial stream bank where aquatic listed species may be present?

No

19. Will erosion and sedimentation control Best Management Practices (BMPs) associated with applicable state and/or Federal permits, be applied to the project?

Note: If BMPs have been provided by and/or coordinated with and approved by the appropriate Ecological Services Field Office, answer "Yes" to this question.

Yes

20. Is the project being funded, lead, or managed in whole or in part by U.S Fish and Wildlife Restoration and Recovery Program (e.g., Partners, Coastal, Fisheries, Wildlife and Sport Fish Restoration, Refuges)?

No

21. Does the proposed project involve construction or installation of a non-commercial boat dock on a stream?

No

22. Does any component of the project associated with this action include activities or structures that may pose a collision risk to **bats** (e.g., plane-based surveys, land-based or offshore wind)?

No

23. Will the proposed project result in permanent changes to surface water or groundwater quantity, retention, quality or timing in areas where **bats** may be present?

No

24. Will the proposed project affect wetlands in areas where **bats** may be present?

No

25. Will the proposed project involve blasting where bats may be present?

No

26. Does the project intersect the Indiana bat species list area?

Automatically answered

Yes

27. Are there any caves, mines, or mine features that are suitable for hibernating Indiana bats within the area expected to be impacted by the project?

No

28. Has a presence/probable absence bat survey following the [Service's Range-wide Indiana Bat and Northern long-eared Bat Survey Guidelines](#) been conducted within the action area?

No

29. Does the project involve removal or modification of a human-made structure (barn, house, or other building) known or suspected to contain roosting bats? **Note:** Most maintenance and general human disturbance in and around structures will not affect Indiana bats as bats roosting in human structures are adjusted to a certain level of routine noise and are generally expected to roost away from areas with excessive disturbance. Answer 'no' if the proposed action will not include disturbance to human structures known or suspected to contain roosting bats or if the structure does not offer suitable roosting habitat for northern long-eared bats. If unsure, answer 'yes.'

No

30. Does the project include removal/modification of an existing culvert?

No

31. Does the project include removal/modification of an existing bridge?

No

32. Are trees present within 1000 feet of the action area?

Note: If there are trees within the action area that are of a sufficient size to be potential roosts for bats (i.e., live trees and/or snags ≥ 5 inches dbh (12.7 centimeter), answer "Yes". If unsure, answer "Yes." Or refer to Appendix A of the Range-wide Indiana Bat and Northern Long-Eared Bat Survey Guidelines for definitions and an assessment form that will assist you in determining if suitable habitat is present within your project's action area. Suitable summer habitat for Indiana bat consists of a wide variety of forested/wooded habitats where they roost, forage, and travel and may also include some adjacent and interspersed non-forested habitats such as emergent wetlands and adjacent edges of agricultural fields, old fields and pastures. This includes forests and woodlots containing potential roosts (i.e., live trees and/or snags ≥ 5 inches dbh (12.7 centimeter) that have exfoliating bark, cracks, crevices, and/or hollows), as well as linear features such as fencerows, riparian forests, and other wooded corridors. These wooded areas may be dense or loose aggregates of trees with variable amounts of canopy closure. Individual trees may be considered suitable habitat when they exhibit the characteristics of a potential roost tree and are located within 1,000 feet (305 meters) of other forested/wooded habitat.

Yes

33. Will the project include tree cutting, other means of knocking down or bringing down trees, or tree trimming?

Yes

34. Is the project related to the production of coal, including projects that support the mining of coal, as well as the production and/or distribution of energy produced from coal?

No

35. Does the project include emergency cutting or trimming of hazard trees in order to remove an imminent threat to human safety or property?

No

36. Does the project intersect with the 0- 9.9% forest density category?

Automatically answered

Yes

37. Will the action cause trees to be cut, knocked down, or otherwise brought down across an area greater than 0.5 acre in total extent?

Yes

38. Does the project intersect the Small-anthered bittercress species list area?

Automatically answered

No

39. Does the project intersect the Smooth Coneflower species list area?

Automatically answered

No

40. Do you have any other documents that you want to include with this submission?

No

PROJECT QUESTIONNAIRE

1. Approximately how many acres of trees would the proposed project remove?

6.5

2. Approximately how many total acres of disturbance are within the disturbance/ construction limits of the proposed project?

18.2

3. Briefly describe the habitat within the construction/disturbance limits of the project site.

A former assisted living facility and daycare center exists on the site, with wooded areas present around the existing building, access roads, and pavement. The site is located within the city of Pittsburgh, and is surrounded by suburban neighborhoods.

IPAC USER CONTACT INFORMATION

Agency: The Gateway Engineers, Inc.
Name: Alex Kijowski
Address: 100 McMorris Road
City: Pittsburgh
State: PA
Zip: 15205
Email: akijowski@gatewayengineers.com
Phone: 4124092385



United States Department of the Interior



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

In Reply Refer To:
Project code: 2026-0042643
Project Name: Marion Manor Townhomes

02/10/2026 15:19:12 UTC

Federal Nexus: yes
Federal Action Agency (if applicable):

Subject: Technical assistance for 'Marion Manor Townhomes'

Dear Alex Kijowski:

This letter records your determination using the Information for Planning and Consultation (IPaC) system provided to the U.S. Fish and Wildlife Service (Service) on February 10, 2026, for 'Marion Manor Townhomes' (here forward, Project). This project has been assigned Project Code 2026-0042643 and all future correspondence should clearly reference this number. **Please carefully review this letter. Your Endangered Species Act (Act) requirements are not complete.**

Ensuring Accurate Determinations When Using IPaC

The Service developed the IPaC system and associated species' determination keys in accordance with the Endangered Species Act of 1973 (ESA; 87 Stat. 884, as amended; 16 U.S.C. 1531 et seq.) and based on a standing analysis. All information submitted by the Project proponent into IPaC must accurately represent the full scope and details of the Project. **Failure to accurately represent or implement the Project as detailed in IPaC or the Northern Long-eared Bat and Tricolored Bat Range-wide Determination Key (Dkey), invalidates this letter.**

Determination for the Northern Long-Eared Bat and Tricolored Bat

Based on your IPaC submission and a standing analysis completed by the Service, you determined the proposed Project will have the following effect determinations:

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

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

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

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

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

You may coordinate with our Office to determine whether the Action may cause prohibited take of the species listed above.

Conclusion

Consultation with the Service is not complete. Further consultation or coordination with the Service is necessary for those species or designated critical habitats with a determination of “May Affect.” A “May Affect” determination in this key indicates that the project, as entered, is not consistent with the questions in the key. Not all projects that reach a “May Affect” determination are anticipated to result in adverse impacts to listed species. These projects may result in a “No Effect”, “May Affect, Not Likely to Adversely Affect”, or “May Affect, Likely to Adversely Affect” determination depending on the details of the project. Please contact our Pennsylvania Ecological Services Field Office to discuss methods to avoid or minimize potential adverse effects to those species or designated critical habitats.

