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# **SEWAGE FACILITIES PLANNING MODULE COMPONENT 3**

## **4554-4564 Penn Avenue**

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**SITUATE IN:**  
CITY OF PITTSBURGH  
ALLEGHENY COUNTY, PENNSYLVANIA

**PREPARED FOR:**  
CRAFT Pittsburgh USA Inc  
301 Grant Street  
Pittsburgh, PA 15219

161841

December 13, 2022

COUNTY OF



ALLEGHENY

RICH FITZGERALD  
COUNTY EXECUTIVE

January 4, 2023

Cole Finton, E.I.T.  
PVE, LLC  
2000 Georgetown Drive, Suite 101  
Sewickley, PA 15143

**RE: SEWAGE FACILITIES PLANNING MODULE; ALLEGHENY COUNTY  
4554-4564 Penn Avenue, City of Pittsburgh**

Dear Mr. Finton:

Enclosed is a signed copy of Component 4C, County or Joint County Health Department Review, for the above-referenced development. This Planning Module Component was received on January 3, 2023. The project proposes the following:

Project Description:	4554-4564 Penn Avenue. Proposing a revised Sewage Facilities Planning Module(SFPM) of the original 5/11/21 ACHD reviewed SFPM for the complete demolish of the structures on 4554 and 4564 Penn Avenue, and the surface parking lot located on lots 4556-4562 Penn Avenue and the construction of a four story condominium complex with eighteen 1-and 2-bedroom residential units with ground-level parking garage and spaces (change from 6 single family attached townhomes each with 3 bedrooms and 2.5 bathrooms in the 5/11/21 ACHD reviewed SFPM) located in the city of Pittsburgh, Allegheny County.
Sewage Flow:	2,820 GPD
Conveyance:	The revised flow (increase from 2,400 GPD in 5/11/21 ACHD reviewed SFPM) from this site will be conveyed to the Pittsburgh Water and Sewer Authority (PWSA) collection system to ALCOSAN POC A-23 to the Allegheny River interceptor and then to the ALCOSAN Treatment Plant at Woods Run.
Sewer's Owner:	PWSA (collection) and ALCOSAN (interceptor)
Sewage Treatment Plant:	ALCOSAN



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

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




Mr. Cole Finton E.I.T  
January 4, 2023  
Page 2

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

In addition, it should be noted that the approval of this sewage facilities planning module does not include approval of pipe size and/or type. Approval for pipe size and/or type must be obtained by filing a specific plumbing plan with the ACHD's Plumbing Section. If you should have any questions relative to ACHD's plumbing requirements, Drew Grese, Acting Plumbing Chief at 412-578-8055.

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

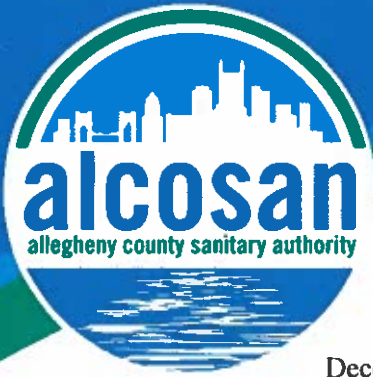
Sincerely,



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

Enclosure

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



December 27, 2022

**Members of the Board**

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*Chair Person*

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Administration*

Phil Cole  
*Chief Information Officer  
Information Technology*

Cole Finton, E.I.T.  
PVE  
200 Georgetown Drive, Suite 101  
Sewickley, PA 15143

**Re: 4554-4564 Penn Avenue  
City of Pittsburgh – Allegheny County  
PA DEP Sewage Facilities Planning Module  
ALCOSAN Regulator Structure A-23-00**

Dear Mr. Finton,

We have reviewed the Component 3 Planning Module for the referenced project to be located at 4554 – 4564 Penn Avenue, Pittsburgh. The project will generate a peak flow of 2,820 gpd in the ALCOSAN Allegheny River Interceptor and Woods Run Treatment Plant.

The capacity of the ALCOSAN A-23-00 Regulator Structure is approximately 11.3 MGD. The estimated peak dry weather flow is approximately 1.19 MGD. Therefore, dry weather capacity exists for this connection. However, the Allegheny River Interceptor and the Woods Run Treatment Plant do not have the capacity for the flows generated during wet weather periods. This limitation will be addressed as ALCOSAN implements its Clean Water Plan.

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

Sincerely,

**ALLEGHENY COUNTY SANITARY AUTHORITY**

  
Joe Fedor

**Attachment**

cc: C. Dean (w/o attachment)  
D. Thornton (w/o attachment)  
M. Lichte (w/o attachment)

R. Herring, PWSA. (w/o attachment)  
Thomas Flanagan/PADEP (w/o attachment)  
Fred Fields/ACHD (w/o attachment)



Pennsylvania

Waterfront Corporate Park III  
2000 Georgetown Drive, Suite 101  
Sewickley, PA 15143  
724.444.1100  
www.PVE-LLC.com

Civil Engineering | Structure Design | Environmental | Land Planning | Survey | Municipal | Energy | Landscape Architecture

December 19, 2022  
161841

Mr. Michael Lichte, P.E., Manager of Planning  
Allegheny County Sanitary Authority (ALCOSAN)  
3300 Preble Avenue  
Pittsburgh, PA 15233-1092

**RE: Sewage Facilities Planning Module for  
4554-4564 Penn Ave  
City of Pittsburgh, Allegheny County**

Mr. Lichte:

Please find enclosed the Planning Module Component 3 prepared for the above referenced project for you to review. If the information provided is acceptable, please include your flow data in Section J and sign in the appropriate locations.

CRAFT Group USA is proposing to demolish the residential structures on 4554 and 4564 Penn avenue, and the surface parking lot located on lots 4556-4562 Penn Avenue. The project proposes a four-story condominium complex with eighteen 1 and 2 bedroom residential units with ground-level parking garage and spaces. This development went through PWSA and DEP's review process in 2020 and 2021 as a 6-lot townhome development. The proposed site will be serviced by a gravity operated collection system which will be owned and operated by Pittsburgh Water and Sewer Authority. The flows will then be conveyed into an existing ALCOSAN interceptor and into the ALCOSAN sewage treatment plant. The Proposed development will generate an increase of 2,820 gallons per day into the system. Justification for this increase is further outlined in Section F.

Once we receive the signed and completed Component 3 and the completed Municipal and County reviews (Components 4A & 4C), we will make the appropriate number of copies and mail the entire Planning Module package to the City of Pittsburgh along with the required Resolution for Adoption by Council.

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

Sincerely,  
PVE, LLC

Cole Finton, E.I.T.  
Enclosures

RECEIVED  
12/27/22

**New York**  
25 West 39<sup>th</sup> Street  
12<sup>th</sup> Floor  
New York, NY 10018  
646.602.4999

**Hudson Valley**  
48 Springside Avenue  
Poughkeepsie, NY 12603  
845.454.2544

**California**  
535 Mission Street  
14<sup>th</sup> Floor  
San Francisco, CA 94105  
628.243.6445

**Ohio**  
1156 E. State Street  
Salem, OH 44460  
330.332.5200

**Texas**  
3250 Briarpark Drive  
Suite 140  
Houston, TX 77042  
713.375.1400

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  - Soils Map
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  - Supplement to Section F – Project Narrative
  - Supplement to Section G.3 – Plot Plans for Sewage Facilities Planning Purposes
  - Supplement to Section G.4 – Wetland Protection
  - Supplement to Section G.7 – Threatened Species (PNDI)
  - Supplement to Section H – Alternative Sewage Facilities Analysis
  - Supplement to Section J – Flow Table Footnotes and Dry Weather Flow Calculation
  - Supplement to Section J – Sewage Flow Path Map
  - Component 4A - Municipal Planning Agency Review
  - Component 4C - County or Joint Health Department Review

Code No.
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COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF ENVIRONMENTAL PROTECTION  
BUREAU OF POINT AND NON-POINT SOURCE MANAGEMENT

## SEWAGE FACILITIES PLANNING MODULE

### Component 3. Sewage Collection and Treatment Facilities

*(Return completed module package to appropriate municipality)*

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

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

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

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

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

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

1. Project Name 4554-4564 Penn Avenue

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2. Brief Project Description 4-Story condominium complex with ground-level parking garage and spaces.

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

Municipality Name	County	City	Boro	Twp
Pittsburgh	Allegheny	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Municipality Contact Individual - Last Name	First Name	MI	Suffix	Title
Battistone	Martina	I		Sr. Environmental Planner

Additional Individual Last Name	First Name	MI	Suffix	Title
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Municipality Mailing Address Line 1	Mailing Address Line 2
Dept. 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		martina.battistone@pittsburghpa.gov

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

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

4554 Penn Ave

Site Location Line 1

4554-4564 Penn Avenue

Site Location Line 2

Site Location Last Line -- City

Pittsburgh

State

PA

ZIP+4

15224

Latitude

40.465825

Longitude

-79.950140

Detailed Written Directions to Site

Description of Site The site currently consists of two 2-story dwellings, a parking lot, and lawn space. The proposed site will include residential condominium complex.

**Site Contact (Developer/Owner)**

Last Name

Regan

First Name

Larry

MI Suffix

Phone

416-204-0730

Ext.

Site Contact Title

Director

Site Contact Firm (if none, leave blank)

Craft Development Corporation

FAX

Email

lregan@craftgrp.com

Mailing Address Line 1

301 Grant Street

Mailing Address Line 2

Mailing Address Last Line -- City

Pittsburgh

State

PA

ZIP+4

15219

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

Last Name

Finton

First Name

Cole

MI

Suffix

Title

Civil E.I.T.

