

Code No.



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 #
02001-21-001				

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

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

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

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

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

- Project Name Gladstone Residences
- Brief Project Description Adaptive reuse of a school building into a 53-unit multi-residential apartment building

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

Municipality Name	County	City	Boro	Twp
City of Pittsburgh	Allegheny	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Municipality Contact Individual - Last Name	First Name	MI	Suffix	Title
Ose	Akinlotan			Neighborhood Planner
Additional Individual Last Name	First Name	MI	Suffix	Title
Will	Gregory			Planner
Municipality Mailing Address Line 1	Mailing Address Line 2			
414 Grant Street				
Address Last Line -- City	State	ZIP+4		
Pittsburgh	PA	15219		
Area Code + Phone + Ext.	FAX (optional)	Email (optional)		
412-393-0154		ose.akinlotan@pittsburghpa.gov		

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

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

Gladstone Residences

Site Location Line 1

327 Hazelwood Avenue

Site Location Line 2

Site Location Last Line -- City

Pittsburgh

State

PA

ZIP+4

15207

Latitude

40.412281

Longitude

79.941097

Detailed Written Directions to Site Take Waterfront Dr to 31<sup>st</sup> St Bridge. Continue straight onto 30<sup>th</sup> St Bridge. R onto River Avenue. Take PA 28 S, I-579 S, Boulevard of the Allies, 1-376 E to Hazelwood Avenue, to Tut Way. R into Tut Way.

Description of Site 3.9639 Acre site with boarded-up Gladstone School Building (closed since 2001), existing road network, lawns & parking areas.

**Site Contact (Developer/Owner)**

Last Name

Tilghman

First Name

Sonya

MI

Suffix

Phone

412-421-7234

Ext.

Site Contact Title

Executive Director

FAX

Site Contact Firm (if none, leave blank)

Gladstone Community Partnership, LLC

Email

stilghman@hazelwoodinitiative.org

Mailing Address Line 1

4901 Second Avenue

Mailing Address Line 2

2<sup>nd</sup> Floor

Mailing Address Last Line -- City

Pittsburgh

State

PA

ZIP+4

15207

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

Last Name

Lamm

First Name

Bernard

MI

Suffix

J

Title

Engineer

Consulting Firm Name

Common Ground

Mailing Address Line 1

10500 Old Babcock Boulevard

Mailing Address Line 2

Address Last Line -- City

Gibsonia

State

PA

ZIP+4

15044

Country

USA

Email

bernie@discovercommonground.com

Area Code + Phone

724-799-6060

Ext.

Area Code + FAX

**E. AVAILABILITY OF DRINKING WATER SUPPLY**

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

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

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

Name of water company: PWSA

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

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

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

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

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

**1. COLLECTION SYSTEM**

a. Check appropriate box concerning collection system

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

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

b. Answer questions below on collection system

Number of EDU's and proposed connections to be served by collection system. EDU's 25.425

Connections 1

Name of:

existing collection or conveyance system Hazelwood Avenue - 18" Combined Sewer - BRICK

owner Pittsburgh Water and Sewer Authority

existing interceptor Monongahela River Interceptor

owner Allegheny County Sanitary Authority (ALCOSAN)

**2. WASTEWATER TREATMENT FACILITY**

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

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

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

Name of existing facility ALCOSAN Woods Run WWTP

NPDES Permit Number for existing facility PA0025984

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

Location of discharge point for a new facility. Latitude 40°28'34" N Longitude 80°02'44" W

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 Shawn P. McWilliams, EIT

Agent Signature *Shawn P. McWilliams* Date 05/14/2021

(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 10170 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>	40496451.43	141737580	359000	1100000	333051	1165678.5
<b>Conveyance</b>						
<b>Treatment</b>						

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 PWSA  
 Name of Responsible Agent Barry King, PE, PMP / Director of E&C  
 Agent Signature [Signature] Date 4/19/2021

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

c. Conveyance System

Name of Agency, Authority, Municipality ALCOSAN

Name of Responsible Agent Shawn P. McWilliams, EIT

Agent Signature *Shawn P. McWilliams*

Date 05/14/2021

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 **\*ALCOSAN IS UNDER A CONSENT DECREE TO ADDRESS WET WEATHER OVERFLOWS.**

- 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 Shawn P. McWilliams, EIT

Agent Signature *Shawn P. McWilliams*

Date 05/14/2021

**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.



May 14, 2021

**Members of the Board**

- Corey O'Connor  
*Chair Person*
- Rep. Harry Readshaw
- Sylvia C. Wilson
- Shannah Tharp-Gilliam, Ph.D.
- Jack Shea
- John Weinstein
- Brenda L. Smith
  
- Arletta Scott Williams  
*Executive Director*
- William H. Inks, CPA  
*Director  
Finance & Administration*
- Jan M. Oliver  
*Director  
Regional Conveyance*
- Douglas A. Jackson, P.E.  
*Director  
Operations & Maintenance*
- Kimberly N. Kennedy, P.E.  
*Director  
Engineering & Construction*
- Michelle M. Buys, P.E.  
*Director  
Environmental Compliance*
- Jeanne K. Clark  
*Director  
Governmental Affairs*
- Joseph Vallarian  
*Director  
Communications*

Mr. Bernard J. Lamm, PE  
Common Ground  
10500 Old Babcock Boulevard  
Gibsonia, PA 15044

**Re: GLADSTONE SCHOOL RESIDENCES  
City of Pittsburgh – 15<sup>th</sup> Ward, Allegheny County  
PA DEP Sewage Facilities Planning Module  
ALCOSAN Regulator Structure M-35-00**

Dear Mr. Lamm:

We have reviewed the Component 3 Planning Module for the referenced project to be located in the City of Pittsburgh, 15<sup>th</sup> Ward. The project will generate a peak flow of 10,170 gpd in the ALCOSAN Monongahela River Interceptor and Woods Run Treatment Plant.

The capacity of the ALCOSAN M-35-00 Regulator Structure is approximately 3.30 MGD. The monitored peak dry weather flow is approximately 1.51 MGD. Sufficient dry weather capacity exists for this connection. However, the ALCOSAN Monongahela River Interceptor and the Woods Run Treatment Plant do not have the capacity for the flows generated by tributary communities during wet weather periods. This limitation will be addressed as ALCOSAN implements its Clean Water Plan.

ALCOSAN requests that this letter be made part of the planning module submission. The signed Component 3 Planning Module is attached. The sewers in this project are to be designed as separated sanitary and storm sewers. If you have any questions regarding this matter, please contact me at 412-732-8053.

Sincerely,

**ALLEGHENY COUNTY SANITARY AUTHORITY**

Shawn P. McWilliams, EIT  
Civil Engineer

**Attachment**

- cc: Christina Dean (w/o attachment)
- Dan Thornton (w/o attachment)
- Michael Lichte (w/o attachment)
- Barry King/ PWSA (w/o attachment)
- Thomas Flanagan/ PADEP (w/o attachment)
- Fred Fields/ ACHD (w/o attachment)



April 19, 2021

Mr. Bernard Lamm, PE  
Common Ground  
10500 Old Babcock Boulevard  
Gibsonia, PA 15044

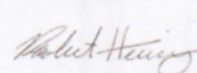
**Subject:** Sewage Facilities Planning Module (SFPM)  
Approval for Collection System Flows  
Project Name: Gladstone Residences (Project)  
PWSA Project No.: 20014.08

Dear Mr. Lamm:

Pursuant to your request, we have reviewed the SFPM and determined that the Project will not create a dry-weather hydraulic overload within the next five (5) years for any collection facility owned by the Pittsburgh Water and Sewer Authority (PWSA). We have enclosed for your use the electronically signed "Section J – Chapter 94 Consistency Determination" Please be advised that this approval is limited to the collection system portion of the SFPM.