Action Description

You provided to IPaC the following name and description for the subject Action.

1. Name

Marion Manor Townhomes

2. Description

The following description was provided for the project 'Marion Manor Townhomes':

Split Rock Real Estate Partners, LLC is proposing to construct a new residential townhouse complex located at 2695 Winchester Drive in the City of Pittsburgh. The site is currently occupied by an assisted living facility and day care. The proposed construction will include demolition of the existing structures, parking lots, and appurtenances, mass grading, construction of 124 townhome units, a clubhouse, pickleball courts, new roadways, sidewalks, landscaping, stormwater management facilities consisting of a dry extended release detention basin, MRC tank, and associated fine grading on the site. Construction will commence sometime in the next 1-2 years once permitting is finalized.

The approximate location of the project can be viewed in Google Maps: <https://www.google.com/maps/@40.4089091,-80.04187443204276,14z>



DETERMINATION KEY RESULT

Based on the answers provided, the proposed Action is consistent with a determination of “may affect” for a least one species covered by this determination key.

QUALIFICATION INTERVIEW

1. Does the proposed project include, or is it reasonably certain to cause, intentional take of listed bats or any other listed species?

Note: Intentional take is defined as take that is the intended result of a project. Intentional take could refer to research, direct species management, surveys, and/or studies that include intentional handling/encountering, harassment, collection, or capturing of any individual of a federally listed threatened, endangered or proposed species?

No

2. Is the action area wholly within Zone 2 of the year-round active area for northern long-eared bat and/or tricolored bat?

Automatically answered

No

3. Does the action area intersect Zone 1 of the year-round active area for northern long-eared bat and/or tricolored bat?

Automatically answered

No

4. Does any component of the action involve leasing, construction or operation of wind turbines? Answer 'yes' if the activities considered are conducted with the intention of gathering survey information to inform the leasing, construction, or operation of wind turbines.

No

5. Is the proposed action authorized, permitted, licensed, funded, or being carried out by a Federal agency in whole or in part?

Note for projects in Pennsylvania: Projects requiring authorization under Section 404 of the Clean Water Act and/or Section 10 of the Rivers and Harbors Act would be considered as having a federal nexus. Since the U.S. Army Corps of Engineers (Corps) has issued the Pennsylvania State Programmatic General Permit (PASPGP), which may be verified by the PA Department of Environmental Protection or certain Conservation Districts, the need to receive a Corps authorization to perform the work under the PASPGP serves as a federal nexus. As such, if proposing to use the PASPGP, you would answer ‘yes’ to this question.

Yes

6. Is the Federal Highway Administration (FHWA), Federal Railroad Administration (FRA), or Federal Transit Administration (FTA) funding or authorizing the proposed action, in whole or in part?

No

7. Are you an employee of the federal action agency or have you been officially designated in writing by the agency as its designated non-federal representative for the purposes of Endangered Species Act Section 7 informal consultation per 50 CFR § 402.08?

Note: This key may be used for federal actions and for non-federal actions to facilitate section 7 consultation and to help determine whether an incidental take permit may be needed, respectively. This question is for information purposes only.

No

8. Is the lead federal action agency the Environmental Protection Agency (EPA) or Federal Communications Commission (FCC)? Is the Environmental Protection Agency (EPA) or Federal Communications Commission (FCC) funding or authorizing the proposed action, in whole or in part?

No

9. Is the lead federal action agency the Federal Energy Regulatory Commission (FERC)?

No

10. [Semantic] Is the action area located within 0.5 miles of a known bat hibernaculum or winter roost? Note: The map queried for this question contains proprietary information and cannot be displayed. If you need additional information, please contact your state wildlife agency.

Automatically answered

No

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

No

12. Does the action area contain (1) talus or (2) anthropogenic or naturally formed rock shelters or crevices in rocky outcrops, rock faces or cliffs?

No

13. Will the action cause effects to a bridge?

Note: Covered bridges should be considered as bridges in this question.

No

14. Will the action result in effects to a culvert or tunnel at any time of year?

No

15. Are trees present within 1000 feet of the action area?

Note: If there are trees within the action area that are of a sufficient size to be potential roosts for bats answer "Yes". If unsure, additional information defining suitable summer habitat for the northern long-eared bat and tricolored bat can be found in Appendix A of the USFWS' Range-wide Indiana Bat and Northern long-eared bat Survey Guidelines at: <https://www.fws.gov/media/range-wide-indiana-bat-and-northern-long-eared-bat-survey-guidelines>.

Yes

16. Does the action include the intentional exclusion of bats from a building or building-like structure? **Note:** Exclusion is conducted to deny bats' entry or reentry into a building. To be effective and to avoid harming bats, it should be done according to established standards. If your action includes bat exclusion and you are unsure whether northern long-eared bats or tricolored bats are present, answer "Yes." Answer "No" if there are no signs of bat use in the building/structure. If unsure, contact your local Ecological Services Field Office to help assess whether northern long-eared bats or tricolored bats may be present. Contact a Nuisance Wildlife Control Operator (NWCO) for help in how to exclude bats from a structure safely without causing harm to the bats (to find a NWCO certified in bat standards, search the Internet using the search term "National Wildlife Control Operators Association bats"). Also see the White-Nose Syndrome Response Team's guide for bat control in structures.

No

17. Does the action involve removal, modification, or maintenance of a human-made building-like structure (barn, house, or other building) **known or suspected to contain roosting bats?**

No

18. Will the action cause construction of one or more new roads open to the public?

For federal actions, answer 'yes' when the construction or operation of these facilities is either (1) part of the federal action or (2) would not occur but for an action taken by a federal agency (federal permit, funding, etc.).

No

19. Will the action include or cause any construction or other activity that is reasonably certain to increase average night-time traffic permanently or temporarily on one or more existing roads? **Note:** For federal actions, answer 'yes' when the construction or operation of these facilities is either (1) part of the federal action or (2) would not occur but for an action taken by a federal agency (federal permit, funding, etc.). .

No

20. Will the action include or cause any construction or other activity that is reasonably certain to increase the number of travel lanes on an existing thoroughfare?

For federal actions, answer 'yes' when the construction or operation of these facilities is either (1) part of the federal action or (2) would not occur but for an action taken by a federal agency (federal permit, funding, etc.).

No

21. Will the proposed Action involve the creation of a new water-borne contaminant source (e.g., leachate pond, pits containing chemicals that are not NSF/ANSI 60 compliant)?

Note: For information regarding NSF/ANSI 60 please visit <https://www.nsf.org/knowledge-library/nsf-ansi-standard-60-drinking-water-treatment-chemicals-health-effects>

No

22. Will the proposed action involve the creation of a new point source discharge from a facility other than a water treatment plant or storm water system?

No

23. Will the action include drilling or blasting?

No

24. Will the action involve military training (e.g., smoke operations, obscurant operations, exploding munitions, artillery fire, range use, helicopter or fixed wing aircraft use at night)?