Consulting Firm Name

PVE, LLC

Mailing Address Line 1

2000 GEORGETOWNE DRIVE

Mailing Address Line 2

SUITE 101

Address Last Line -- City

SEWICKLEY

State

PA

ZIP+4

15143

Country

USA

Email

cfinton@pve-llc.com

Area Code + Phone

724-444-1100

Ext.

508

Area Code + FAX

724-444-1104

**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 Sewer Authority

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

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

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



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

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

**1. COLLECTION SYSTEM**

a. Check appropriate box concerning collection system

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

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

b. Answer questions below on collection system

Number of EDU's and proposed connections to be served by collection system. EDU's 7

Connections 2

Name of:

existing collection or conveyance system Howley Street - 24" RCP

owner Pittsburgh Water and Sewer Authority

existing interceptor Allegheny River Interceptor

owner Allegheny County Sanitary Authority

**2. WASTEWATER TREATMENT FACILITY**

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

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

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

Name of existing facility ALCOSAN Treatment Facility

NPDES Permit Number for existing facility PA 0025984

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 (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 12-27-22

(Also see Section I. 4.)

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

**3. PLOT PLAN**

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

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

**4. WETLAND PROTECTION**

YES NO

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

**5. PRIME AGRICULTURAL LAND PROTECTION**

YES NO

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

**6. HISTORIC PRESERVATION ACT**

YES NO

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

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

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

Check one:

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

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

**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 2820 gpd
2. Total Sewage Flows to Facilities (pathway from point of origin through treatment plant)

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

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

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

	a. Design and/or Permitted Capacity (gpd)		b. Present Flows (gpd)		c. Projected Flows in 5 years (gpd) (2 years for P.S.)	
	Average	Peak	Average	Peak	Average	Peak
<b>Collection</b>	5804091	20314318	9765	263465	79885	279,599
<b>Conveyance</b>		11,300,000	1,070,000	1,190,000	1,086,000	1,208,000
<b>Treatment</b>	250,000,000	250,000,000	191,500,000	250,000,000	228,342,000	295,000,000

3. Collection and Conveyance Facilities

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

YES NO

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

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

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

b. Collection System

Name of Agency, Authority, Municipality PITTSBURGH WATER AND SEWER AUTHORITY

Name of Responsible Agent Robert Herring

Agent Signature  Date 12/15/2022

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

c. Conveyance System

Name of Agency, Authority, Municipality ALCOSAN  
Name of Responsible Agent Joe Fedor  
Agent Signature Joe Fedor  
Date 12-27-22

4. Treatment Facility

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

YES NO

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

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

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

b. Name of Agency, Authority, Municipality ALCOSAN  
Name of Responsible Agent Joe Fedor  
Agent Signature Joe Fedor  
Date 12-27-22

**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 2820 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.

Cole Finton	<i>Cole Finton</i>
Name (Print)	Signature
Civil E.I.T.	12-13-2022
Title	Date
2000 GEORGETOWNE DRIVE, SUITE 101 SEWICKLEY, PA 15143	724-444-1100 ext. 508
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 \$350 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.

$$\#7 \text{ Lots (or EDUs) X } \$50.00 = \$ 350$$

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:

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

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

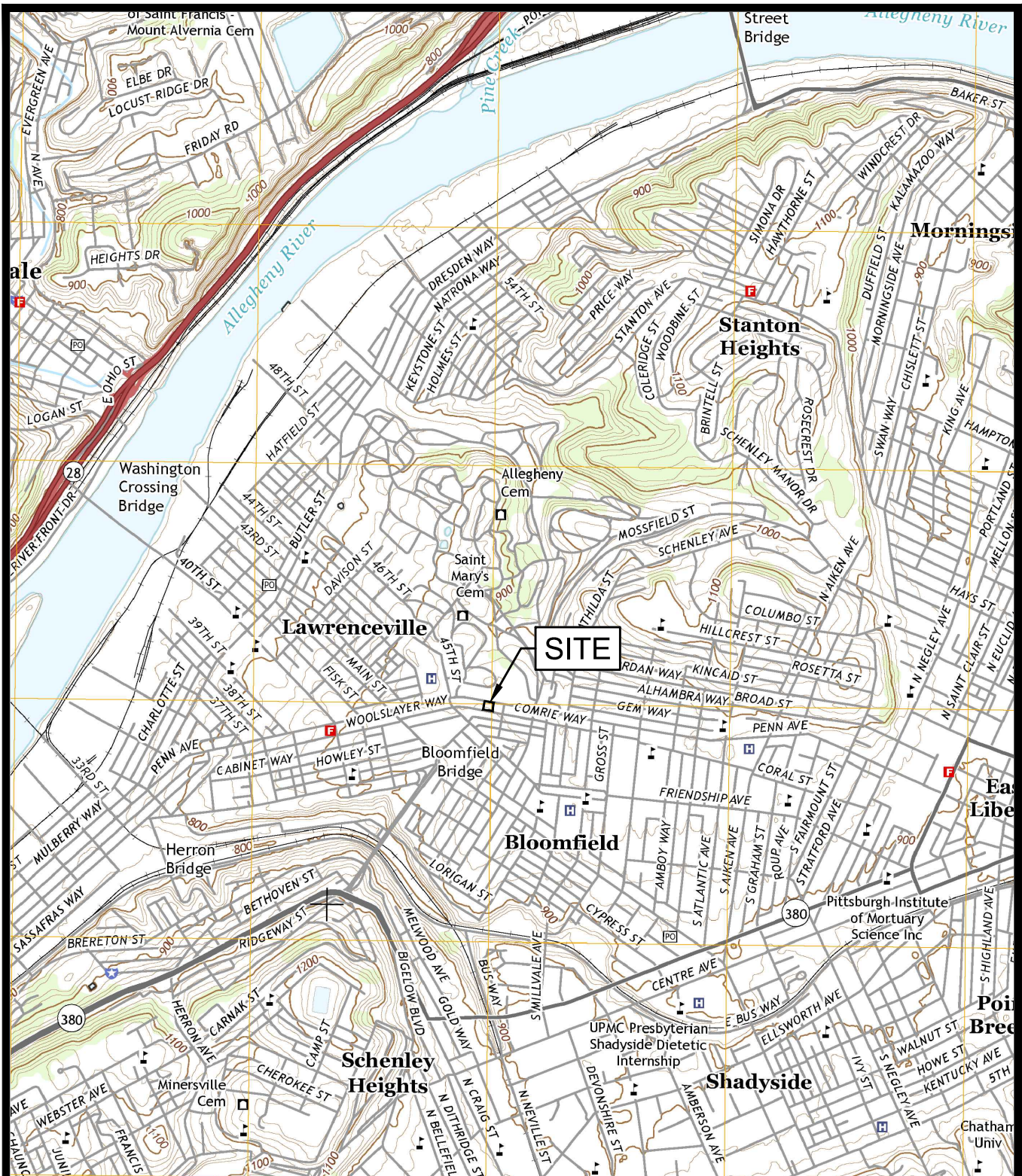
The fee is based upon:

- 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)

## **SITE LOCATION MAP**



# SITE LOCATION MAP

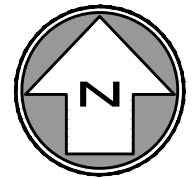
PENN HEIGHTS TOWNHOMES  
CITY OF PITTSBURGH, ALLEGHENY COUNTY, PENNSYLVANIA

TAKEN FROM 7.5 MINUTE USGS TOPOGRAPHY MAP - PITTSBURGH EAST QUADRANGLE



Waterfront Corporate Park III, Suite 101 P: 724-444-1100  
2000 Georgetown Drive F: 724-444-1104  
Sewickley, PA 15143 www.pve-llc.com

Civil Engineering | Land Development | Planning  
Landscape Architecture | Structures | Environmental



DATE:	06-17-2020
SCALE:	1"=2000'
PROJECT NUMBER:	161841

FIGURE 1

# SOILS MAP



United States  
Department of  
Agriculture

**NRCS**

Natural  
Resources  
Conservation  
Service

A product of the National  
Cooperative Soil Survey,  
a joint effort of the United  
States Department of  
Agriculture and other  
Federal agencies, State  
agencies including the  
Agricultural Experiment  
Stations, and local  
participants

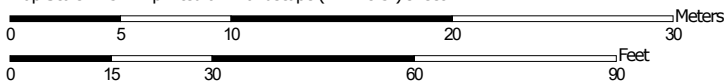
# Custom Soil Resource Report for **Allegheny County, Pennsylvania**



# Custom Soil Resource Report Soil Map



Map Scale: 1:342 if printed on A landscape (11" x 8.5") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 17N WGS84

### MAP LEGEND

**Area of Interest (AOI)**

 Area of Interest (AOI)

**Soils**

 Soil Map Unit Polygons

 Soil Map Unit Lines


 Soil Map Unit Points

**Special Point Features**






-  Blowout
-  Borrow Pit
-  Clay Spot
-  Closed Depression
-  Gravel Pit
-  Gravelly Spot
-  Landfill
-  Lava Flow
-  Marsh or swamp
-  Mine or Quarry
-  Miscellaneous Water
-  Perennial Water
-  Rock Outcrop
-  Saline Spot
-  Sandy Spot
-  Severely Eroded Spot
-  Sinkhole
-  Slide or Slip
-  Sodic Spot

-  Spoil Area
-  Stony Spot
-  Very Stony Spot
-  Wet Spot
-  Other
-  Special Line Features


**Water Features**

 Streams and Canals

**Transportation**

-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads

**Background**

 Aerial Photography

### MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,800.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service  
 Web Soil Survey URL:  
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Allegheny County, Pennsylvania  
 Survey Area Data: Version 15, Sep 16, 2019

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Oct 15, 2019—Nov 2, 2019

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

## Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
RaB	Rainsboro silt loam, 3 to 8 percent slopes	0.3	100.0%
<b>Totals for Area of Interest</b>		<b>0.3</b>	<b>100.0%</b>

## Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.