Our review was 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  
2021.04.19  
11:33:39 -04'00'

Robert Herring, PE, PMP  
Project Manager

**Enclosures**

cc: Barry King, P.E. – PWSA (via email)  
Kate Mechler, P.E. – PWSA (via email)  
Thomas Flanagan – DEP (via email)  
eBuilder – Filing System (via email)

To: Barry King, P.E. - Director of Engineering and Construction

From: Robert Herring, PE, PMP – Project Manager

Date: April 19, 2021

Subject: Department of Environmental Protection (DEP) - Sewage Facilities  
Planning Module (SFPM)

Chapter 94 Consistency Determination

Project Name: Gladstone Residences (Project)

Project Address: 327 Hazelwood Avenue, Pittsburgh, PA 15207

PWSA Project Number: 20014.08

Dear Barry,

The Pittsburgh Water and Sewer Authority (PWSA) received a SFPM application for the aforementioned Project. In accordance with Title 25 of the Pennsylvania Code, the PWSA is required to prepare an annual Wasteload Management Report on the collection and conveyance of wastewater relative to available capacity. Our review of the SFPM was conducted to understand how the Project will impact available dry-weather capacity and whether the proposed flows will contribute to a dry-weather hydraulic overload within the next five (5) years. Please note that a dry-weather hydraulic overload shall require both the denial of the SFPM and the submission of a Corrective Action Plan to the DEP.

We have determined that the Project will not contribute to a dry-weather hydraulic overload within the next five years. Please refer to the enclosed hydraulic calculations for additional information. Upon your approval, please sign and return the enclosed "Section J - Chapter 94 Consistency Determination" page from the SFPM.

Our review was 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.

Yours truly,

Robert Herring, PE, PMP  
Project Manager

**Enclosures**

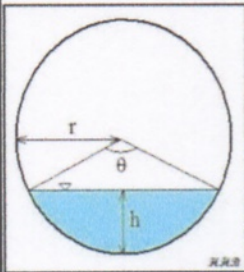
cc: e-Builder – Filing System

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

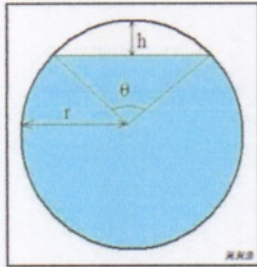
**PROJECT NAME:** Gladstone Residences  
**PWSA PROJECT NUMBER:** 20014.08  
**PWSA REVIEWER:** Robert Herring  
**DATE:** April 19, 2021

**LEGEND:** Input Data Output Data

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



Partially Full Pipe Flow Parameters  
(Less Than Half Full)



Partially Full Pipe Flow Parameters  
(More Than Half Full)

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

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

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

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

**Section B: Data for Calculations**

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

Proposed Project Flows		
Variable	Value	Units
Q <sub>p</sub>	10,170	gpd

Variable	Value	Units
Material	Brick	
n	0.016	unitless
S	0.072	ft/ft
h	N/A	ft
D	3.50	ft
P.F.	3.5	unitless

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

Variable	Description	Definition
----------	-------------	------------

$Q_{d, avg}$	Design Capacity, Average	= full pipe flow conditions / peaking factor
$Q_{d, peak}$	Design Capacity, Peak	full pipe flow conditions

Design Capacity, Average		
Variable	Value	Unit
$Q_{d, avg}$	40,500,923	gpd

Design Capacity, Peak		
Variable	Value	Unit
D	3.500	ft
r	1.750	ft
A	9.621	ft <sup>2</sup>
P	10.996	ft
R	0.875	ft
$Q_{d, peak}$	219	cfs
$Q_{d, peak}$	141,753,232	gpd

#### Section D: Calculations for Present Flows

Variable	Description	Definition
$Q_{ex, avg}$	Present Flows, Average	determined via flow monitoring data
$Q_{ex, peak}$	Present Flows, Peak	determined via flow monitoring data

Present Flows, Average		
Variable	Value	Unit
$Q_{ex, avg}$	359,000	gpd

Present Flows, Peak		
Variable	Value	Unit
$Q_{ex, peak}$	1,100,000	gpd

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

Variable	Description	Definition
$Q_{proj, avg}$	Projected Flows in Five (5) Years, Average	= $Q_{proj, peak} \div P.F.$
$Q_{proj, peak}$	Projected Flows in Five (5) Years, Peak	= $(Q_{ex, peak} + Q_p) \times 1.05$

Projected Flow Calculations		
Variable	Value	Unit
$Q_{proj, avg}$	333,051	gpd
$Q_{proj, peak}$	1,165,679	gpd

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

Variable	PWSA, gpd	Applicant, gpd	Difference, gpd	Difference, %
$Q_{d, avg}$	40,500,923	40,496,451	4,472	0%
$Q_{d, peak}$	141,753,232	141,737,580	15,652	0%
$Q_{ex, avg}$	359,000	359,000	0	0%
$Q_{ex, peak}$	1,100,000	1,100,000	0	0%
$Q_{proj, avg}$	333,051	333,051	0	0%
$Q_{proj, peak}$	1,165,679	1,165,678	1	0%

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 sponsor), 4-5 for completion by the non-municipal facility agent and 6 for completion by the municipality)

Yes No

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

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

2. Project Flows \_\_\_\_\_ gpd

Yes No

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

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

**(For completion by non-municipal facility agent)**

4. Collection and Conveyance Facilities

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

Yes No

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

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

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

- b. Collection System

Name of Responsible Organization \_\_\_\_\_

Name of Responsible Agent \_\_\_\_\_

Agent Signature \_\_\_\_\_

Date \_\_\_\_\_

- c. Conveyance System

Name of Responsible Organization \_\_\_\_\_

Name of Responsible Agent \_\_\_\_\_

Agent Signature \_\_\_\_\_

Date \_\_\_\_\_

5. Treatment Facility

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

Yes No

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

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

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

- b. Name of Facility \_\_\_\_\_  
Name of Responsible Agent \_\_\_\_\_  
Agent Signature \_\_\_\_\_  
Date \_\_\_\_\_

(For completion by the municipality)

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

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

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

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

Yes No

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

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

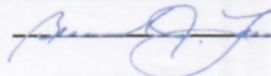
9.   Does the project involve the use of large volume onlot sewage disposal systems (Flow > 10,000 gpd)?
10.   Does the project require resolution of a conflict between the proposed alternative and consistency requirements contained in §71.21(a)(5)(i), (ii), (iii)?
11.   Will sewage facilities discharge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

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

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

Bernard J. Lamm, PE

Name (Print)



Signature

Engineer

3-17-2021

Date

Title

10500 Old Babcock Boulevard, Gibsonia, PA 15944

724-799-6060

Telephone Number

Address

**R. REVIEW FEE** (See Section R of instructions)

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

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

County Recorder of Deeds for \_\_\_\_\_ County, Pennsylvania

Deed Volume \_\_\_\_\_ Book Number \_\_\_\_\_

Page Number \_\_\_\_\_ Date Recorded \_\_\_\_\_



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**R. REVIEW FEE** (continued)

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Formula:

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

$$\#25.425 \quad \text{Lots (or EDUs)} \times \$50.00 = \$ 1,271.25$$

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:

$$\# \underline{\hspace{2cm}} \quad \text{Lots (or EDUs)} \times \$35.00 = \$ \underline{\hspace{2cm}}$$

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)

From: donstreph@pa.gov  
Subject: [RECEIVED] Scanned Forms review - Reference ID: 11293  
Date: January 26, 2021 at 1:24 PM  
To: carma@discovercommonground.com  
Cc: c-paulpalu@pa.gov c-srghave@pa.gov



Dear Carma Lamm,

Thank you for submitting the SEWAGE FACILITIES PLANNING MODULE APPLICATION MAILER 3800-CD-BCW0359 form to DEP.