No

25. Will the proposed action involve the use of herbicides or pesticides (e.g., fungicides, insecticides, or rodenticides)?

No

26. Will the action include or cause activities that are reasonably certain to cause chronic or intense nighttime noise (above current levels of ambient noise in the area) in suitable summer habitat for the northern long-eared bat or tricolored bat during the active season?

Chronic noise is noise that is continuous or occurs repeatedly again and again for a long time. Sources of chronic or intense noise that could cause adverse effects to bats may include, but are not limited to: road traffic; trains; aircraft; industrial activities; gas compressor stations; loud music; crowds; oil and gas extraction; construction; and mining.

Note: Additional information defining suitable summer habitat for the northern long-eared bat and tricolored bat can be found in Appendix A of the USFWS' Range-wide Indiana Bat and Northern long-eared bat Survey Guidelines at: <https://www.fws.gov/media/range-wide-indiana-bat-and-northern-long-eared-bat-survey-guidelines>.

No

27. Does the action include, or is it reasonably certain to cause, the use of permanent or temporary artificial lighting within 1000 feet of suitable northern long-eared bat or tricolored bat roosting habitat?

Note: Additional information defining suitable summer habitat for the northern long-eared bat and tricolored bat can be found in Appendix A of the USFWS' Range-wide Indiana Bat and Northern long-eared bat Survey Guidelines at: <https://www.fws.gov/media/range-wide-indiana-bat-and-northern-long-eared-bat-survey-guidelines>.

No

28. Will the action include tree cutting or other means of knocking down or bringing down trees, tree topping, or tree trimming?

Yes

29. Is the project related to the production of coal, including projects that support the mining of coal, as well as the production and/or distribution of energy produced from coal?

No

30. Will the proposed action occur exclusively in an already established and currently maintained utility right-of-way?

No

31. Does the action include emergency cutting or trimming of hazard trees in order to remove an imminent threat to human safety or property? See hazard tree note at the bottom of the key for text that will be added to response letters

Note: A "hazard tree" is a tree that is an immediate threat to lives, public health and safety, or improved property.

No

32. Does the project intersect with the 0- 9.9% forest density category?

Automatically answered

Yes

33. Does the project intersect with the 10.0- 19.9% forest density category map?

Automatically answered

No

34. Does the project intersect with the 20.0- 29.9% forest density category map?

Automatically answered

No

35. Does the project intersect with the 30.0- 100% forest density category map?

Automatically answered

No

36. Will the action cause trees to be cut, knocked down, or otherwise brought down across an area greater than 0.5 acre in total extent?

Yes

37. Does the action area intersect the tricolored bat species list area?

Automatically answered

Yes

38. Is the action area located within 0.5-mile of radius of an entrance/opening to any known tricolored bat hibernacula or winter roost?

Note: The map queried for this question contains proprietary information and cannot be displayed. If you need additional information, please contact your state wildlife agency.

Automatically answered

No

39. [Semantic] Is the action area located within 0.25 miles of a culvert that is known to be occupied by northern long-eared or tricolored bats? **Note:** The map queried for this question contains proprietary information and cannot be displayed. If you need additional information, please contact your State wildlife agency.

Automatically answered

No

40. Has a presence/probable absence bat survey targeting the [tricolored bat and following the Service's Range-wide Indiana Bat and Northern Long-Eared Bat Survey Guidelines](#) been conducted within the project area?

No

41. Is suitable summer habitat for the tricolored bat present within 1000 feet of project activities?
(If unsure, answer ""Yes."")

Note: If there are trees within the action area that may provide potential roosts for tricolored bats (e.g., clusters of leaves in live and dead deciduous trees, Spanish moss (*Tillandsia usneoides*), clusters of dead pine needles of large live pines) answer ""Yes."" For a complete definition of suitable summer habitat for the tricolored bat, please see Appendix A in the [Service's Range-wide Indiana Bat and Northern long-eared Bat Survey Guidelines](#).

Yes

42. Do you have any documents that you want to include with this submission?

No

PROJECT QUESTIONNAIRE

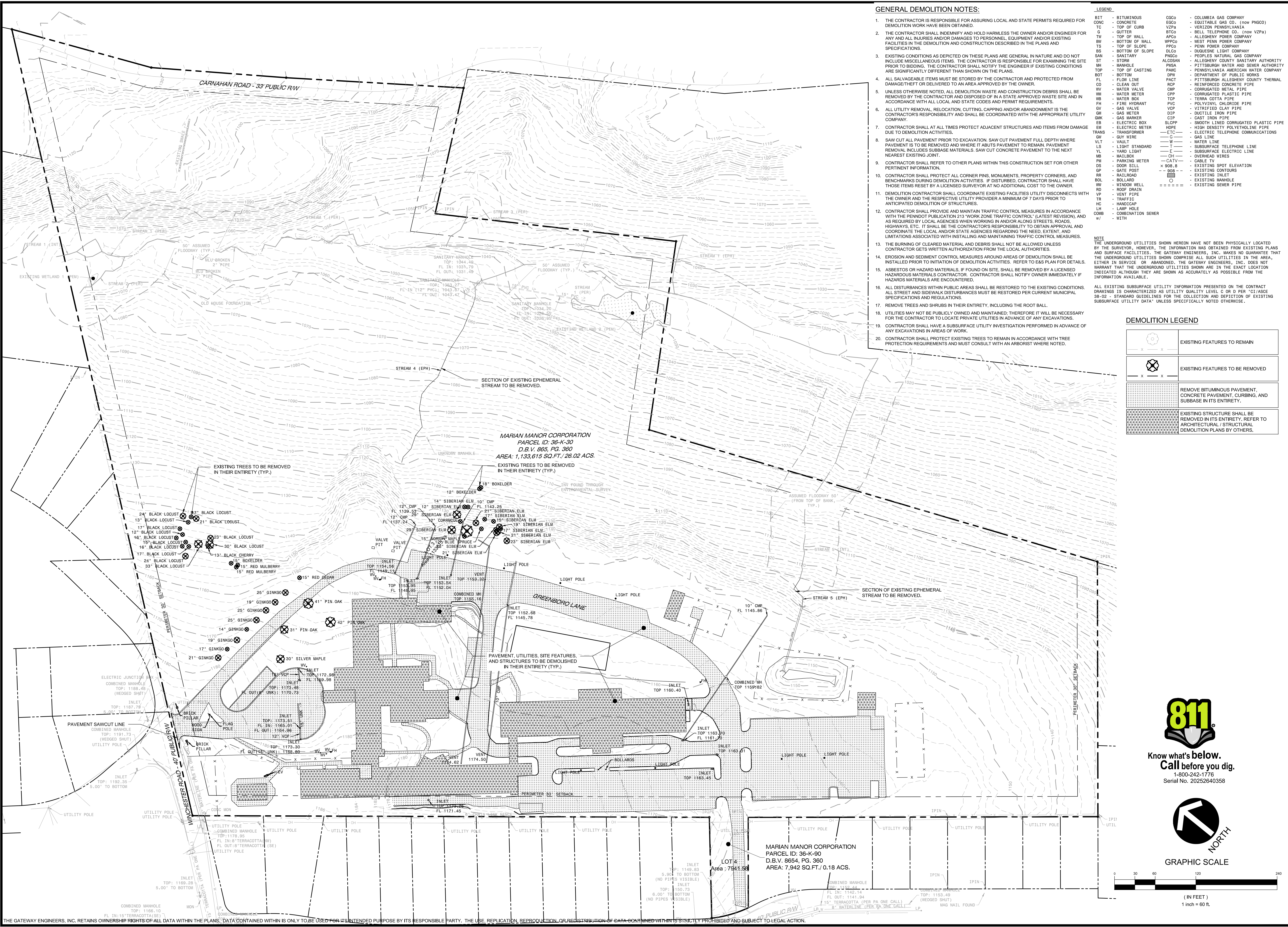
Enter the extent of the action area (in acres) from which trees will be removed - round up to the nearest tenth of an acre. For this question, include the entire area where tree removal will take place, even if some live or dead trees will be left standing.