## Custom Soil Resource Report

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

## Allegheny County, Pennsylvania

### RaB—Rainsboro silt loam, 3 to 8 percent slopes

#### Map Unit Setting

*National map unit symbol:* 15pp  
*Elevation:* 700 to 1,100 feet  
*Mean annual precipitation:* 36 to 46 inches  
*Mean annual air temperature:* 41 to 62 degrees F  
*Frost-free period:* 130 to 176 days  
*Farmland classification:* Farmland of statewide importance

#### Map Unit Composition

*Rainsboro and similar soils:* 90 percent  
*Minor components:* 10 percent  
*Estimates are based on observations, descriptions, and transects of the mapunit.*

#### Description of Rainsboro

##### Setting

*Landform:* Terraces  
*Landform position (two-dimensional):* Toeslope  
*Landform position (three-dimensional):* Tread  
*Down-slope shape:* Linear  
*Across-slope shape:* Convex  
*Parent material:* Old alluvium

##### Typical profile

*H1 - 0 to 8 inches:* silt loam  
*H2 - 8 to 28 inches:* silt loam  
*H3 - 28 to 60 inches:* silt loam  
*H4 - 60 to 70 inches:* loam  
*H5 - 70 to 99 inches:* gravelly sandy loam

##### Properties and qualities

*Slope:* 3 to 8 percent  
*Depth to restrictive feature:* 22 to 34 inches to fragipan  
*Natural drainage class:* Moderately well drained  
*Runoff class:* Medium  
*Capacity of the most limiting layer to transmit water (Ksat):* Moderately low to moderately high (0.06 to 0.60 in/hr)  
*Depth to water table:* About 17 to 22 inches  
*Frequency of flooding:* None  
*Frequency of ponding:* None  
*Available water storage in profile:* Low (about 5.8 inches)

##### Interpretive groups

*Land capability classification (irrigated):* None specified  
*Land capability classification (nonirrigated):* 2e  
*Hydrologic Soil Group:* C/D  
*Hydric soil rating:* No

#### Minor Components

##### Allegheny

*Percent of map unit:* 5 percent

Custom Soil Resource Report

*Landform:* Terraces  
*Hydric soil rating:* No

**Ginat**

*Percent of map unit:* 5 percent  
*Landform:* Terraces  
*Down-slope shape:* Linear  
*Across-slope shape:* Linear  
*Hydric soil rating:* Yes

**WATER AVAILABILITY LETTER  
FROM PITTSBURGH WATER AND SEWER  
AUTHORITY (PWSA)**

April 29, 2020

Katie Phillips  
2000 Georgetowne Drive  
Sewickley, PA 15143

**RE: Water and Sewer Availability**  
4554 – 4564 Penn Avenue

Dear Ms. Phillips:

In response to your inquiry on 4/28/2020 concerning water and sewer availability for the area referenced above, please be advised that both water and sewers are available near the site, and water and sewer service will be provided in accordance with the policies and procedures of the Pittsburgh Water and Sewer Authority.

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

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

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

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

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

Sincerely,



Wendy M. Dean  
Engineering Tech II

cc: PWSA File



June 15, 2022

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

Subject: Tap Allocation Authorization Letter


Dear Mr. Flanagan:

Please be advised that the Pittsburgh Water and Sewer Authority (PWSA) authorizes the tap allocations associated with the following Project:

Project Name:	Penn Heights
Project Address:	4554-4564 Penn Avenue Pittsburgh, PA 15224
Net Flow, gpd:	2,820
EDU's, 400gpd/EDU:	7.05

Our review is based on information provided by others under the assumption that this information was accurate and complete. Should you have any questions, please do not hesitate to contact me directly at x5532 or RHerring@pgh2o.com.

Sincerely,

  
Robert Herring  
2022.06.15  
12:59:03 -04'00'

Robert Herring, PE, PMP  
Senior Project Manager

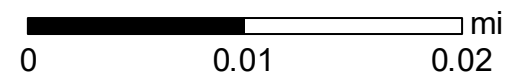
cc: CityGrows – Application Number DEV-113-0622

# 4554 - 4564 Penn Avenue - Water



## Legend

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



Neither the City of Pittsburgh nor the PWSA 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, and neither assumes any responsibility for any conclusions or interpretations made on the basis of such information. COP and PWSA 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 the PWSA.

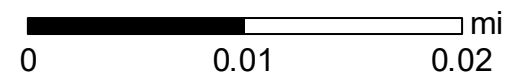
Date: 4/29/2020

# 4554 - 4564 Penn Avenue - Sewer



## Legend

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



Neither the City of Pittsburgh nor the PWSA 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, and neither assumes any responsibility for any conclusions or interpretations made on the basis of such information. COP and PWSA 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 the PWSA.

Date: 4/29/2020



**SECTION F**  
**PROJECT NARRATIVE**

## Section F – Project Narrative

4554 Penn Ave

### Proposed Method of Sewage Service:

The 4554-4564 Penn project will be located along Penn Ave east of its intersection with Friendship Ave. in the 9th Ward of the City of Pittsburgh. The property is owned by CRAFT Pittsburgh USA Inc. and it includes 6 lots, each 0.05 acres in size that have been consolidated into one lot for proposed development.

The Penn Heights project includes the complete demolition of the structures on 4554 and 4564 Penn Avenue, and the surface parking lot located on lots 4556-4562 Penn Avenue. The project proposes four-story condominium complex with eighteen 1- and 2- bedroom residential units with ground-level parking garage and spaces.

This development went through PWSA and DEP's review process in 2020 and 2021 as a 6-lot townhome development. The townhome development received DEP approval for 1,980 GPD in December 17, 2021 (approval letter attached). These approved flows will be credited to the proposed condominium development.

The equivalent domestic units of 1 EDU = 400 gallons per day will be used for flow calculations as stated in the PWSA Procedures Manual for Developers. The proposed development will generate 2,820 gallons per day (GPD).

PWSA's records show that there is one (1) existing combined sewer line (15") within Comrie Way. It is assumed that the structures located at 4552 and 4564 Penn Ave have an open, working tap serving the existing structures. These taps will be terminated.

### CALCULATIONS

#### Proposed Domestic Water and Sanitary Flows

1 bedroom = 150 GPD

2 bedroom = 300 GPD

Unit Types	Lower Lvl	Ground Lvl	Level 3	Level 4	Total Units
One Bedroom	0	1	0	0	1
One Bed /Den	0	1	1	1	3
Two Bedroom	0	4	5	5	14
Total Units	0	6	6	6	18

4 1-bedroom units \* 150 GPD = 600 GPD

14 2-bedroom units \* 300 GPD = 4,200 GPD

**TOTAL PROPOSED FLOWS = 4,800 GPD or 12 EDU's**

Credited Approved Flows from Planning Module December 2021

The credited flows below were calculated in the previous submission by taking the historical records from 1-single family townhome and a medical office. Additional documentation on method of flow calculations can be provided as an appendix to this narrative, if required.

**TOTAL CREDITED APPROVED FLOWS = 1,980 GPD or 5 EDU'S**

Net Calculated Flow per Proposed Development

**4,800 GPD – 1,980 GPD = 2,820 GPD or 7 EDU's**



Southwest Regional Office

December 17, 2021

Brenda Pree  
City of Pittsburgh  
414 Grant Street  
510 City County Building  
Pittsburgh, PA 15222

Re: Approval Letter-Revision-Component 3  
Act 537 Planning  
4554-4564 Penn Ave. (Penn Heights Townhomes)  
5 EDU's or 1,980 GPD  
DEP Code No.02001-21-256  
City of Pittsburgh  
Allegheny County

Dear Ms. Pree:

The Department of Environmental Protection (DEP) has reviewed the proposed Official Plan revision for the Penn Heights Townhomes development. The project proposes (6) single family attached townhomes (1 lot replacement flow). The buildings are located at 4554-4564 Penn Avenue, City of Pittsburgh, Allegheny County.

The plan revision is approved.

The project will connect to the Pittsburgh Water and Sewer Authority's collection system and the Allegheny River Interceptor and will generate 1,980 gallons of sewage per day to be treated at the ALCOSAN Woods Run Wastewater Treatment Facility.

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

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

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

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

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

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

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

If you have any questions or concerns, please contact Regis Ryan of my staff at either 412.442.4052 or [reryan@pa.gov](mailto:reryan@pa.gov) and refer to DEP Code No. 02001-21-256.