**Region:** SOUTHWEST REGIONAL OFFICE  
**County:** ALLEGHENY  
**Municipality:** PITTSBURGH CITY  
**Permit #/Project #:** 02001-21-001

**DEP Processing Comments (if any):**

""

We will review the document and associated information and notify you with any concerns.

Your form reference # is 11293. Please use this reference # for future inquiries to DEP and include on the check memo when remitting payment.

The DEP receipt date is 1/26/2021 1:23:46 PM. Note: If your form was submitted after business or weekend / holiday, the receipt date is the next business day.



\* This is an automated email from OnBase - DO NOT REPLY \*



COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF ENVIRONMENTAL PROTECTION  
BUREAU OF CLEAN WATER

DEP Code #:

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

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

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

Project Name

Gladstone Residences

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

1. Date plan received by municipal planning agency May 21, 20212. Date review completed by agency May 28, 2021

**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: Martina Wolf Battistone  
 Title: Senior Environmental Planner  
 Signature: *Martina Wolf Battistone*  
 Date: May 28, 2021  
 Name of Municipal Planning Agency: City of Pittsburgh Department of City Planning  
 Address 200 Ross Street 4th 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.

**COUNTY OF**



**ALLEGHENY**

June 4, 2021

Carma Lamm  
Common Ground  
10500 Old Babcock Boulevard  
Gibsonia, PA 15044

**RE: SEWAGE FACILITIES PLANNING MODULE; ALLEGHENY COUNTY  
Gladstone Residences; City of Pittsburgh**

Dear Ms. Lamm:

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 June 2, 2021. The project proposes the following:

Project Description:	Gladstone Residences. Proposing a multi-unit residential development consisting of an adaptive reuse of a school building into a 53-unit apartment building, offices, resident meeting space (community room), a business center, fitness room, indoor parking, a new egress stair, and elevator tower located at 327 Hazelwood Avenue the City of Pittsburgh, Allegheny County.
Sewage Flow:	10,170 GPD
Conveyance:	The flow from this site will be conveyed to the Pittsburgh Water and Sewer Authority (PWSA) collection system to ALCOSAN POC M-35 to the Monongahela River Interceptor and then to the ALCOSAN Treatment Plant at Woods Run.
Sewer's Owner:	PWSA (collection) and ALCOSAN (interceptor)
Name of Sewage Treatment Plant:	ALCOSAN

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



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](http://WWW.ALLEGHENYCOUNTY.US/HEALTHDEPARTMENT)



In addition, it should be noted that the approval of this sewage facilities planning module does not include approval of pipe size and/or type. Approval for pipe size and/or type must be obtained by filing a specific plumbing plan with the ACHD's Plumbing Section. If you should have any questions relative to ACHD's plumbing requirements, you can contact Ivo Miller, Plumbing Program Manager at 412-578-8393.

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

FF/cb  
Enclosure

cc: Thomas Flanagan, PA Department of Environmental Protection w/attachment (electronically)  
Ivo Miller, ACHD w/attachment (electronically)



DEP Code #: \_\_\_\_\_

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

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

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

Project Name  
Gladstone Residences

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

1. Date plan received by county or joint county health department June 2, 2021  
Agency name Allegheny County Health Department (ACHD)
2. Date review completed by agency June 4, 2021

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

Yes	No	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1. Is the proposed plan consistent with the municipality's Official Sewage Facilities Plan? If no, what are the inconsistencies? _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	2. Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality? If yes, describe _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	3. Is there any known groundwater degradation in the area of this proposal? If yes, describe _____
<input checked="" type="checkbox"/>	<input type="checkbox"/>	4. The county or joint county health department recommendation concerning this proposed plan is as follows: <u>ACHD recommends approval. See attached letter.</u>
		5. Name, title and signature of person completing this section: Name: <u>Freddie Fields</u> Title: <u>Environmental Health Engineer III</u> Signature: <u></u> Date: <u>June 4, 2021</u> Name of County Health Department: <u>ACHD</u> Address: <u>3901 Penn Avenue, Building #5, Pittsburgh, PA 15224-1318</u> Telephone Number: <u>412-578-8046</u>

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

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

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



# Common Ground

*place-based design that builds community*

## Section F- Project Narrative

This project, the *Gladstone Residences*, is located at 327 Hazelwood Avenue, Pittsburgh, PA 15207 – Ward 15. Currently, the site is not in use. The existing school building has been shuttered since 2001.

The nature of this proposed development is Multi-Unit Residential. It is an adaptive reuse of a school building into a 53-unit apartment building. The proposed building will also include offices, resident meeting space (community room), a business center, fitness room, indoor parking, a new egress stair, and elevator tower. The new entry is accessed from a new pedestrian plaza facing the sidewalk and road network that connects the site.

The number of EDUs is 25.43. The proposed sewage disposal method is a private system with a single 6” connection to the 18” public sanitary sewer (owned by the PWSA) in Hazelwood Avenue in accordance with standard PWSA connection details.