6.5

IPAC USER CONTACT INFORMATION

Agency: The Gateway Engineers, Inc.
Name: Alex Kijowski
Address: 100 McMorris Road
City: Pittsburgh
State: PA
Zip: 15205
Email: akijowski@gatewayengineers.com
Phone: 4124092385

Plot & File Name: C:\Projects\47000\47000.dwg Marion Manor Residential Development-0000 Civil\Drawings\Sheet\050-Existing Conditions and Demo Plan.dwg
Plot Date: 09/20/2024 12:48 PM
User: J. [Name]



GENERAL DEMOLITION NOTES:

1. THE CONTRACTOR IS RESPONSIBLE FOR ASSURING LOCAL AND STATE PERMITS REQUIRED FOR DEMOLITION WORK HAVE BEEN OBTAINED.
2. THE CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS THE OWNER AND/OR ENGINEER FOR ANY AND ALL INJURIES AND/OR DAMAGES TO PERSONNEL, EQUIPMENT AND/OR EXISTING FACILITIES IN THE DEMOLITION AND CONSTRUCTION DESCRIBED IN THE PLANS AND SPECIFICATIONS.
3. EXISTING CONDITIONS AS DEPICTED ON THESE PLANS ARE GENERAL IN NATURE AND DO NOT INCLUDE MISCELLANEOUS ITEMS. THE CONTRACTOR IS RESPONSIBLE FOR EXAMINING THE SITE PRIOR TO BIDDING. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IF EXISTING CONDITIONS ARE SIGNIFICANTLY DIFFERENT THAN SHOWN ON THE PLANS.
4. ALL SALVAGEABLE ITEMS MUST BE STORED BY THE CONTRACTOR AND PROTECTED FROM DAMAGE/THEFT OR DELIVERED TO AN AREA APPROVED BY THE OWNER.
5. UNLESS OTHERWISE NOTED, ALL DEMOLITION WASTE AND CONSTRUCTION DEBRIS SHALL BE REMOVED BY THE CONTRACTOR AND DISPOSED OF IN A STATE APPROVED WASTE SITE AND IN ACCORDANCE WITH ALL LOCAL AND STATE CODES AND PERMIT REQUIREMENTS.
6. ALL UTILITY REMOVAL, RELOCATION, CUTTING, CAPPING AND/OR ABANDONMENT IS THE CONTRACTOR'S RESPONSIBILITY AND SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY COMPANY.
7. CONTRACTOR SHALL AT ALL TIMES PROTECT ADJACENT STRUCTURES AND ITEMS FROM DAMAGE DUE TO DEMOLITION ACTIVITIES.
8. SAW CUT ALL PAVEMENT PRIOR TO EXCAVATION. SAW CUT PAVEMENT FULL DEPTH WHERE PAVEMENT IS TO BE REMOVED AND WHERE IT ABUTS PAVEMENT TO REMAIN. PAVEMENT REMOVAL INCLUDES SUBBASE MATERIALS. SAW CUT CONCRETE PAVEMENT TO THE NEXT NEAREST EXISTING JOINT.
9. CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN THIS CONSTRUCTION SET FOR OTHER PERTINENT INFORMATION.
10. CONTRACTOR SHALL PROTECT ALL CORNER PINS, MONUMENTS, PROPERTY CORNERS, AND BENCHMARKS DURING DEMOLITION ACTIVITIES. IF DISTURBED CONTRACTOR SHALL HAVE THOSE ITEMS RESET BY A LICENSED SURVEYOR AT NO ADDITIONAL COST TO THE OWNER.
11. DEMOLITION CONTRACTOR SHALL COORDINATE EXISTING FACILITIES UTILITY DISCONNECTS WITH THE OWNER AND THE RESPECTIVE UTILITY PROVIDER A MINIMUM OF 7 DAYS PRIOR TO ANTICIPATED DEMOLITION OF STRUCTURES.
12. CONTRACTOR SHALL PROVIDE AND MAINTAIN TRAFFIC CONTROL MEASURES IN ACCORDANCE WITH THE PENNDOT PUBLICATION 213 "WORK ZONE TRAFFIC CONTROL" (LATEST REVISION), AND AS REQUIRED BY LOCAL AGENCIES WHEN WORKING IN AND/OR ALONG STREETS, ROADS, HIGHWAYS, ETC. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN APPROVAL AND COORDINATE THE LOCAL AND/OR STATE AGENCIES REGARDING THE NEED, EXTENT, AND LIMITATIONS ASSOCIATED WITH INSTALLING AND MAINTAINING TRAFFIC CONTROL MEASURES.
13. THE BURNING OF CLEARED MATERIAL AND DEBRIS SHALL NOT BE ALLOWED UNLESS CONTRACTOR GETS WRITTEN AUTHORIZATION FROM THE LOCAL AUTHORITIES.
14. EROSION AND SEDIMENT CONTROL MEASURES AROUND AREAS OF DEMOLITION SHALL BE INSTALLED PRIOR TO INITIATION OF DEMOLITION ACTIVITIES. REFER TO E&S PLAN FOR DETAILS.
15. ASBESTOS OR HAZARDOUS MATERIALS, IF FOUND ON SITE, SHALL BE REMOVED BY A LICENSED HAZARDOUS MATERIALS CONTRACTOR. CONTRACTOR SHALL NOTIFY OWNER IMMEDIATELY IF HAZARDOUS MATERIALS ARE ENCOUNTERED.
16. ALL DISTURBANCES WITHIN PUBLIC AREAS SHALL BE RESTORED TO THE EXISTING CONDITIONS. ALL STREET AND SIDEWALK DISTURBANCES MUST BE RESTORED PER CURRENT MUNICIPAL SPECIFICATIONS AND REGULATIONS.
17. REMOVE TREES AND SHRUBS IN THEIR ENTIRETY, INCLUDING THE ROOT BALL.
18. UTILITIES MAY NOT BE PUBLICLY OWNED AND MAINTAINED, THEREFORE IT WILL BE NECESSARY FOR THE CONTRACTOR TO LOCATE PRIVATE UTILITIES IN ADVANCE OF ANY EXCAVATIONS.
19. CONTRACTOR SHALL HAVE A SUBSURFACE UTILITY INVESTIGATION PERFORMED IN ADVANCE OF ANY EXCAVATIONS IN AREAS OF WORK.
20. CONTRACTOR SHALL PROTECT EXISTING TREES TO REMAIN IN ACCORDANCE WITH TREE PROTECTION REQUIREMENTS AND MUST CONSULT WITH AN ARBORIST WHERE NOTED.