Sincerely,

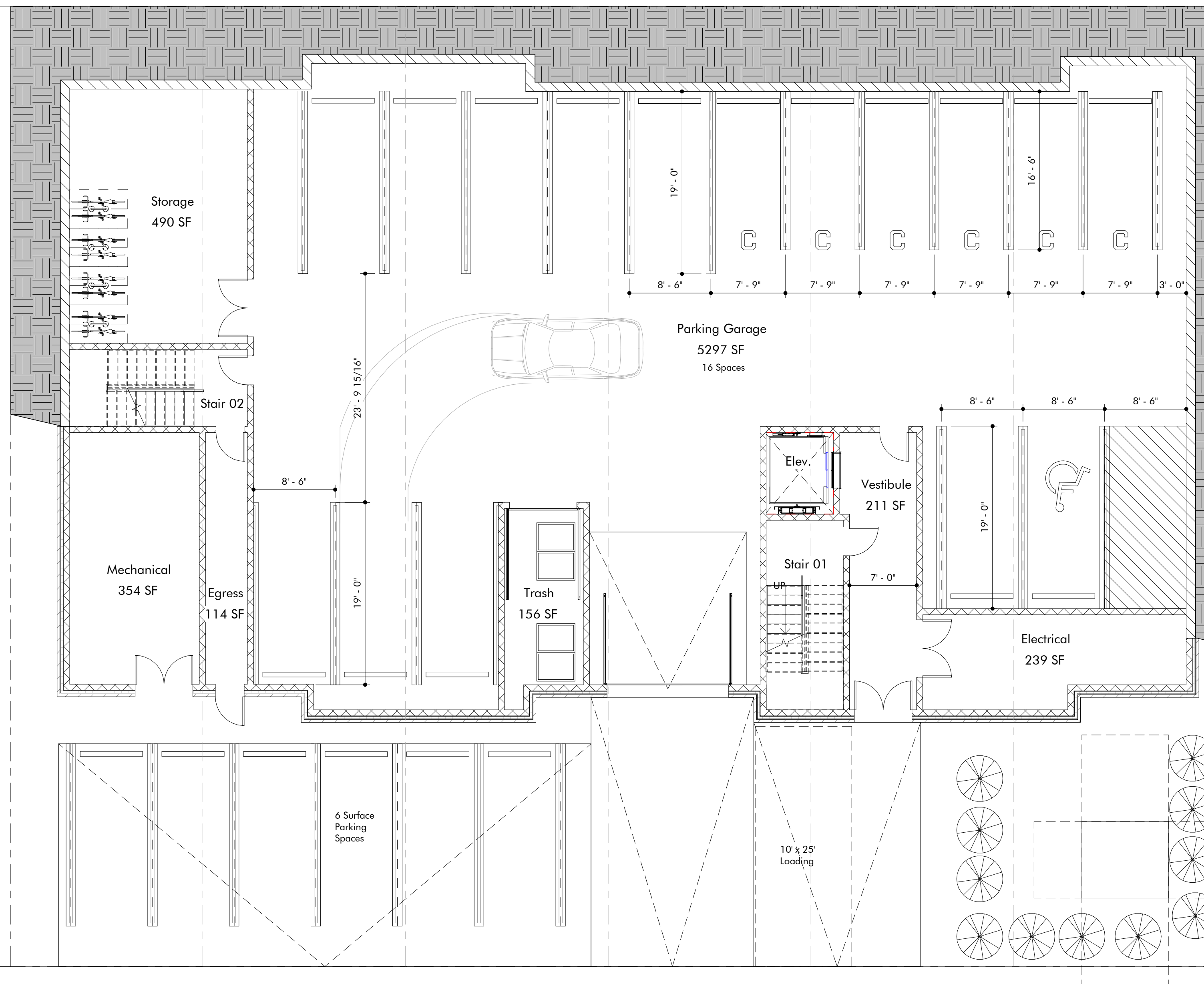
*Thomas E. Flanagan*

Thomas E. Flanagan  
Sewage Planning Specialist Supervisor  
Clean Water Program

cc: Larry Regan, Craft Development Corporation  
Dillon Brennan, PVE  
ALCOSAN  
ACHD



PENN AVENUE



**Penn Heights  
Residential Development**

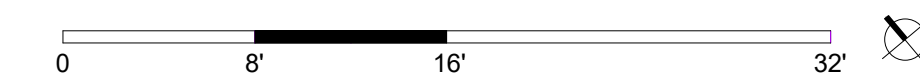
Craft Developemnt  
4554 Penn Avenue  
Pittsburgh, PA 15224

**Indovina  
Associates  
Architects**  
3185 Penn Avenue  
Pittsburgh, PA 15201  
p 412.363.3800  
f 412.363.0483

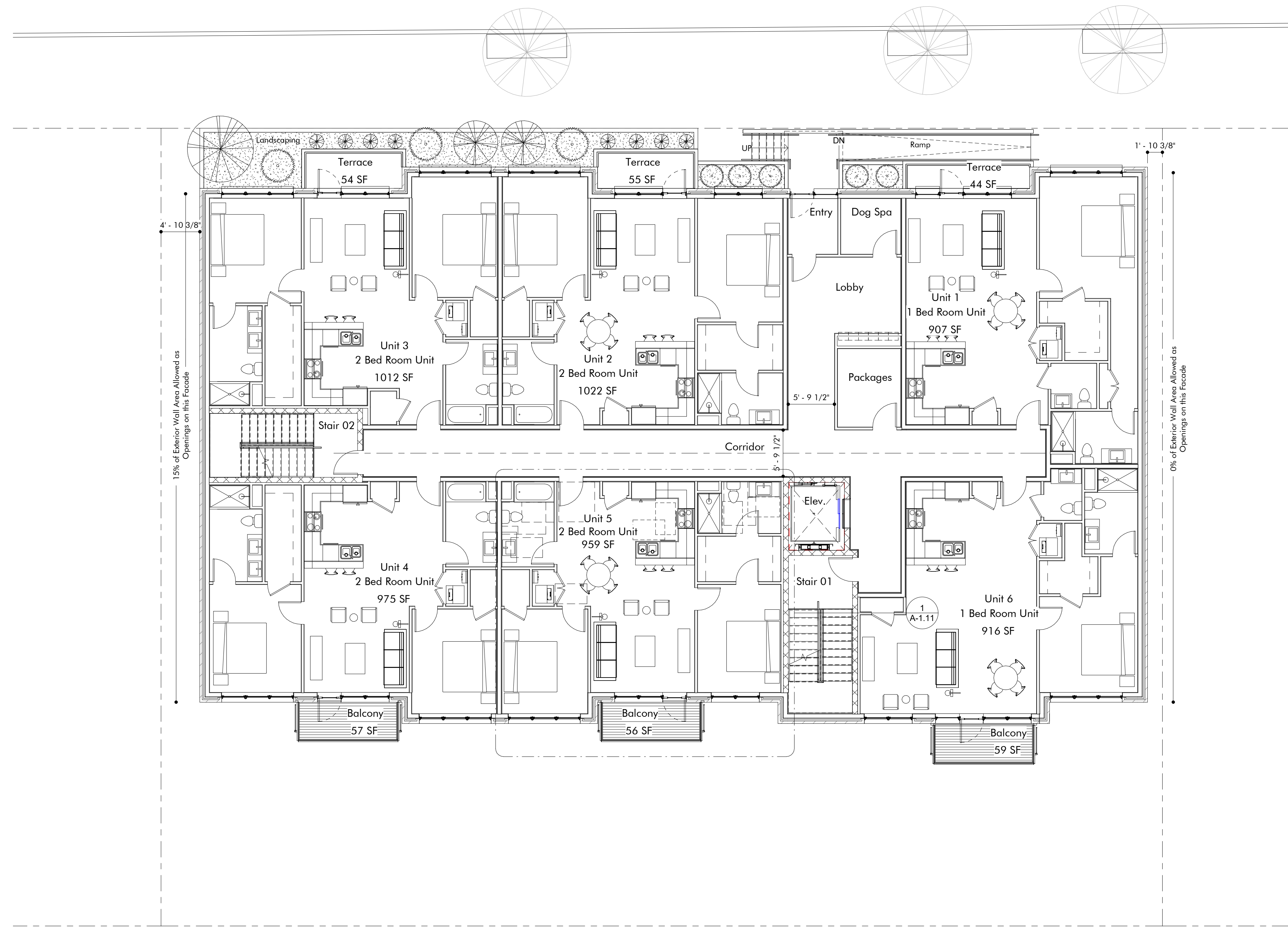
All dimensions and existing conditions shall be checked and verified by Contractor at the site. Any discrepancy shall be reported to the Architect in writing.

© Indovina Associates Architects, L.L.C. 2022

Project Number 22-113  
Date February 28, 2022  
Revisions

PENN AVENUE



# Penn Heights Residential Development

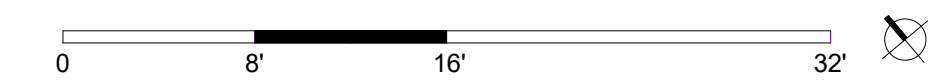
Craft Developmnt  
4554 Penn Avenue  
Pittsburgh, PA 15224

**Indovina  
Associates  
Architects**  
3185 Penn Avenue  
Pittsburgh, PA 15201  
p 412.363.3800  
f 412.363.0483

All dimensions and existing conditions shall be checked and verified by Contractor at the site. Any discrepancy shall be reported to the Architect in writing.