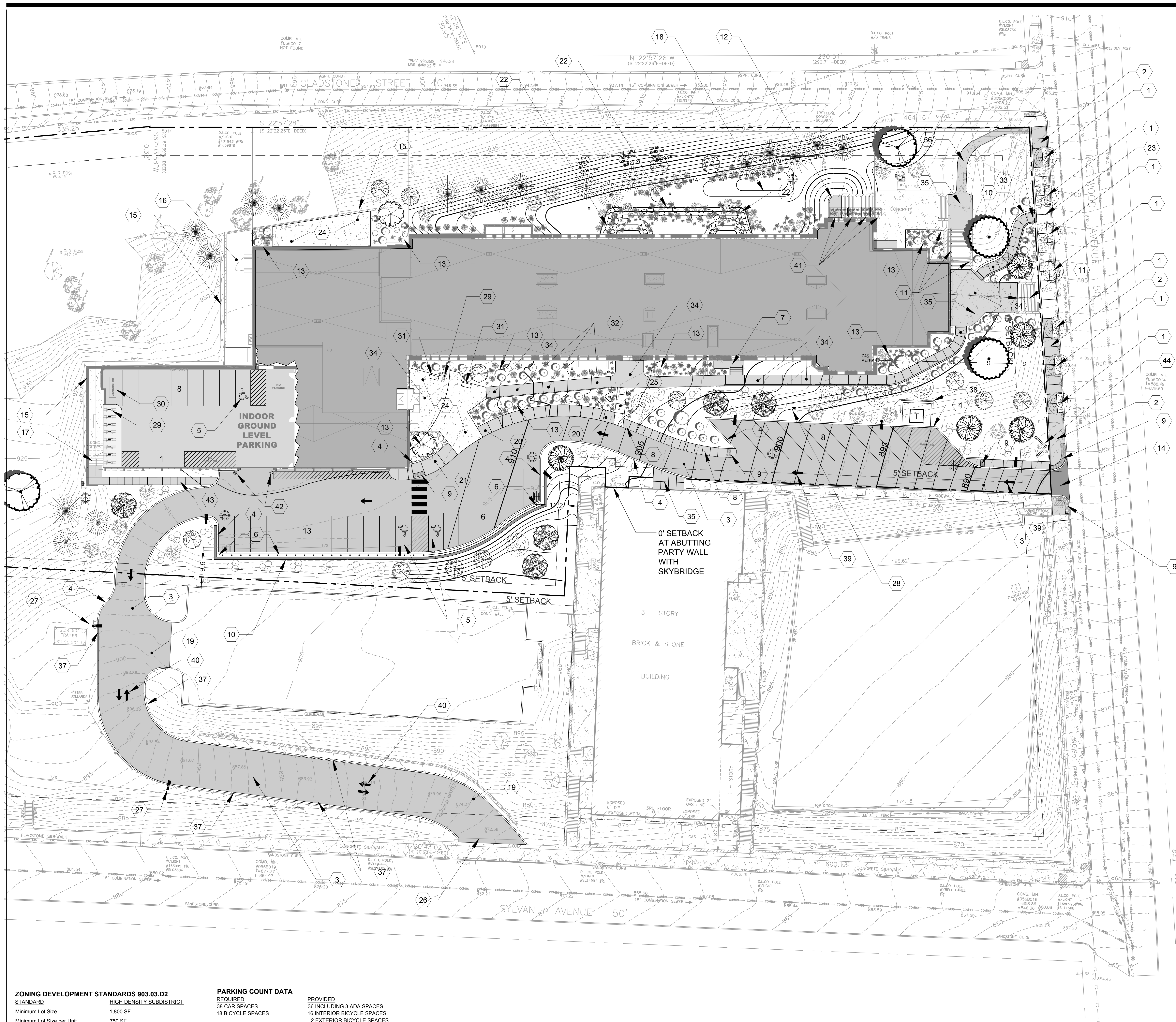
The sewage is collected and conveyed via Hazelwood Avenue, from the initial 18” line, to the 42” line in Hazelwood, then a 54” line through the Hazelwood Green site. From here, flow conveys to the ALCOSAN M-35, which is located in the Upper Monongahela ALCOSAN Planning Basin. ALCOSAN’s M-35 is a Combined Regulator (M-35-CSO/Tipping Gate/Hazelwood Avenue – City of Pittsburgh). Flow continues to ALCOSAN Woods Run WWTP. Mapping is attached.

Here is a table specifying the population to be served and sewage flows in GPD, illustrating how these figures were calculated:

<b>Gladstone Residences</b>			
<b>Column A: Establishment Type</b>	<b>Column B: Sanitary Sewage Flow Estimates PA Code Title 25 Chapter 73 Paragraph 73.17</b>	<b>Column C: Proposed No. of Establishment Types</b>	<b>Column D: Total Floor Flow (gal/day) Col B x Col C</b>
Apartments: Efficiency	150 GPD	4	600
Apartments: 1 Bedroom	150 GPD	40	6000
Apartments: 2 Bedroom	300 GPD	9	2700
HVAC	100	1	100
Community Center: 2 office employees & up to 250 assemblage - multi-purpose space	3 GPD & 10 GPD	250@3 and 2@10	770
<b>Proposed Peak Daily Flow:</b>			<b>10170</b>
<b>Less Existing Flow of 0 GPD</b>			<b>0</b>
<b>New Peak Daily Flow</b>			<b>10170</b>

The location of discharge has been described above. We are connecting to an 18” existing brick sanitary sewer in Hazelwood avenue that leads to ALCOSAN’s WWTP Woods Run. The Gladstone Residences site is located in the Hazelwood neighborhood of Pittsburgh, Ward 15, in Allegheny County, PA. The master plan for the approximately six-acre site establishes two parcels for development. The first parcel, which includes the road network, and the 1914 original section and its contiguous 1924 & 1965 building additions, will become the Gladstone Residences. The second parcel, which includes the 1926 annex building, will be sold to *Center of Life*, a community empowerment organization with programs in music, arts, athletics, and education. Our focus here is the Gladstone Residences parcel. It will be 3.9639 acres, with disturbance being approximately 1.26 acres. We have not participated in any ACT 537 Planning for this parcel. Historically, the site operated as Gladstone School, closed in 2001.





**ZONING DEVELOPMENT STANDARDS 903.03.D2**

STANDARD	HIGH DENSITY SUBDISTRICT
Minimum Lot Size	1,800 SF
Minimum Lot Size per Unit	750 SF
Minimum Front (Yard) Setback	15 feet
Minimum Rear Setback	15 feet
Minimum Exterior Sideyard Setback	15 feet
Minimum Interior Sideyard Setback	5 feet (0' at Abutting Party Wall)
Maximum Height	40 ft. (not to exceed 3 stories)

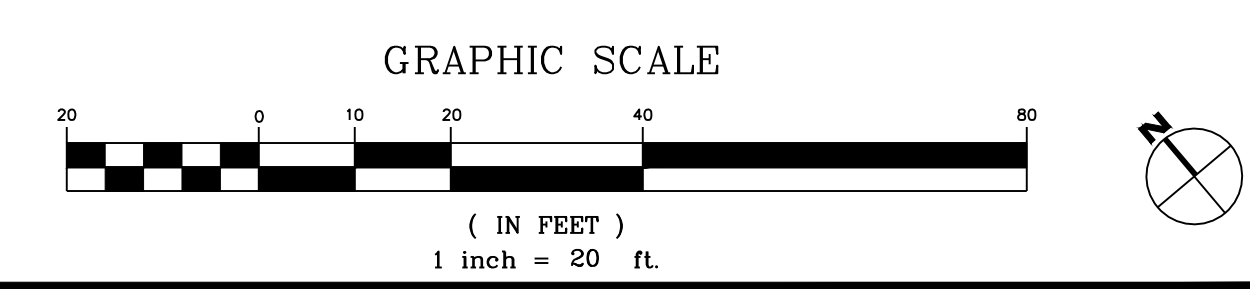
**PARKING COUNT DATA**

REQUIRED	PROVIDED
38 CAR SPACES	36 INCLUDING 3 ADA SPACES
18 BICYCLE SPACES	16 INTERIOR BICYCLE SPACES
	2 EXTERIOR BICYCLE SPACES

- PROJECT GENERAL NOTES:**
- Obtain accurate field locations of all underground and aerial utilities from the utility companies prior to beginning work. It is the Contractor's responsibility to verify all Utility companies' and related facilities prior to commencing work.
  - The Contractor shall verify the location of existing utilities and services within the area of proposed construction. The Contractor shall determine the extent and location and depth of all existing utilities prior to commencing work. The Contractor agrees to be fully responsible for any and all damages which might be occasioned by the Contractor's failure to accurately locate and preserve any and all underground utilities.
  - Prior to the start of any utility installation, Contractors are to accurately field measure locations and elevations of existing utility lines at proposed connection. Contractors are to immediately notify the Engineer of any deviations from the plan information.
  - These plans are based on information available at the time they were prepared. Actual conditions determined later may vary. Sound engineering judgment should be exercised during construction to assure that the design is compatible with the actual conditions.
  - Three days prior to the commencement of any construction activity, the Contractor shall notify all utility companies and the Pennsylvania One Call System (1-800-242-1776 or 811) of the pending construction. Please reference PA One Call Serial No. 20192902589-000.
  - Do not interfere with the operation of any fire hydrants, fire call box, or police call box.
  - Topographic and Boundary survey provided by KAG Engineering dated 2019.