LEGEND

BIT	- BITUMINOUS	CGCO	- COLUMBIA GAS COMPANY
CONC	- CONCRETE	EGSO	- EQUITABLE GAS CO. (now PNGCO)
TC	- TOP OF CURB	VZPA	- VERIZON PENNSYLVANIA
G	- GUTTER	BTCCO	- BELL TELEPHONE CO. (now VZPA)
APCO	- TOP OF WALL	APCO	- ALLEGHENY POWER COMPANY
SW	- BOTTOM OF WALL	WPCCO	- WEST PENN POWER COMPANY
TS	- TOP OF SLOPE	PPCCO	- PENN POWER COMPANY
BS	- BOTTOM OF SLOPE	DLS	- DOMINION LIGHT COMPANY
SAN	- SANITARY	PNGCO	- PEOPLES NATURAL GAS COMPANY
ST	- STORM	ALCOSAN	- ALLEGHENY COUNTY SANITARY AUTHORITY
MH	- MANHOLE	PWSA	- PITTSBURGH WATER AND SEWER AUTHORITY
TOP	- TOP OF CASTING	PAWC	- PENNSYLVANIA AMERICAN WATER COMPANY
BOT	- BOTTOM	DPW	- DEPARTMENT OF PUBLIC WORKS
FL	- FLOW LINE	PACT	- PITTSBURGH ALLEGHENY COUNTY THERMAL
CO	- CLEAN OUT	RCP	- REINFORCED CONCRETE PIPE
WV	- WATER VALVE	CMP	- CORRUGATED METAL PIPE
WM	- WATER METER	CPP	- CORRUGATED PLASTIC PIPE
WB	- WATER BOX	TCP	- TERRAZZOTA PIPE
FI	- FIRE HYDRANT	PVC	- POLYVINYL CHLORIDE PIPE
GV	- GAS VALVE	VCP	- VITRIFIED CLAY PIPE
GM	- GAS METER	DIP	- DUCTILE IRON PIPE
QMK	- GAS MARKER	CIP	- CAST IRON PIPE
EB	- ELECTRIC BOX	SLCPP	- SMOOTH LINED CORRUGATED PLASTIC PIPE
EM	- ELECTRIC METER	HDPPE	- HIGH DENSITY POLYETHYLENE PIPE
TRANS	- TRANSFORMER	ETC	- ELECTRIC TELEPHONE COMMUNICATIONS
GW	- GUY WIRE	C	- GAS LINE
VLT	- VALVE	W	- WATER LINE
LS	- LIGHT STANDARD	T	- SUBSURFACE TELEPHONE LINE
FL	- FLAG LIGHT	E	- SUBSURFACE ELECTRIC LINE
MB	- MAILBOX	OH	- OVERHEAD WIRES
PM	- PARKING METER	CATV	- CABLE TV
DS	- DOOR SILL	X 808.8	- EXISTING SPOT ELEVATION
GP	- GATE POST	-- 808 --	- EXISTING CONTOURS
RR	- RAILROAD	---	- EXISTING INLET
RD	- ROAD	---	- EXISTING MANHOLE
WW	- WINDOW WELL	---	- EXISTING SEWER PIPE
ROF	- ROOF DRAIN	---	
VP	- VENT PIPE	---	
TR	- TRAFFIC	---	
HC	- HANDICAP	---	
LH	- LAMP HOLE	---	
COMB	- COMBINATION SEWER	---	
WI	- WITH	---	

DEMOLITION LEGEND

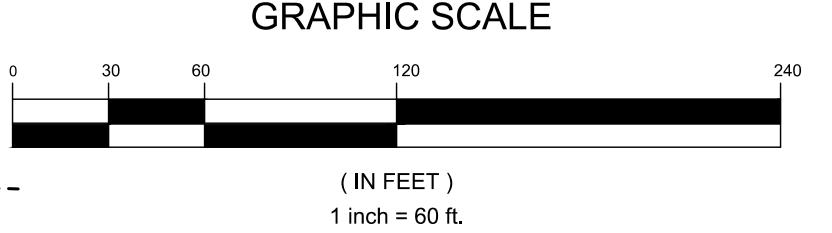
	EXISTING FEATURES TO REMAIN
	EXISTING FEATURES TO BE REMOVED
	REMOVE BITUMINOUS PAVEMENT, CONCRETE PAVEMENT, CURBING, AND SUBBASE IN ITS ENTIRETY.
	EXISTING STRUCTURE SHALL BE REMOVED IN ITS ENTIRETY, REFER TO ARCHITECTURAL/STRUCTURAL DEMOLITION PLANS BY OTHERS.

NOTE
THE UNDERGROUND UTILITIES SHOWN HEREON HAVE NOT BEEN PHYSICALLY LOCATED BY THE SURVEYOR, HOWEVER, THE INFORMATION WAS OBTAINED FROM EXISTING PLANS AND SURFACE FACILITIES. THE GATEWAY ENGINEERS, INC. MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE GATEWAY ENGINEERS, INC. DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE SHOWN AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE.

ALL EXISTING SUBSURFACE UTILITY INFORMATION PRESENTED ON THE CONTRACT DRAWINGS IS CHARACTERIZED AS UTILITY QUALITY LEVEL C OR D PER "GIS/ASSE 38-02 - STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA" UNLESS SPECIFICALLY NOTED OTHERWISE.