© Indovina Associates Architects, L.L.C. 2022

Project Number 22-113  
Date February 28, 2022  
Revisions

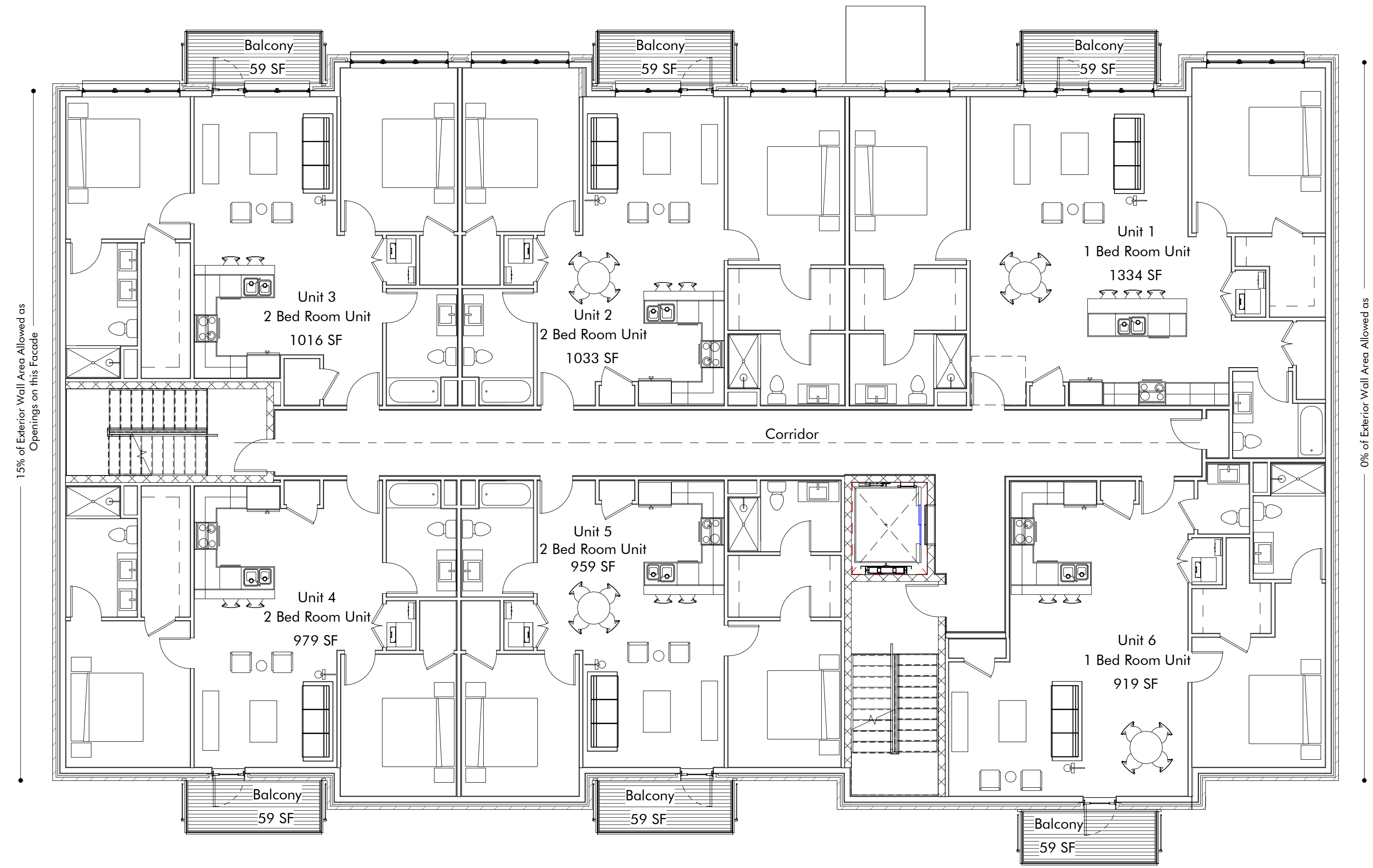





**Penn Heights  
Residential Development**

Craft Developemnt  
4554 Penn Avenue  
Pittsburgh, PA 15224

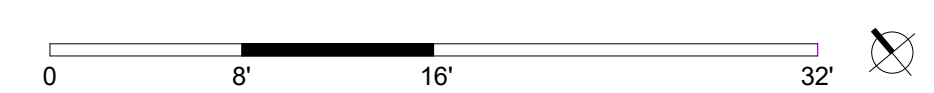
**Indovina  
Associates  
Architects**  
3185 Penn Avenue  
Pittsburgh, PA 15201  
p 412.363.3800  
f 412.363.0483



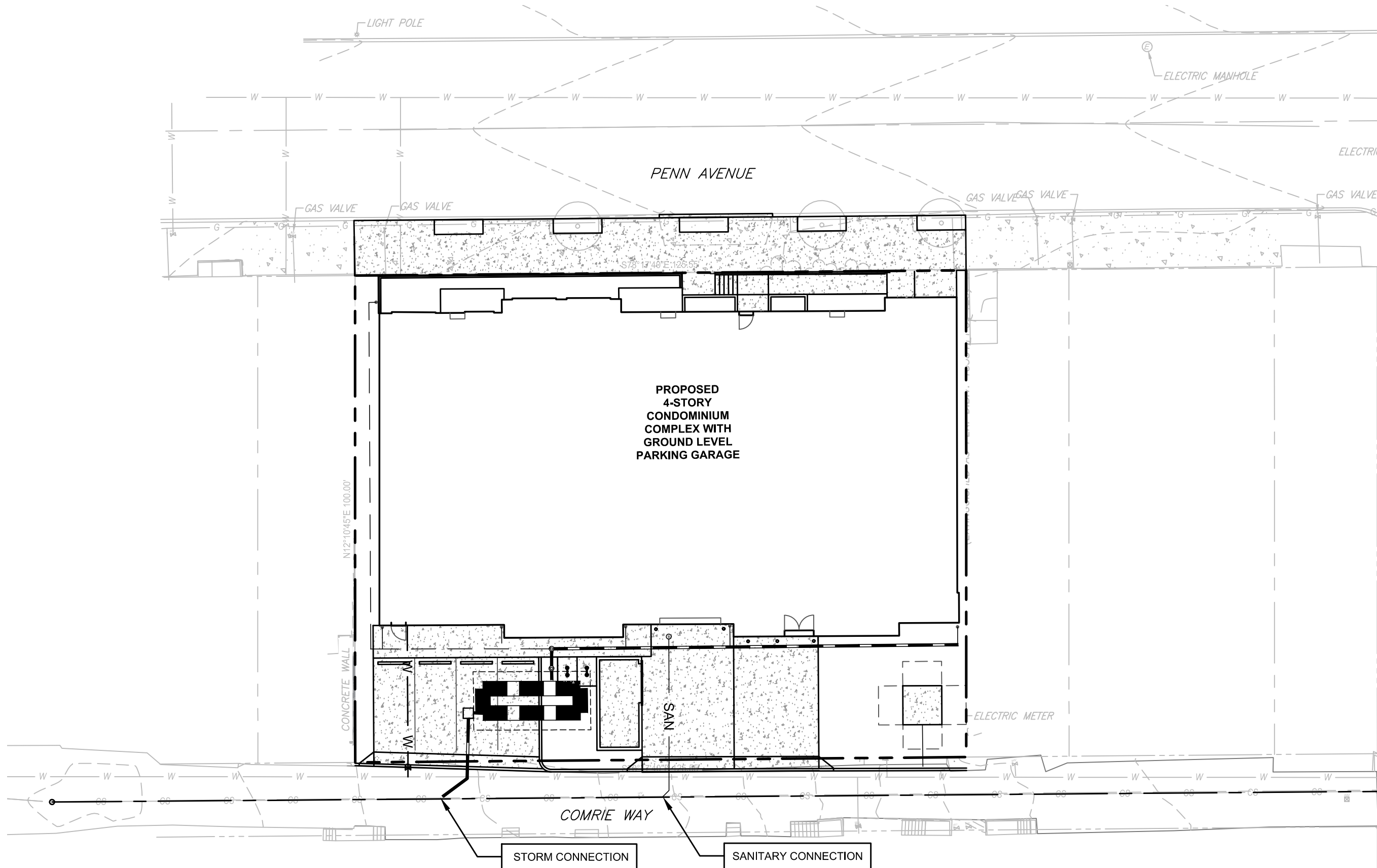
All dimensions and existing conditions shall be checked and verified by Contractor at the site. Any discrepancy shall be reported to the Architect in writing.

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Project Number	22-113
Date	February 28, 2022
Revisions	



**PLOT PLANS FOR  
SEWAGE FACILITY PLANNING  
PURPOSES**



PENN AVENUE

PROPOSED  
4-STORY  
CONDOMINIUM  
COMPLEX WITH  
GROUND LEVEL  
PARKING GARAGE

COMRIE WAY

STORM CONNECTION

SANITARY CONNECTION

CONCRETE WALL  
N12°10'45"E 100.00'

SAN

ELECTRIC METER

LIGHT POLE

ELECTRIC MANHOLE

GAS VALVE

GAS VALVE

GAS VALVE GAS VALVE

ELECTRIC

GAS VALVE



Know what's below.  
Call before you dig.

**SFPM PLOT PLAN**

4554-4564 Penn Avenue  
City of Pittsburgh, Allegheny County, Pennsylvania

This plan has been prepared solely for the benefit of the person(s) named above and for the project noted on this drawing. The use of this plan by any third party, or for any other purpose other than specified, is prohibited without written consent from PVE-LLC.

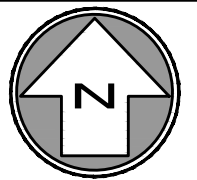
PLAN REVISIONS	
DATE	DESCRIPTION

Waterfront Corporate Park III, Suite 101  
2000 Georgetown Drive  
Sewickley, PA 15143

P: 724-444-1100  
F: 724-444-1104  
www.pve-llc.com



Civil Engineering | Land Development | Planning  
Landscape Architecture | Structures | Environmental



DATE:	07-13-2022
SCALE:	1"=20'
PROJECT NUMBER:	161841

FIGURE 1

# **WETLAND PROTECTION**

## **Section 3.G – Wetland Protection**

### **PENN HEIGHTS TOWNHOMES**

No wetlands are known to exist in the area to be developed for this project

# **PHMC DOCUMENTS**



# PROJECT REVIEW FORM

## Request to Initiate SHPO Consultation on State and Federal Undertakings

<b>SHPO USE ONLY</b>		Reviewers: _____ / _____
DATE RECEIVED:	DATE DUE:	
ER NUMBER:	HRSF: _____	

REV: 07/2020

### SECTION A: PROJECT NAME & LOCATION

Is this a new submittal?	YES	NO	OR	This is additional information for ER Number:	
Project Name	County		Municipality		
Project Address	City/State/ Zip				

### SECTION B: CONTACT INFORMATION & MAILING ADDRESS

Name	Phone
Company	Fax
Street/PO Box	Email
City/State/Zip	Email cc:

### SECTION C: PROJECT DESCRIPTION

This project is located on: (check all that apply)	Federal property	State property	Municipal property	Private property
List all federal and state agencies and programs providing funds, permits, licenses.	Agency Type	Agency/Program/Permit Name	Project/Permit/Tracking Number (if applicable)	

### Proposed Work – Attach project description, scope of work, site plans, and/or drawings

Project includes (check all that apply):	Construction	Demolition	Rehabilitation	Disposition
Total acres of project area:	Total acres of earth disturbance:			
Are there any buildings or structures within the project area?	Yes	No	Approximate age of buildings:	
Does this project involve properties listed in or eligible for the National Register of Historic Places, or locally designated? Inventory here: <a href="https://gis.penndot.gov/crgis">https://gis.penndot.gov/crgis</a>	Yes	No	Unsure	Name _____
				Key Number _____

<p><b>Please email this form and pdf attachments to:</b> <b><u>RA-PH-PASHPO-ER@pa.gov</u></b></p> <p>Please be sure to save the Project Review Form so that it remains a digital document and retains its function as a fillable pdf. Do not print the form and scan as a pdf.</p>	<p><b>Attachments – Please include the following information with this form</b></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 15%;"><b>Map</b></td> <td>– 7.5' USGS quad, streetmap, or parcel map showing the project's Area of Potential Effect</td> </tr> <tr> <td><b>Description/Scope of Work</b></td> <td>– Narrative description of the project, including any ground disturbance and previous land use, and any potential to impact historic resources</td> </tr> <tr> <td><b>Site Plans/Drawings</b></td> <td>– Indicate location and age of buildings, any proposed improvements, and past and present land use</td> </tr> <tr> <td><b>Photographs</b></td> <td>– Digital photographs of all buildings and structures keyed to a site plan. If demolition or exterior changes are proposed to buildings more than 50 years old, please also include Abbreviated HRSF</td> </tr> </table>	<b>Map</b>	– 7.5' USGS quad, streetmap, or parcel map showing the project's Area of Potential Effect	<b>Description/Scope of Work</b>	– Narrative description of the project, including any ground disturbance and previous land use, and any potential to impact historic resources	<b>Site Plans/Drawings</b>	– Indicate location and age of buildings, any proposed improvements, and past and present land use	<b>Photographs</b>	– Digital photographs of all buildings and structures keyed to a site plan. If demolition or exterior changes are proposed to buildings more than 50 years old, please also include Abbreviated HRSF
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<b>Description/Scope of Work</b>	– Narrative description of the project, including any ground disturbance and previous land use, and any potential to impact historic resources								
<b>Site Plans/Drawings</b>	– Indicate location and age of buildings, any proposed improvements, and past and present land use								
<b>Photographs</b>	– Digital photographs of all buildings and structures keyed to a site plan. If demolition or exterior changes are proposed to buildings more than 50 years old, please also include Abbreviated HRSF								

<b>SHPO RESPONSE (SHPO USE ONLY)</b>	
There are <b>NO HISTORIC PROPERTIES</b> in the Area of Potential Effect	<b>SHPO REQUESTS ADDITIONAL INFORMATION</b> (see attached)
The project will have <b>NO EFFECT</b> on historic properties	
The project will have <b>NO ADVERSE EFFECTS</b> on historic properties: _____ Key# _____	
<b>DIVISION CHIEF, ENVIRONMENTAL REVIEW:</b> _____	<b>DATE:</b> _____
<b>SHPO REVIEWER:</b> _____	

## **THREATENED SPECIES (PNDI)**



## 1. PROJECT INFORMATION

Project Name: **4554-4564 Penn Avenue**

Date of Review: **10/26/2020 09:07:33 AM**

Project Category: **Development, Residential, single-family living unit (not located within a subdivision)**

Project Area: **0.34 acres**

County(s): **Allegheny**

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

ZIP Code: **15224**

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

Watersheds HUC 8: **Lower Allegheny**

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

Decimal Degrees: **40.465791, -79.950166**

Degrees Minutes Seconds: **40° 27' 56.8463" N, 79° 57' 0.5973" W**

## 2. SEARCH RESULTS

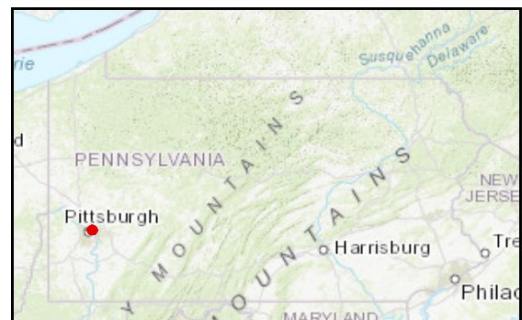
Agency	Results	Response
PA Game Commission	<b>Potential Impact</b>	<b>FURTHER REVIEW IS REQUIRED, See Agency Response</b>
PA Department of Conservation and Natural Resources	No Known Impact	No Further Review Required
PA Fish and Boat Commission	No Known Impact	No Further Review Required
U.S. Fish and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

As summarized above, Pennsylvania Natural Diversity Inventory (PNDI) records indicate 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.

### 4554-4564 Penn Avenue

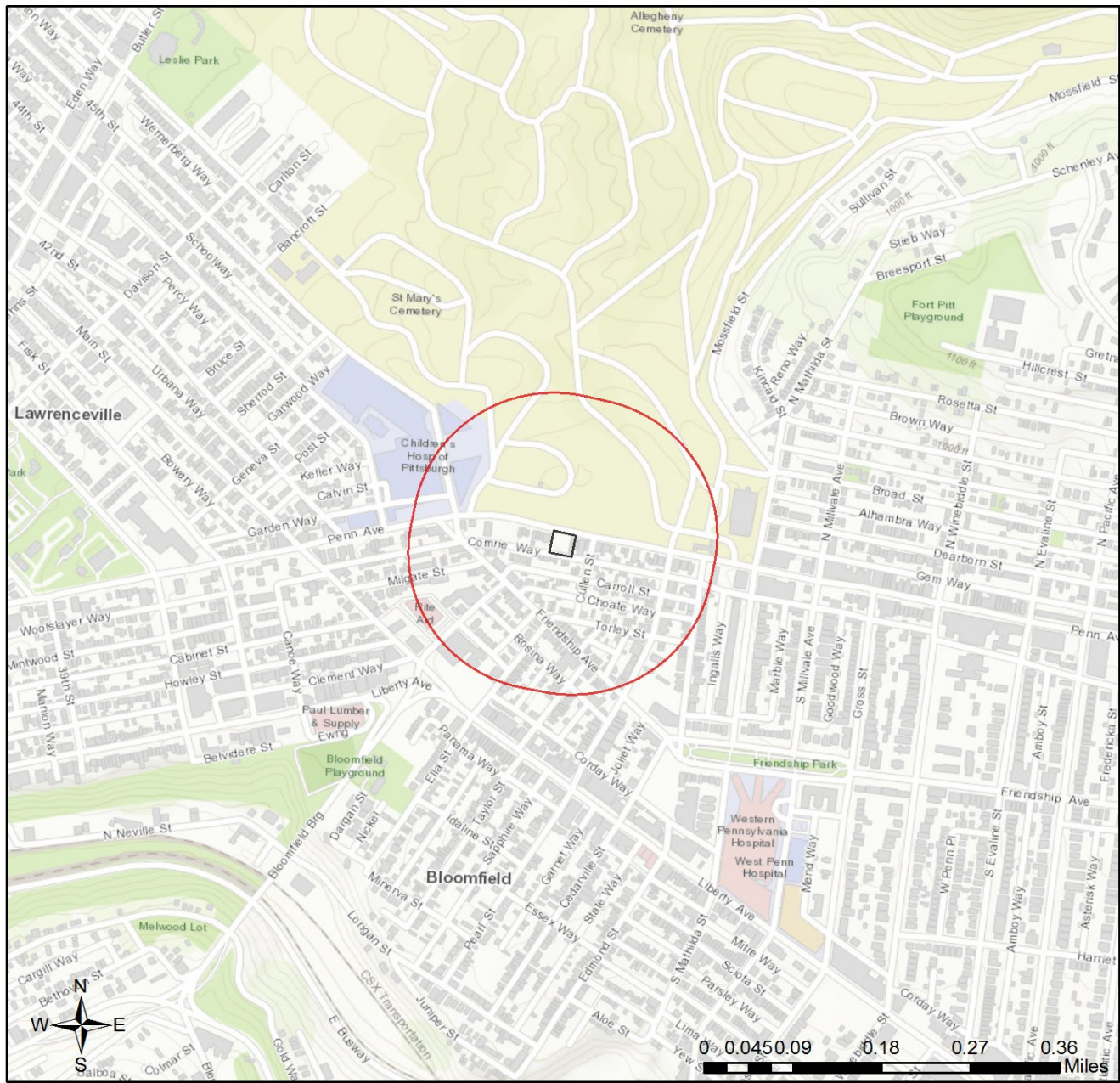


- Project Boundary
- Buffered Project Boundary



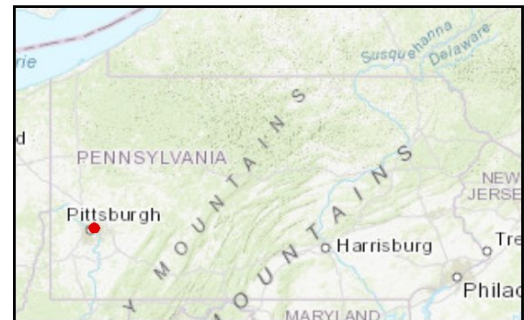
Service Layer Credits: Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community  
Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community  
Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China

### 4554-4564 Penn Avenue



- Project Boundary
- Buffered Project Boundary

Service Layer Credits: Sources: Esri, HERE, Garmin, Intemap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community



### 3. AGENCY COMMENTS

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

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

#### PA Game Commission

##### RESPONSE:

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

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

Scientific Name	Common Name	Current Status
Ardea herodias	Great Blue Heron	Special Concern Species*

#### PA Department of Conservation and Natural Resources

##### RESPONSE:

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

#### PA Fish and Boat Commission

##### RESPONSE:

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

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

##### RESPONSE:

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

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

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

## WHAT TO SEND TO JURISDICTIONAL AGENCIES

If project information was requested by one or more of the agencies above, upload\* or email\* the following information to the agency(s). 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. Alternatively, applicants may email or mail their project materials (see AGENCY CONTACT INFORMATION).