- SITE LAYOUT PLAN GENERAL NOTES:**
- The purpose of this plan is to show in general where site work occurs. It is not intended to limit any work or any other work required for the proper execution of the contract documents.
  - Site work not specifically identified on this plan may be required for the proper execution of the contract documents and ALL other plans and specifications should be consulted to determine the extent of demolition required.
  - Unless noted otherwise, all construction waste material and equipment to be removed shall be hauled off-site and disposed of or recycled in a legal manner.
  - See Drawings C301 and C302 for Site Details.
  - See Drawing C400 for Grading and Retaining Wall Information.

- SITE PLAN KEYNOTES:**
- Street trees and tree wells per City Standards. However, for spacing between the 3x10' tree well, use 10-foot spacing between wells.
  - New concrete walk. Match elevation with top of existing sandstone curb to remain. Provide maximum 1.5% cross slope on new walk. See Detail 1 on C301.
  - Heavy-Use Bituminous Paving. See Detail 8 on C301.
  - Concrete Curb. Use Detail 2 on C301, except in City of Pittsburgh Right-of-Way, then use City standard curb detail.
  - ADA Parking Space. See Detail 5 on C302.
  - Guardrail. PennDOT Type 31 Strong Post W-Beam Rail Element. Detail RC-51M.
  - Concrete Stairs. See Detail 7 on C302.
  - 4'-8" wide Monolithic Concrete Curb and Walk. See Detail 6 on C301.
  - Depressed Concrete Curb and Detectable Warning. See Details 1 and 2 on C302.
  - New Retaining Wall. See C400.
  - Aluminum Railing. See Detail 7 on C302.
  - Concrete Landing at top of existing steps. With new aluminum railing. See Detail 7 on C302.
  - Planting Area. See C700 through C703.
  - Concrete Apron at Driveway. See Detail 6 on C302.
  - Existing wall to remain.
  - Existing paving to remain.
  - Existing Concrete Stairs to remain.
  - Rain Garden.
  - Bituminous Pavement Overlay. See Detail 12 on C301.
  - 6'-wide Monolithic Concrete Curb and Walk. See Detail 6 on C301.
  - 8'-wide Monolithic Concrete Curb and Walk (ADA route from parking to building entrance). See Detail 6 on C301.
  - Landscape Stone Terracing. See Grading Plan C400.
  - Proposed Bus Stop Location, with new sign.
  - Exposed Aggregate Concrete Plaza. See similar Detail 1 on C301 for thickness of concrete in plaza.
  - 5'-wide Exposed Aggregate Concrete walk. See similar Detail 1 on C301 for thickness of concrete walk.
  - New Trench Drain.
  - Pole Lighting. See Electrical Site Plan E005.
  - Hydrant.
  - Bicycle parking with heavy-duty hoop type rack. Powder coated for units inside the garage, and stainless steel for unit on plaza near building entrance.
  - Generator, generator pad, and fenced enclosure per manufacturer's recommendations.
  - Site Bench
  - Concrete Ramp with aluminum railing. See Detail 7 on C302 for railing.
  - Beginning of ADA Route to Building from Public Right-of-Way.
  - ADA Route to Building from Public Right-of-Way. Concrete Walk 5'-8" wide. Use Detail 1 on C301.
  - Concrete Plaza. Use Detail 1 on C301.
  - Concrete Walk, 5'-Wide. Use Detail 1 on C301.
  - Bituminous Wedge Curb. See Detail 10 on C301.
  - 4' high Picket fence with black powder coating.
  - One-Way Arrow Painting (Typical 5-places)
  - Two-Way Arrow Painting.
  - Stepped planter boxes, built to sit on top of existing stairs. Four levels of planting beds indicated. See C703 for plantings.
  - Pipe Bollard. See Detail 8 on C302.
  - 4'-Wide Concrete Walk. Use Detail 1 on C301.
  - New Sign. Three brick faced pillars with two 4'x8' areas for sign. Sign shall be up-lighted. Sign faces shall be oriented to be presentable to each direction of travel along Hazelwood Avenue.



Civil Structural Environmental  
16500 Old Babcock Boulevard  
Gibsonia, PA 15104  
724.759.4660  
www.discovercommonground.com

Gladstone Residence  
Hazelwood, PA  
at  
327 Hazelwood Avenue  
Pittsburgh, PA 15207  
for  
The Community Builders  
1003 K Street NW  
Suite 700  
Washington, DC 20001  
PHFA Project No.  
TC2020-450 (TC2021-450)



**Revisions**

NO.	DATE	DESCRIPTION

**Project Data**

PROJECT	SCALE	DATE	DRAWN BY	CHECKED BY	APPROVED BY	BUIL
2019-036	AS NOTED	16/4/2021				

SHEET TITLE  
**SITE MATERIALS & UTILITY PLAN**

SHEET NUMBER  
**C300**

©COMMON GROUND 2021



Show search results for 327 h...