**Know what's below.
Call before you dig.**
1-800-242-1176
Serial No. 20252640358



GATEWAY ENGINEERS
A FULL-SERVICE CIVIL ENGINEERING FIRM
www.gatewayengineers.com
1100 W. 10th St., Suite 201
Pittsburgh, PA 15222

REVISION RECORD

No.	Date	Description
01		
02		
03		
04		
05		
06		
07		
08		

MARIAN MANOR TOWNHOMES
2895 WINCHESTER DRIVE
CITY OF PITTSBURGH, PA 15220

SPLIT ROCK REAL ESTATE PARTNERS, LLC
PREPARED FOR:
901 PENNSYLVANIA AVENUE, SUITE 11
PITTSBURGH, PA 15223

EXISTING CONDITIONS AND DEMOLITION PLAN
Project Number: C-47439-0000
Drawing Scale: 1" = 60'
Date Issued: SEPT. 2025
Index Number: _____
Drawn By: CRJ
Checked By: CRJ
Project Manager: CRJ

C050

REVISION RECORD

No.	Date	Description
01		
02		
03		
04		
05		
06		
07		
08		

MARION MANOR TOWNHOMES
2895 WINCHESTER DRIVE
CITY OF PITTSBURGH, PA 15220

SPLIT ROCK REAL ESTATE PARTNERS, LLC
901 PENNSYLVANIA AVENUE, SUITE 1
PITTSBURGH, PA 15233

OVERALL SITE PLAN

Project Number: C-47439-0000
Drawing Scale: 1" = 60'
Date Issued: SEPT. 2025
Index Number:
Drawn By: CRJ
Checked By: CRJ
Project Manager: CRJ

C100

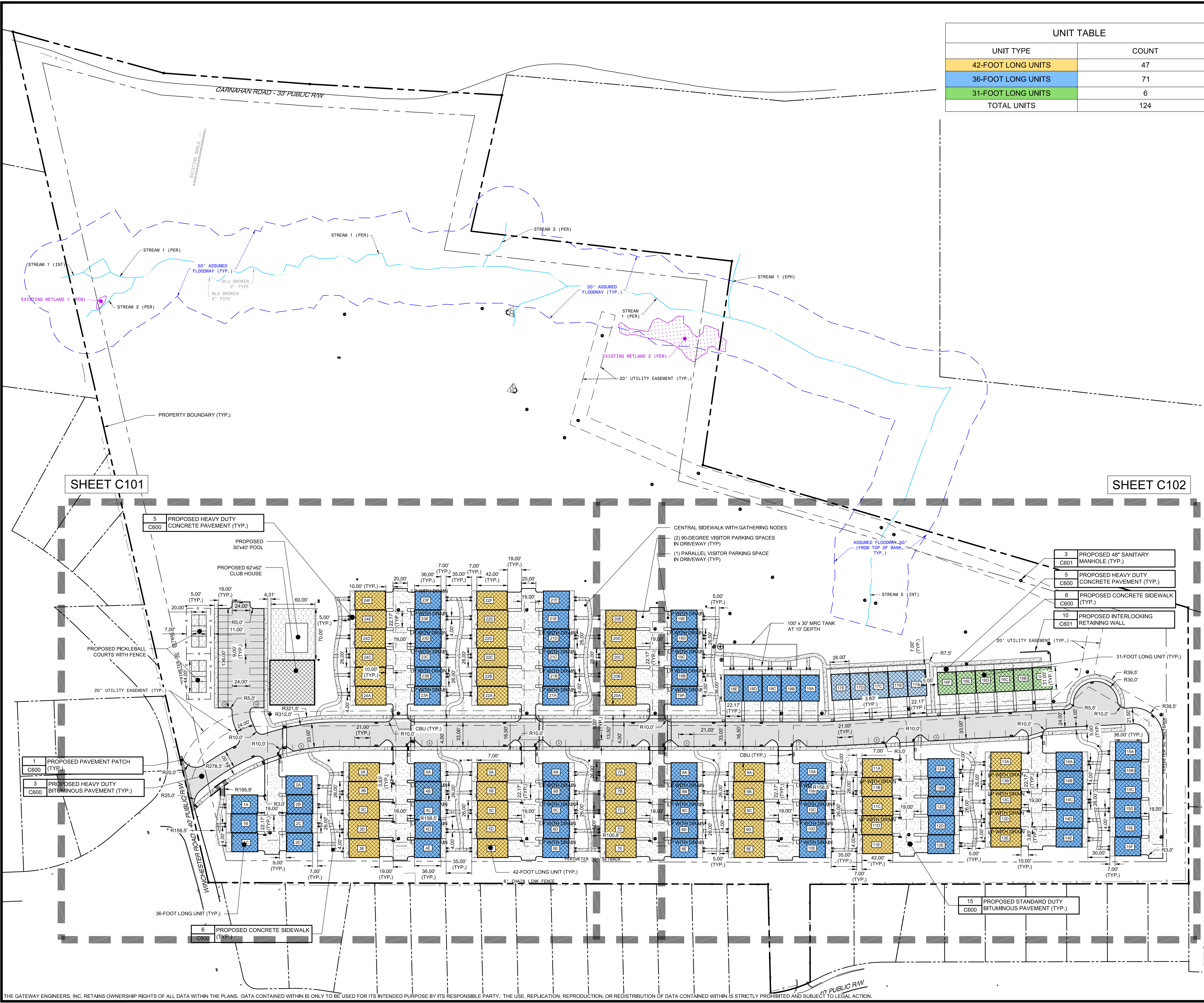
UNIT TABLE

UNIT TYPE	COUNT
42-FOOT LONG UNITS	47
36-FOOT LONG UNITS	71
31-FOOT LONG UNITS	6
TOTAL UNITS	124

SITE LEGEND

⊙	3	PROPOSED 48" STORM MANHOLE C601
●	3	PROPOSED 48" SANITARY MANHOLE C601
⊕	1	PROPOSED CLEANOUT C601
⊞	2	PROPOSED TYPE 'M' INLET C601
⌋	4	PROPOSED HEADWALL/ ENDWALL C601
*	X	PROPOSED LIGHT STANDARD CXXX
♿	8	PROPOSED ADA SYMBOL C600
⊞	7	PROPOSED CONCRETE WHEEL STOP C600
●	14	PROPOSED BOLLARD C600
—	10	PROPOSED INTERLOCKING RETAINING WALL C601
▨	6	PROPOSED CONCRETE SIDEWALK C600
▩	5	PROPOSED HEAVY DUTY CONCRETE PAVEMENT C600
▧	3	PROPOSED HEAVY DUTY BITUMINOUS PAVEMENT C600
▦	1	PROPOSED PAVEMENT PATCH C600
▤	15	STANDARD DUTY BITUMINOUS PAVEMENT C600
⊞		PROPOSED UTILITY POLE
○		PROPOSED PARKING COUNT
⊞		PROPOSED SIGN