### 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](http://www.naturalheritage.state.pa.us)). Also note that the PNDI Environmental Review Tool only contains information about species occurrences that have actually been reported to the PNHP.

## 6. AGENCY CONTACT INFORMATION

### PA Department of Conservation and Natural Resources

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

### PA Fish and Boat Commission

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

### U.S. Fish and Wildlife Service

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

### PA Game Commission

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

## 7. PROJECT CONTACT INFORMATION

Name: Dillon Brennan  
Company/Business Name: PVE, LLC  
Address: 2000 Georgetowne Drive, Suite 101  
City, State, Zip: Sewickley, PA 15143  
Phone: (724) 444-1100 Fax: ( )  
Email: dbrennan@pve-llc.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.

Dillon Brennan  
applicant/project proponent signature

10/29/2020  
date



December 23, 2020

Mr. Dillon Brennan  
PVE  
2000 Georgetowne Drive, Suite 101  
Sewickley, PA 15143

Project Search ID: PNDI-720571  
PNDI Receipt: *project\_receipt\_4554\_4564\_penn\_avenue\_720571\_FINAL\_1.pdf*  
Re: 4554-4564 Penn Avenue  
City of Pittsburgh, Allegheny County, PA

Dear Mr. Dillon Brennan,

Thank you for submitting the Pennsylvania Natural Diversity Inventory (PNDI) Environmental Review Receipt *project\_receipt\_4554\_4564\_penn\_avenue\_720571\_FINAL\_1.pdf* for review. The Pennsylvania Game Commission (PGC) screened this project for potential impacts to species and resources of concern under PGC responsibility, which includes birds and mammals only.

### **No Impact Anticipated**

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

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

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

This finding applies to impacts to birds and mammals only. To complete your review of state and federally-listed threatened and endangered species and species of special concern, please be sure that the U.S. Fish and Wildlife Service, the PA Department of Conservation and Natural

Resources, and/or the PA Fish and Boat Commission have been contacted regarding this project as directed by the online PNDI ER Tool found at [www.naturalheritage.state.pa.us](http://www.naturalheritage.state.pa.us).

Sincerely,



Tracey Librandi Mumma  
Division of Environmental Planning & Habitat Protection  
Bureau of Wildlife Habitat Management  
Phone: 717-787-4250, Extension 73614  
Fax: 717-787-6957  
E-mail: [tlibrandi@pa.gov](mailto:tlibrandi@pa.gov)

A PNHP Partner



TLM/tlm



**SECTION H**  
**ALTERNATIVE ANALYSIS**

## **Section H – Alternative Sewage Facilities Analysis**

### **Penn Heights Townhomes**

#### **Proposed Method of Sewage Disposal**

The proposed townhomes will be serviced by a gravity operated collection system which will be owned and operated by Pittsburgh Water and Sewer Authority. The flows will be conveyed into an existing ALCOSAN interceptor and into the ALCOSAN sewage treatment plant.

#### **Alternative Methods Considered**

An alternative method of sewage disposal includes an individual septic system. Various factors such as failure rates of septic systems, desirability of developed lot, and size of the developed lot are all deterrents to installing a septic system.

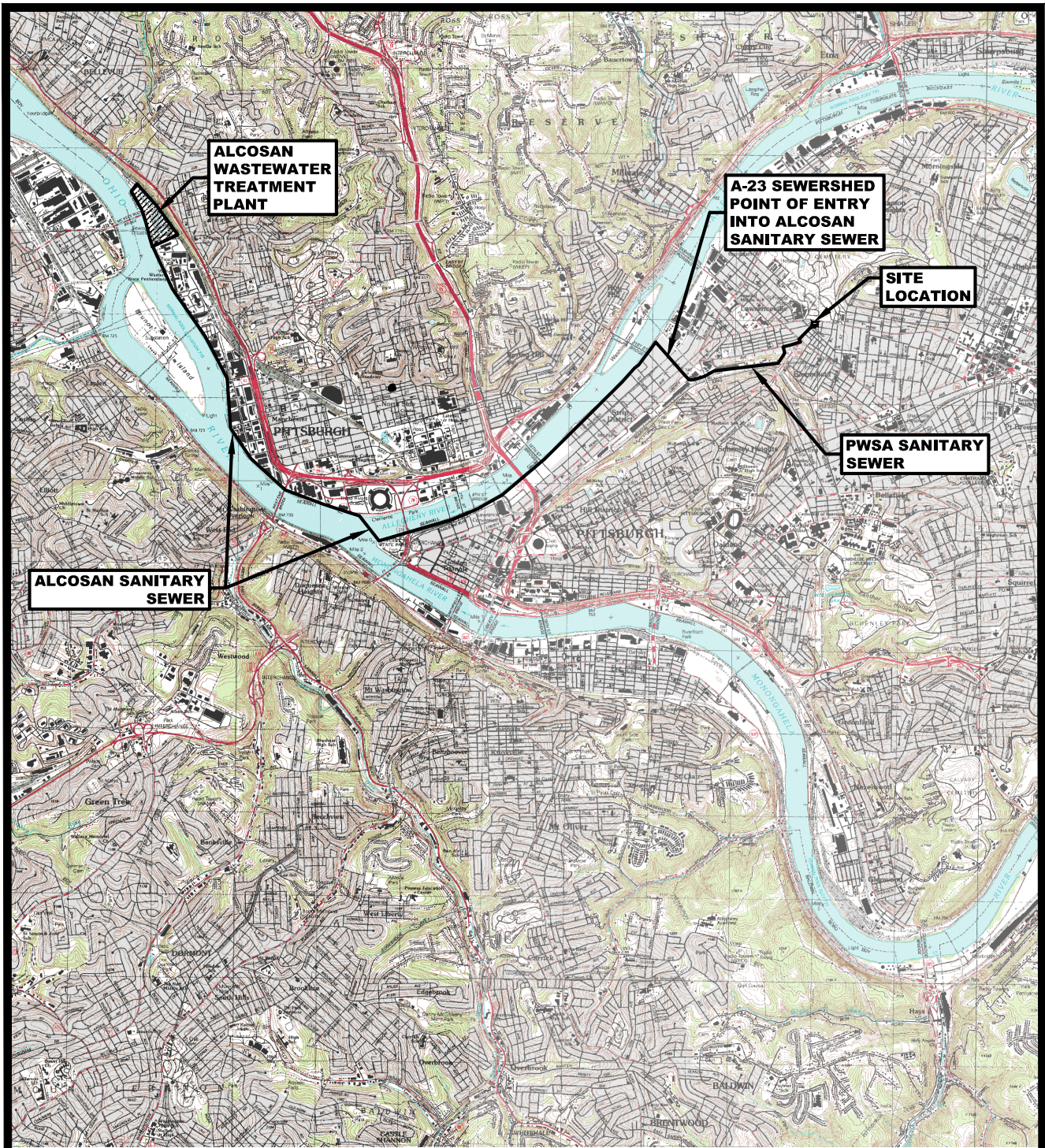
#### **Alternative Alignments Considered**

In keeping with the proposed method of sewage disposal, which is to construct a gravity sewer, different alternatives are available with respect to connection point to the existing system. The proposed alignment which will convey sewage from the proposed site to the existing ALCOSAN sewage system was determined to be the optimal layout based on distance, slope, and elevation.

#### **Conclusion**

The proposed method of providing sewer service to the proposed townhomes is considered ultimate. The fact that an existing sewage interceptor and sewage treatment plant is nearby greatly reduces the justification for thoroughly considering various alternative methods.

# **SEWAGE FLOW PATH MAP**



# SEWAGE FLOW PATH MAP

PENN HEIGHTS TOWNHOMES

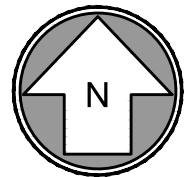
CITY OF PITTSBURGH, ALLEGHENY COUNTY, PENNSYLVANIA

TAKEN FROM 7.5 MINUTE USGS TOPOGRAPHY MAP - PITTSBURGH W&E QUADRANGLES



Waterfront Corporate Park III, Suite 101 P: 724-444-1100  
 2000 Georgetowne Drive F: 724-444-1104  
 Sewickley, PA 15143 www.pve-llc.com

Civil Engineering | Land Development | Planning  
 Landscape Architecture | Structures | Environmental