Network Trace

Input Output

**Upstream**

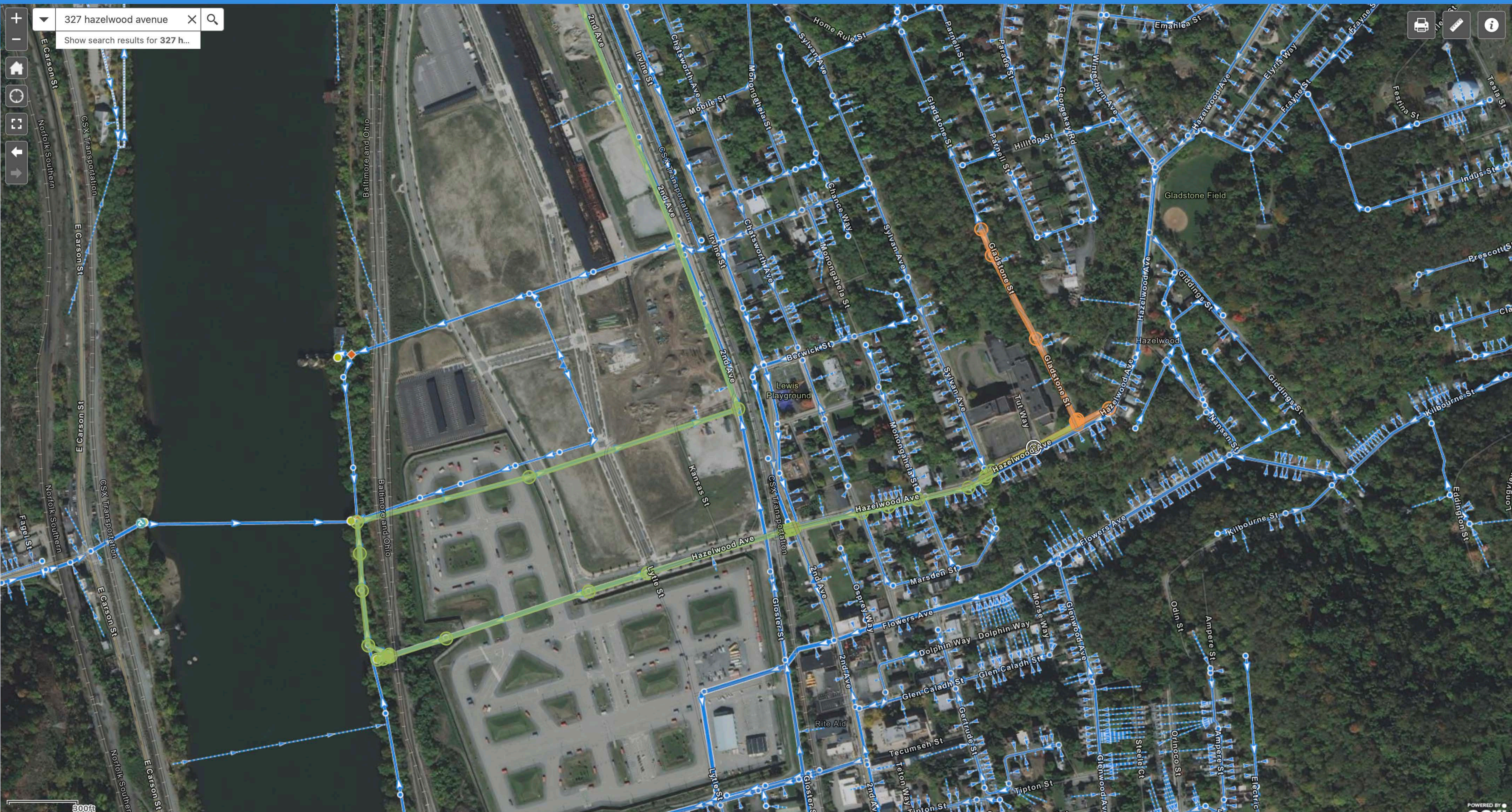
# of Structures: 7  
Total Length: 1489.03 ft  
Inch-Miles: 4.47

**Downstream:**

# of Structures: 74  
Total Length: 47786.18 ft  
Inch-Miles: 788.70

- Upstream Pipes (7) >
- Downstream Pipes (77) >
- Downstream Structures (74) >
- Upstream Structures (7) >

Export To CSV



300ft  
-79.956 40.411 Degrees



October 21, 2020

Mr. Bernie Lamm, PE  
Common Ground  
10500 Old Babcock Boulevard  
Gibsonia, PA 15044

Subject: Water and Sewer (W/S) Use Approval  
Project Name: Gladstone Residences  
PWSA Project No.: 20014.08

Dear Mr. Lamm:

Pursuant to your request, we have reviewed the W/S Use Application (Application) for the aforementioned Project. This letter shall serve as confirmation that the Application has been approved. Please see below for the approved flows:

<b>Type of Flow</b>	<b>Sanitary, gpd</b>	<b>Water, gpd</b>	<b>Storm, cfs</b>
<i>Project Flow</i>	10,170	10,170	10.72
<i>Existing Flow</i>	0	0	11.00
<i>Net Flow</i>	10,170	10,170	

Please be advised that the need for sewage planning shall be determined by the Department of Environmental Protection (DEP). After issuance of this letter, the PWSA shall email the Preliminary Determination on the Need for Sewage Planning Letter to the DEP. Typically, the DEP will respond via email with the Final Determination on the Need for Sewage Planning. In the event that sewage planning is required, we have enclosed for your use the location of the most limited capacity sewer.

Our review was based on information provided by the Applicant under the assumption that this information was accurate and complete. Should you have any questions, please do not hesitate to contact me directly at 412-255-8800 x5532 or RHerring@pgh2o.com.

Sincerely,

Robert Herring, PE, PMP  
Project Manager

Enclosure(s)

cc: Barry King, P.E. – PWSA (via email)  
Kate Mechler, P.E. – PWSA (via email)  
Gladstone Community Partnership, LLC (via email)  
eBuilder – Filing System (via email)



**Most Limited Capacity Sewer**

**Install flow monitor on inflowing sewer at MH056B023**

**Most Limited Capacity Sewer (MLCS) Spreadsheet**

<b>PROJECT NAME:</b>	Gladstone Residences
<b>PWSA PROJECT NUMBER:</b>	20014.08
<b>PWSA REVIEWER:</b>	Robert Herring, PE, PMP
<b>DATE:</b>	October 21, 2020

<b>LEGEND:</b>	Output Data
	Input Data
	Questionable Data
	Hydraulically Limited Sewer

Upstream MH	Downstream MH	Upstream Invert	Downstream Invert	Length, ft	Diam., in.	Material	n	Area, sf	Wetted P, ft	Slope	Flow, gpd
JCT056C004	MH056B017	884.70	841.25	414.70	18	VCP	0.015	1.77	4.712	10.48%	19,096,845
MH056B017	JCT056B008	841.25	835.98	32.53	18	VCP	0.015	1.77	4.712	16.20%	23,746,359
JCT056B008	JCT056B005	835.98	835.00	9.40	15	VCP	0.015	1.23	3.927	10.43%	11,714,746
JCT056B005	MH056B014	842.50	835.50	81.27	42	Brick	0.016	9.62	10.996	8.61%	155,474,922
MH056B014	JCT056B004	835.20	813.90	222.67	42	Brick	0.016	9.62	10.996	9.57%	163,845,835
JCT056B004	MH056B023	813.90	804.70	128.52	42	Brick	0.016	9.62	10.996	7.16%	141,737,580
MH056B023	JCT056B002	804.60	784.05	115.04	42	Brick	0.016	9.62	10.996	17.86%	223,901,980
JCT056B002	JCT056F006	784.05	758.60	294.91	42	Brick	0.016	9.62	10.996	8.63%	155,623,652
JCT056F006	JCTF056F009	758.60	758.23	9.93	42	Brick	0.016	9.62	10.996	3.73%	102,259,272
JCTF056F009	MH056F002	758.23	757.93	12.81	54	Brick	0.016	15.90	14.137	2.34%	158,458,098
MH056F002	JCT056F010	757.87	756.95	23.62	54	Brick	0.016	15.90	14.137	3.90%	204,353,624
JCT056F010	MH056E003	756.95	743.50	607.15	54	Brick	0.016	15.90	14.137	2.22%	154,113,797
MH056E003	MH056E002	743.50	730.90	263.61	54	Brick	0.016	15.90	14.137	4.78%	226,377,213
MH056E002	MH031H001	730.90	715.51	637.42	54	Brick	0.016	15.90	14.137	2.41%	160,892,146
MH031H001	ADC031HM35	715.41	711.40	248.58	54	Brick	0.016	15.90	14.137	1.61%	131,512,633

October 18, 2019

Bernard Lamm, PE  
10500 Old Babcock Boulevard  
Gibsonia, PA 15044

**RE: Water and Sewer Availability**  
327 Hazelwood Avenue

Dear Mr. Lamm:

In response to your inquiry on 10/17/2019 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.