- SITE PLAN NOTES:**
- CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR THE EXACT LOCATION OF UTILITY ENTRANCES, BUILDING DIMENSIONS, ROOF LEADERS, EXIT DOORS, EXIT RAMPS AND PORCHES.
 - ALL DIMENSIONS ARE TO BUILDING FACE, FACE OF CURB OR EDGE OF SIDEWALK UNLESS NOTED OTHERWISE.
 - CONTRACTOR SHALL PROVIDE ALL LABOR AND MATERIALS FOR THE INSTALLATION OF SIGNAGE AND PAVEMENT MARKINGS AS SHOWN ON THE CONSTRUCTION PLANS.
 - LABELED DIMENSIONS OVERRIDE SCALED DIMENSIONS.
 - ALL NEW MATERIALS AND CONSTRUCTION METHODS MUST MEET PADOT PUBLICATION 408 STANDARDS.
 - CONTRACTOR TO WORK AROUND EXISTING UTILITIES, IF ADJUSTMENTS ARE NECESSARY, WORK WILL BE CONSIDERED INCIDENTAL.
 - THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE NECESSARY SAFETY MEASURES TO SECURE THE SITE DURING CONSTRUCTION ACTIVITIES.
 - THE GATEWAY ENGINEERS, INC. IS NOT RESPONSIBLE TO INSPECT PROJECT SITES TO ENSURE COMPLIANCE WITH OCCUPATIONAL SAFETY HEALTH ADMINISTRATION (OSHA) STANDARDS.
 - TACK COAT SHALL BE REQUIRED IF PAVING LIFTS ARE NOT COMPLETED WITHIN 3 DAYS OF EACH OTHER. TACK COAT VERTICAL SURFACES ALONG SAW CUT LIMITS.
 - ALL NON-LANDSCAPED ISLANDS SHALL BE PAINTED WITH STRIPES 4" WIDE, AT 45° AND 2 FEET O.C. UNLESS OTHERWISE SPECIFIED. USE ALKYL-RESIN TYPE, READY MIX COMPLYING WITH AASHTO M249, TYPE I COLOR WHITE.
 - WITHIN THE LIMITS OF THE PROPOSED DRIVEWAYS THE CONTRACTOR SHALL SAW CUT AND REMOVE THE EXISTING PAVEMENT AND THE EXISTING CURB AND SHOULDER. THE CURB SECTION OF THE PROPOSED DRIVEWAYS SHALL BE DEPRESSED ACROSS THE LIMITS OF EACH DRIVEWAY. THE PROPOSED CURB SHALL MATCH INTO THE EXISTING PAVEMENT AT ALL DRIVEWAY LOCATIONS. THE CONTRACTOR SHALL CLEAN CONTACT SURFACES OF ALL EXISTING PAVEMENTS BEFORE PLACEMENT OF PROPOSED ADJACENT PAVEMENT. ALL JOINTS SHALL BE SEALED WITH A 1/4-INCH STRIP OF PG 64-22.
 - THE CONTRACTOR SHALL PROVIDE AND MAINTAIN TRAFFIC CONTROL MEASURES IN ACCORDANCE WITH PA DOT PUBLICATION 213 "WORK ZONE TRAFFIC CONTROL (LATEST REVISION), AND AS REQUIRED BY LOCAL AGENCIES WHEN WORKING IN AND/OR ALONG STREETS, ROADS, HIGHWAYS, ETC. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN APPROVAL AND COORDINATE WITH LOCAL AND/OR STATE AGENCIES REGARDING THE NEED, EXTENT, AND LIMITATIONS ASSOCIATED WITH INSTALLING AND MAINTAINING TRAFFIC CONTROL MEASURES.



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GRAPHIC SCALE
1" = 60 FT.

NORTH

UTILITY ABBREVIATIONS

STM	STORM
SAN	SANITARY
MH	MANHOLE
OS	OUTLET STRUCTURE
CO	CLEANOUT
RD	ROOF DRAIN
HW	HEADWALL
EW	ENDWALL

UTILITY LEGEND

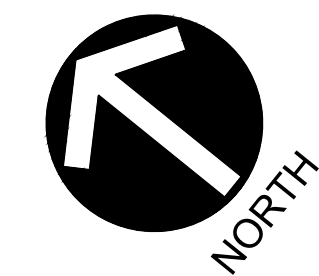
	PROPOSED SANITARY LINE
	PROPOSED SANITARY LATERAL
	PROPOSED STORM LINE
	PROPOSED WATER LINE
	PROPOSED WATER LATERAL
	PROPOSED DATA LINE
	PROPOSED ELECTRIC LINE
	PROPOSED GAS LINE
	PROPOSED UTILITY POLE
	PROPOSED FIRE HYDRANT
	PROPOSED GAS VALVE
	PROPOSED WATER VALVE
	PROPOSED TEE

UTILITY PLAN NOTES:

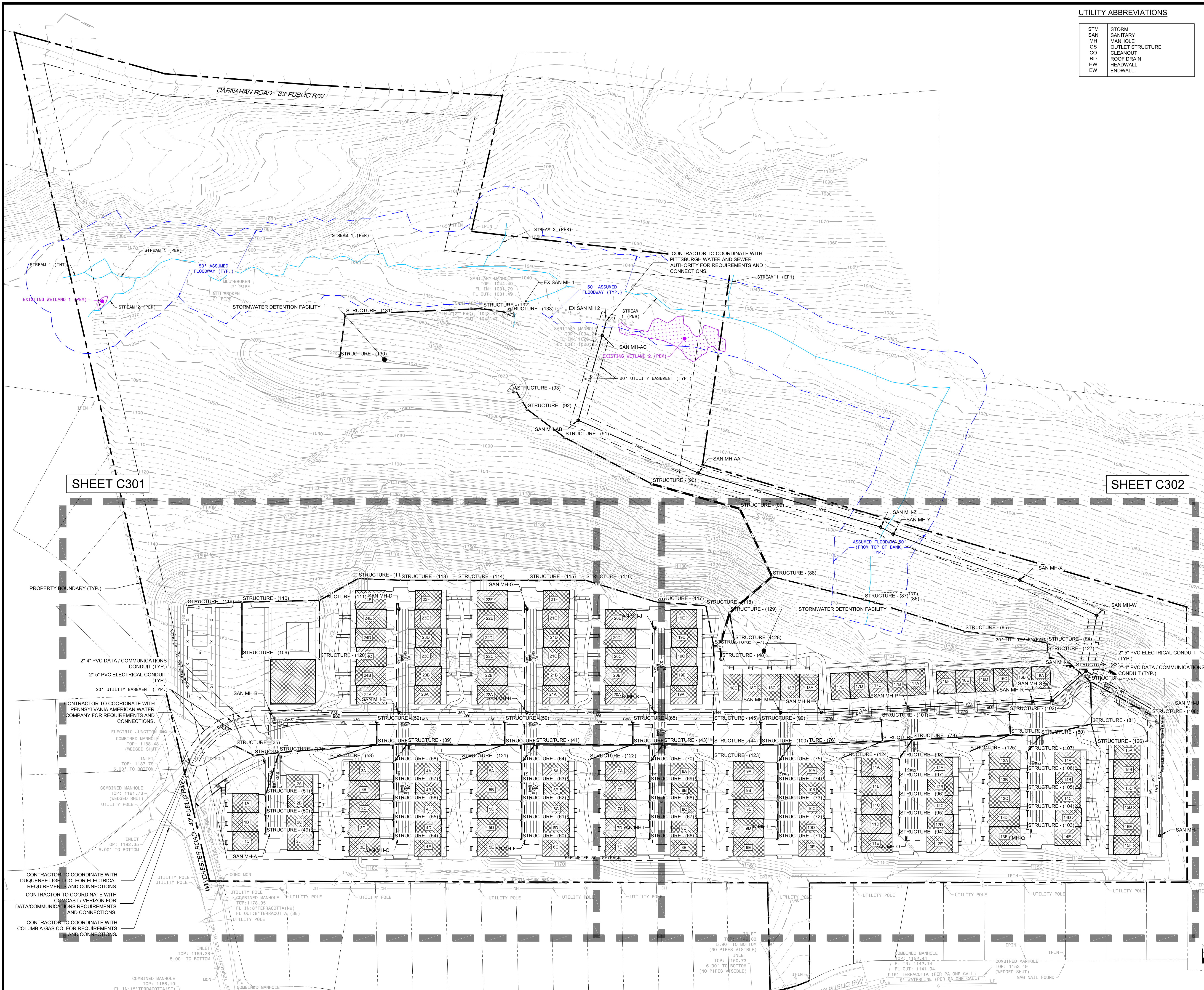
1. THE CONTRACTOR SHALL COMPLY AT ALL TIMES WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, PROVISIONS, AND POLICIES GOVERNING SAFETY AND HEALTH, INCLUDING THE FEDERAL CONSTRUCTION SAFETY ACT (PUBLIC LAW 91-54), FEDERAL REGISTER, CHAPTER XVII, PART 1926 OF TITLE 29 REGULATIONS, OCCUPATIONAL SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION, AND SUBSEQUENT PUBLICATIONS UPDATING THESE REGULATIONS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR EXAMINING THE AREAS AND CONDITIONS UNDER WHICH THE PROJECT IS TO BE CONSTRUCTED PRIOR TO THE SUBMISSION OF A BID. SUBMISSION OF A BID SHALL BE CONSTRUED TO MEAN THE CONTRACTOR HAS REVIEWED THE SITE AND IS FAMILIAR WITH CONDITIONS AND CONSTRAINTS OF THE SITE.
3. BEFORE EXCAVATION, ALL UNDERGROUND UTILITIES SHALL BE LOCATED IN THE FIELD BY THE PROPER AUTHORITIES. THE CONTRACTOR SHALL CONTACT PENNSYLVANIA ONE CALL SYSTEMS, INC. AT 8-1-1. THE LOCATION OF UTILITIES AND UNDERGROUND STRUCTURES ARE APPROXIMATE AND MAY NOT ALL BE SHOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND EXACT LOCATION OF ALL UTILITIES AND UNDERGROUND STRUCTURES.
4. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO BID AND PERFORM ALL UTILITY WORK IN COMPLIANCE TO APPLICABLE LOCAL AND STATE CODES AND REGULATIONS.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FEES ASSOCIATED WITH THE INSTALLATION, INSPECTING, TESTING AND FINAL ACCEPTANCE OF PROPOSED UTILITIES CONSTRUCTION.
6. UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE RESPECTIVE UTILITY COMPANY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE UTILITIES ARE INSTALLED CORRECTLY TO MEET PROJECT REQUIREMENTS WHETHER PERFORMED BY THE CONTRACTOR OR NOT.
7. ALL CABLE, ELECTRIC, GAS, STORM AND SANITARY SEWER, TELEPHONE AND WATER SERVICE LINE TRENCHES LOCATED UNDER PROPOSED PAVEMENT AREAS SHALL BE BACKFILLED WITH 100% STONE MATERIAL TO THE PROPOSED PAVING SECTION IN ACCORDANCE WITH THE DETAIL SHOWN ON THE CONSTRUCTION DETAIL SHEETS.
8. THERE SHALL BE NO CONSTRUCTION OF ELECTRIC TRANSFORMERS, TELEPHONE OR CABLE JUNCTION BOXES, GAS METERS OR SIMILAR DEVICES PLACED OVER ANY OTHER UNDERGROUND UTILITY.
9. CONTRACTOR TO PROVIDE SHOP DRAWINGS ON ALL STORM SEWER MANHOLES AND INLETS.
10. AN AS-BUILT DRAWING OF NEW UTILITY SERVICES SHALL BE PREPARED BY THE CONTRACTOR AND SUBMITTED TO THE OWNER UPON COMPLETION OF THE PROJECT.
11. ALL STORM PIPE SHALL BE HOPE, SMOOTH INTERIOR, CORRUGATED POLYETHYLENE PIPE UNLESS OTHERWISE NOTED. ALL STORM SEWER CONSTRUCTION MATERIALS AND METHODS SHALL BE IN ACCORDANCE WITH PENNDOT SPECIFICATIONS. ALL JOINTS SHALL BE WATER TIGHT.
12. THE CONTRACTOR SHALL ASSURE THAT THERE IS POSITIVE DRAINAGE TO THE EXISTING INLETS UPON PLACEMENT OF NEW PAVEMENT.
13. CONTRACTOR TO COORDINATE WITH THE BUILDING PLUMBING AND SITE ELECTRICAL PLANS TO ASSURE ACCURACY OF THE UTILITY CONNECTIONS TO THE BUILDING.
14. CONDUIT LOCATIONS TO SITE LIGHT POLES TO BE COORDINATED WITH THE SITE ELECTRICAL PLAN.
15. THE ALLEGHENY COUNTY HEALTH DEPARTMENT SHALL BE CONTACTED FOR INSPECTION OF ALL PRIVATE SANITARY SEWERS, WATER LINES, AND STORM SEWER LINES WHERE THEY CONNECT TO A PUBLIC SEWER SYSTEM. ALL WATER AND SEWER LINES MUST BE INSTALLED BY A REGISTERED PLUMBER.
16. THE ROOF COLLECTOR SYSTEM SHALL BE TRAPPED PRIOR TO CONNECTING TO THE SITE STORM SEWER SYSTEM.
17. THE WATERLINE SHALL HAVE A MINIMUM OF 48" OF COVER AND BE AT LEAST 1' FOOT ABOVE THE SANITARY SEWER IF WITHIN 10 FEET OF THE HORIZONTAL DISTANCE OF THE SEWER.



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GRAPHIC SCALE
(IN FEET)
1 inch = 60 ft.



SHEET C301

SHEET C302

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REVISION RECORD

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MARION MANOR TOWNHOMES
2695 WINCHESTER DRIVE
CITY OF PITTSBURGH, PA 15220
PREPARED FOR:
SPLIT ROCK REAL ESTATE PARTNERS, LLC
901 PENNSYLVANIA AVENUE, SUITE 11
PITTSBURGH, PA 15233

OVERALL
UTILITY PLAN
Project Number: C-47439-0000
Drawing Scale: 1" = 60'
Date Issued: SEPT. 2025
Index Number:
Drawn By: CRJ
Checked By: CRJ
Project Manager: CRJ
C300

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