DATE:	07.14.2020
SCALE:	1"=6000'
PROJECT NUMBER:	161841

FIGURE 3

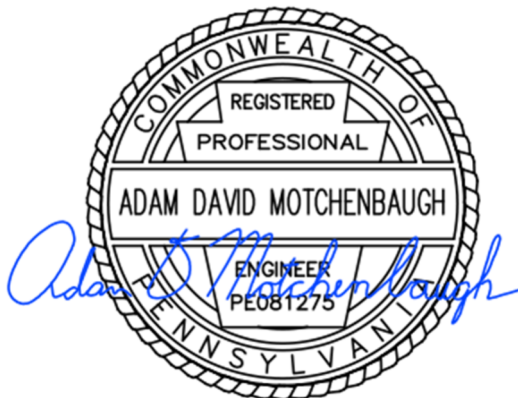
**SECTION J**  
**FLOW TABLE FOOTNOTES AND**  
**DRY WEATHER FLOW CALCULATION**

**Section J – Chapter 94 Consistency Determination Footnotes**

4554-4564 Penn Ave. Condos

- (1) Design/Permitted collection system *average design capacity* computed using static Manning's analysis based on existing 24" reinforced concrete combined sanitary sewer, with slope of 1.92%, Manning's n-value of 0.013 and full flow depth, divided by a peaking factor of 3.5 for combination sewers = **5,804,091 gpd.**
- (2) Design/Permitted collection system *peak design capacity* computed using static Manning's analysis based on existing 24" reinforced concrete combined sanitary sewer, with slope of 1.92%, Manning's n-value of 0.013 and full flow depth = **20,314,318 gpd.**
- (3) *Present* collection system *average flow* as determined by analyzing the 30 day sample of flow monitoring data = **9,765 gpd.**
- (4) *Present* collection system *peak flow* as determined by analyzing the 30 day sample of flow monitoring data = **263,465 gpd.**
- (5) *Projected* collection system *average flow* computed using the projected peak flow computed in footnote 6, divided by a 3.5 peaking factor = **79,885 gpd.**
- (6) *Projected* collection system *peak flow* computed using the present peak flows computed in Footnote 4 plus project flows of 2,820 gpd (see calculations in the project narrative section F of Component 3) multiplied by a 5% growth factor = **279,599 gpd.**

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



## Dry Weather Flow and Design Capacity Calculations

4554-4564 Penn Ave. Townhomes

Given: 24" Reinforced concrete combined sewer at a slope of 1.92% (S), and Manning's N Value = 0.013.

\*Slope taken from MLCS Spreadsheet provided by PWSA

### **Design Capacity of Pipe Calculation:**

Full Flow Capacity, Depth = 24 inches or 2.00 feet (h).

$$\text{Area of Flow in Pipe} = \frac{\pi D^2}{4}, \text{ therefore } A = \frac{\pi(2.00)^2}{4} \quad A = 3.142 \text{ ft}^2$$

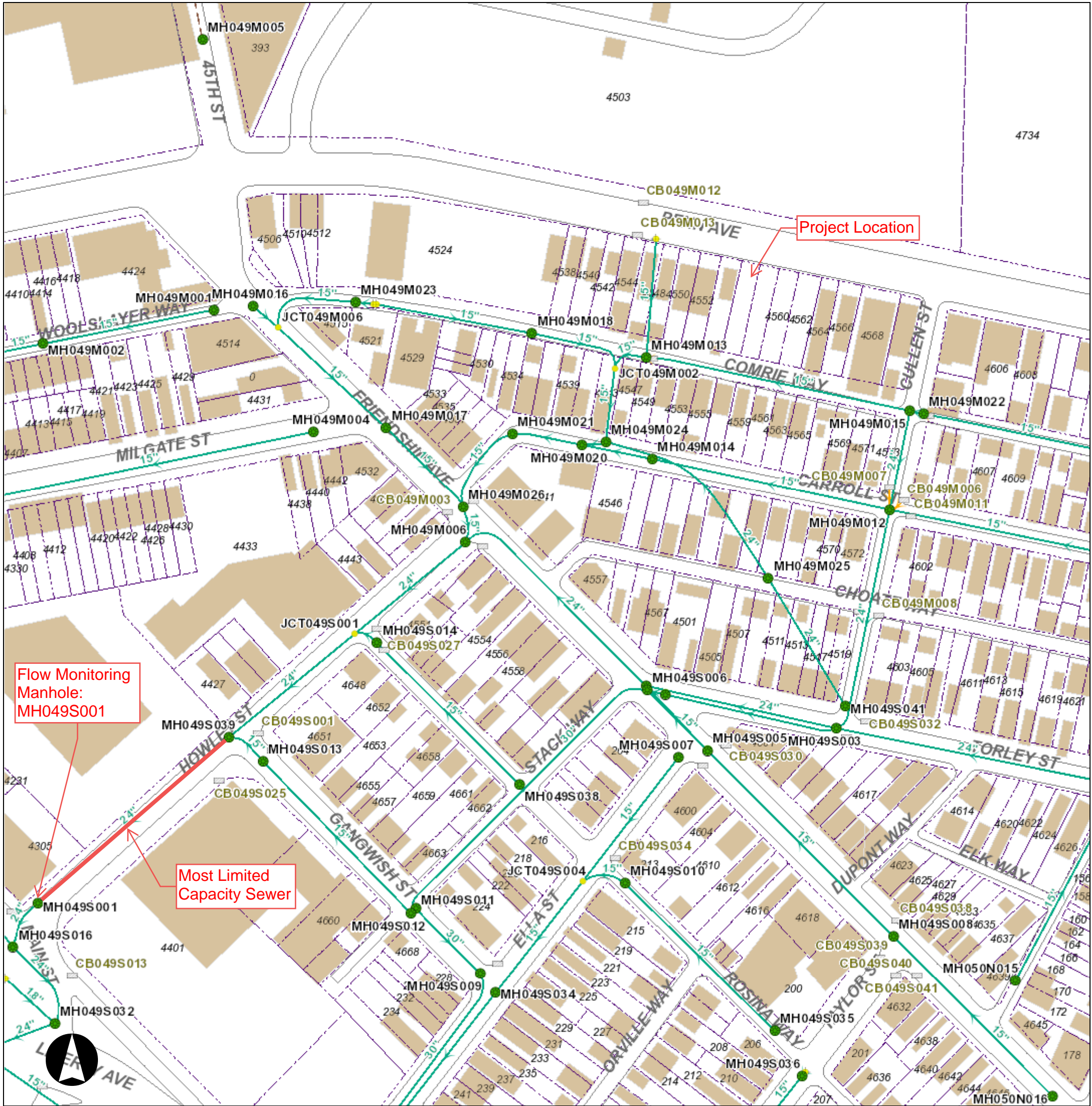
$$\text{Wetted Perimeter} = \pi D, \text{ therefore } P = \pi(2.00) = 6.283 \text{ ft}$$

$$\text{Hydraulic Radius } (R_h) = \frac{A}{P}, \text{ therefore } R_h = \frac{3.142}{6.283} = 0.500 \text{ ft}$$

$$Q = \frac{1.49}{n} (R_h)^{\frac{2}{3}} (S)^{\frac{1}{2}} A (0.64632), \text{ therefore}$$

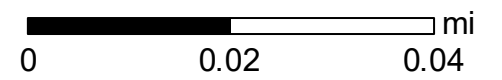
$$Q = \frac{1.49}{0.013} (0.500)^{\frac{2}{3}} (0.0192)^{\frac{1}{2}} (3.142) (0.64632), \quad Q = 20.314 \text{ mgd}$$

# 4554-4564 Penn Avenue



## Legend

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



Neither the City of Pittsburgh nor the PWSA 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, and neither assumes any responsibility for any conclusions or interpretations made on the basis of such information. COP and PWSA 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 therefore is assumed by the City or the PWSA.

Date: 10/2/2020



**COMPONENT 4A**  
**MUNICIPAL PLANNING AGENCY REVIEW**



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

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

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### Background

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

### Who Should Complete the Component?

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

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

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

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

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

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

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

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

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

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

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

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



COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF ENVIRONMENTAL PROTECTION  
BUREAU OF CLEAN WATER

DEP Code #:  
02001-21-11

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

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

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

Project Name  
4554-4564 Penn Avenue

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

1. Date plan received by municipal planning agency 1/5/23
2. Date review completed by agency 1/12/23

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

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

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

- | Yes                                 | No                                  |  |
|-------------------------------------|-------------------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 13. Is this proposal consistent with the ordinance?<br>If no, describe the inconsistencies _____   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 14. Is this plan consistent with the municipal Official Sewage Facilities Plan?<br>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?<br>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?<br>If no, describe the inconsistencies<br>_____                                      |

17. Name, title and signature of planning agency staff member completing this section:  
 Name: Kyla Prendergast  
 Title: Senior Environmental Planner  
 Signature: *Kyla Prendergast*  
 Date: 1/12/23  
 Name of Municipal Planning Agency: Department of City Planning  
 Address 200 Ross Street, 4<sup>th</sup> Floor, Pittsburgh, PA 15219  
 Telephone Number: 412-255-2516

**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.

**COMPONENT 4C**  
**COUNTY HEALTH DEPARTMENT REVIEW**



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

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

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### Background

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

### Who Should Complete the Component?

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

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

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

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

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

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

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

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

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

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

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

**SEWAGE FACILITIES PLANNING MODULE  
 COMPONENT 4C - COUNTY OR JOINT HEALTH DEPARTMENT REVIEW**

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


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

Project Name  
 4554-4564 Penn Avenue

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

1. Date plan received by county or joint county health department January 3, 2023  
 Agency name Allegheny County Health Department (ACHD)
2. Date review completed by agency January 4, 2023

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

- | Yes                                 | No                                  |   |
|-------------------------------------|-------------------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 1. Is the proposed plan consistent with the municipality's Official Sewage Facilities Plan?<br>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?<br>If yes, describe _____   |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | 3. Is there any known groundwater degradation in the area of this proposal?<br>If yes, describe _____   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 4. The county or joint county health department recommendation concerning this proposed plan is as follows: <u>ACHD recommends approval. See attached letter.</u>   |
|                                     |                                     | 5. Name, title and signature of person completing this section:<br>Name: <u>Freddie Fields</u><br>Title: <u>Environmental Health Engineer III</u><br>Signature: <u></u><br>Date: <u>January 4, 2023</u><br>Name of County Health Department: <u>ACHD</u><br>Address: <u>3901 Penn Avenue, Building #5, Pittsburgh, PA 15224-1318</u><br>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.