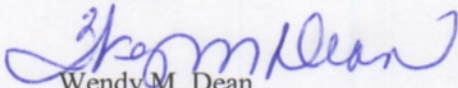
Please note that the Authority in no way guarantees that the available lines have the capacity or pressure adequate for your project's needs. It is the responsibility of the project developer, design consultant, and/or architects to determine, at their expense, the adequacy of the existing water system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





# PITTSBURGH WATER AND SEWER AUTHORITY

## WATER AND SEWER AVAILABILITY LETTER REQUEST FORM

All persons planning to perform construction, demolition, or renovation work that will involve water and/or sewer services are recommended to complete this form and submit to PWSA. PWSA will review the request and reply to indicate if PWSA-owned water and/or sewer utilities are present at the site of the proposed work.

This request form is **required** for all of the following types of development. (Please note that the term "sewer" refers to sanitary sewers, combined sewers, and storm sewers.)

1. New water and/or sewer tap(s) for all approved/recorded subdivisions.
2. Change of Use and/or increase in water and/or sewer flows for residential development(s), commercial, industrial and institutional developments (i.e. total project sanitary flow is greater than 799 gallons per day).
3. New water and/or sewer tap(s) for all residential, commercial, industrial, and institutional developments.

<b>Information to be submitted by the Applicant:</b>			
Property Owner Name:	Gladstone Community Partnership		
Address of Property:	327 Hazelwood Avenue, Pittsburgh, PA 15207 - 15th Ward		
Proposed Use of Site:	Renovate old school to approximately 60 apartments and a community center		
Closest street intersection to the property:	Gladstone St and Hazelwood Avenue. - other side is Sylvan Avenue & Hazelwood Avenue		
Requestor Name:	Bernard Lamm, PE	Date of Request:	10-17-2019
Requestor Address:	10500 Old Babcock Boulevard, Gibsonia, PA 15044		
Requestor Phone Number:	724-799-6060		

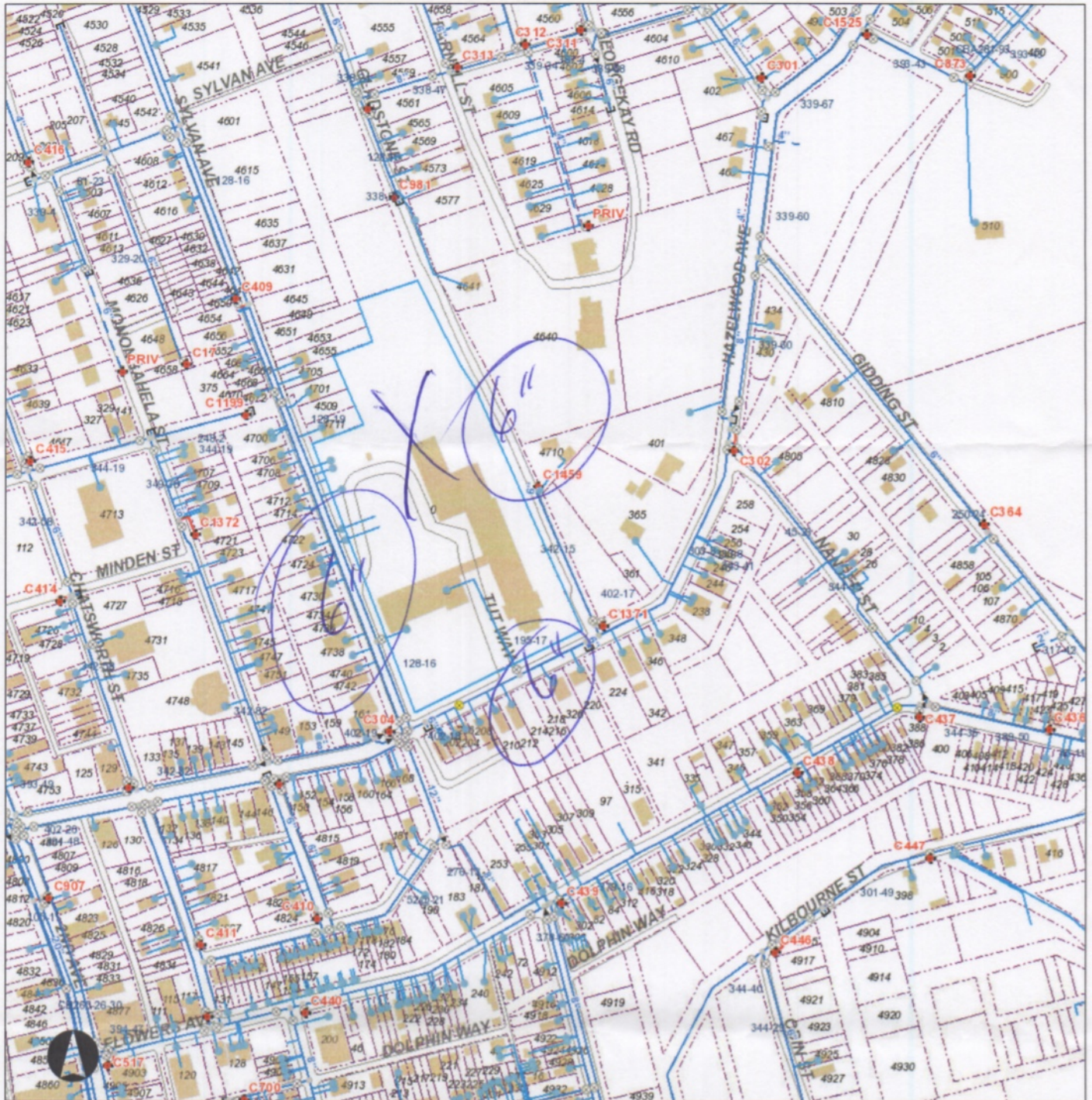
Please submit the completed form to:

Pittsburgh Water and Sewer Authority  
1200 Penn Avenue  
Pittsburgh, PA 15222  
Attn: Permits  
(permitinfo@pgh2o.com)

<b>PWSA Use Only:</b>			
PWSA Water Service Available:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Water Size / Location:	6" Sylvan Ave. 6" Gladstone St, 6" Hazelwood Ave
PWSA Sewer Service Available:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Sewer Size / Location:	15" Gladstone St, 18" Hazelwood Ave, 15" Sylvan Ave.
Applicant must contact separate agency for water and/or sewer service:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Name of separate agency: _____	
PWSA Approval Authority:	Signature and Date	Wendy M. Dean 10-18-19	
	Name (printed)	Wendy M. Dean	
	Title	Engineering Tech II	

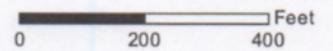
*Disclaimer: The information provided by PWSA does not guarantee capacity of the PWSA-owned water and/or sewer lines to satisfy the needs of the proposed development. The permit application process required by PWSA evaluates the water demand and sewer flows of the development, as provided by the Applicant, and renders a decision on the capacity of the PWSA facilities.*

# 327 Hazelwood Avenue - Water



## Legend

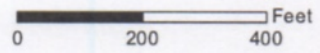
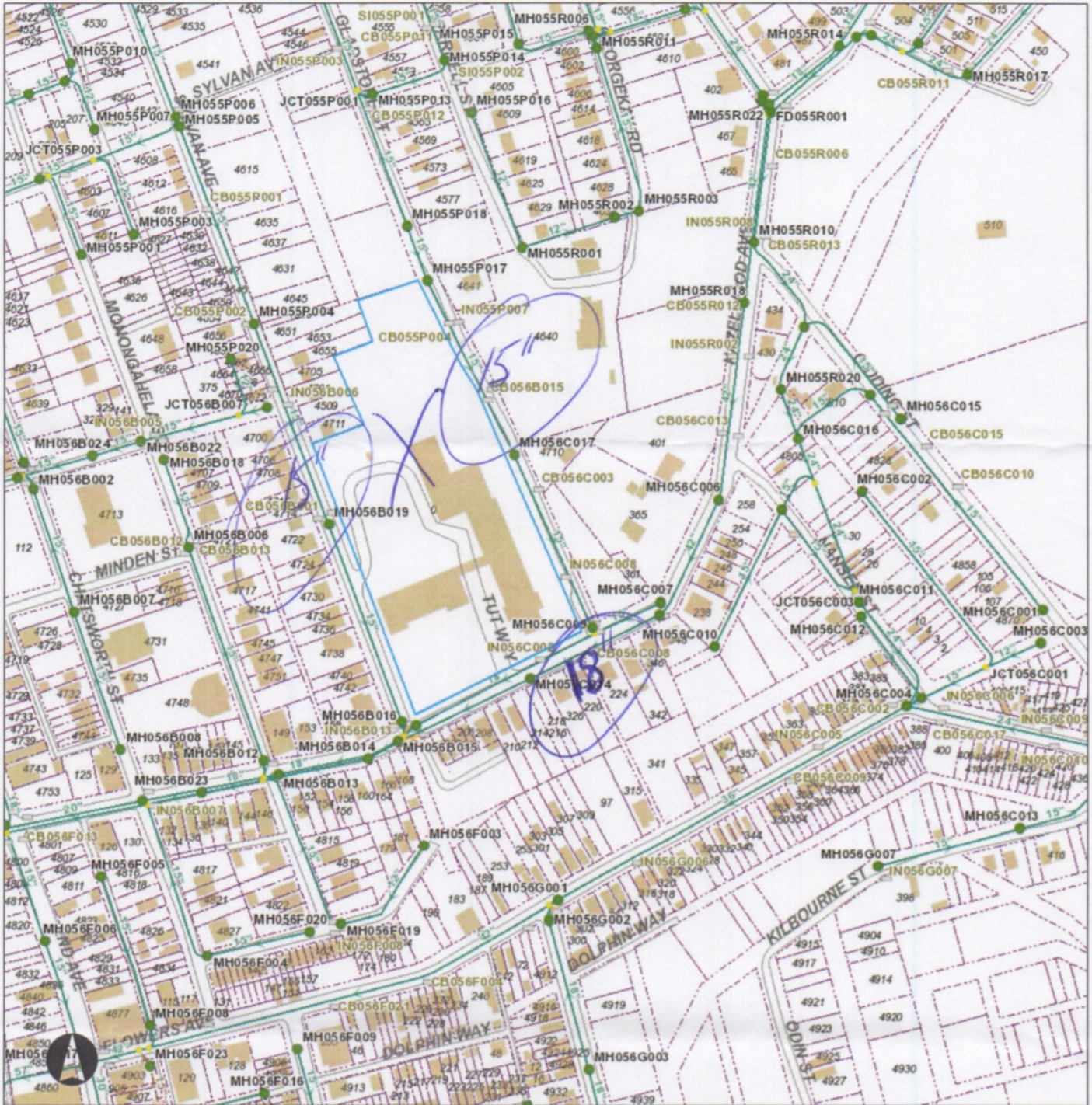
- |                            |                            |
|----------------------------|----------------------------|
| ● Water Manhole            | ■ Outfall                  |
| ● Meter                    | ◆ End Cap                  |
| ■ Pump                     | ■ Sewer Pump Station       |
| ◆ Hydrant                  | — Rising Main              |
| ◆ Hydrant - Out of Service | — Supply Main              |
| ⊗ System Valve             | — Transmission Main        |
| ⊗ Dividing Pressure Valve  | — Distribution Main        |
| □ Cap                      | — Hydrant Branch           |
| ⊕ Tee or Cross             | — Private Main             |
| ⊕ Reducer                  | — Water Service Line       |
| — Coupling                 | — Manhole                  |
| ⊕ Wash Out                 | ● Junction                 |
|                            | □ Inlet                    |
|                            | — Private Inlet            |
|                            | — Undefined Sewer          |
|                            | — Combined Sewer           |
|                            | — Sanitary Sewer           |
|                            | — Storm Sewer              |
|                            | — Regulated Combined Sewer |
|                            | — Overflow Sewer           |
|                            | — Interceptor              |
|                            | — Sewer Force Main         |
|                            | — Private Sewer            |



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: 10/18/2019

# 327 Hazelwood Avenue - Sewer



## Legend

- |                          |                          |
|--------------------------|--------------------------|
| Meter                    | Outfall                  |
| Pump                     | Rising Main              |
| Hydrant                  | Supply Main              |
| Hydrant - Out of Service | Transmission Main        |
| System Valve             | Distribution Main        |
| Dividing Pressure Valve  | Private Main             |
| Cap                      | Water Service Line       |
| Tee or Cross             | Manhole                  |
| Reducer                  | Junction                 |
| Coupling                 | Inlet                    |
| Wash Out                 | Private Inlet            |
|                          | End Cap                  |
|                          | Sewer Pump Station       |
|                          | Combined Sewer           |
|                          | Sanitary Sewer           |
|                          | Storm Sewer              |
|                          | Regulated Combined Sewer |
|                          | Overflow Sewer           |
|                          | Interceptor              |
|                          | Sewer Force Main         |
|                          | Private Sewer            |
|                          | Undefined Sewer          |



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: 10/18/2019



September 21, 2020

Carma Lamm  
Common Ground  
10500 Old Babcock Blvd  
Gibsonia PA 15044

ER 2020-2486-003-A: DEP, Gladstone Residences, 327 Hazelwood Avenue, Pittsburgh, Allegheny County, DEP Sewage Facilities Planning Module – project review regarding rehabilitating the existing sanitary laterals, or replacing them for collection and conveyance of sewage

Dear Ms. Lamm,

Thank you for submitting information concerning the above referenced project. The Pennsylvania State Historic Preservation Office (PA SHPO) reviews projects in accordance with state and federal laws. Section 106 of the National Historic Preservation Act of 1966, and the implementing regulations (36 CFR Part 800) of the Advisory Council on Historic Preservation, is the primary federal legislation. The Environmental Rights amendment, Article 1, Section 27 of the Pennsylvania Constitution and the Pennsylvania History Code, 37 Pa. Cons. Stat. Section 500 et seq. (1988) is the primary state legislation. These laws include consideration of the project's potential effects on both historic and archaeological resources.

#### **Archaeological Resource**

There is a high probability that archaeological resources are located in this project area. In our opinion, the activity described in your proposal should have no effect on such resources. Should the scope of the project be amended to include additional ground disturbing activity this office should be contacted immediately and a Phase I Archaeological Survey may be necessary to locate all potentially significant archaeological resources.

#### **Above Ground Resources**

**This PA SHPO environmental review and comment letter does not in any way provide concurrence to the overall Gladstone Residence project which consists of rehabilitating the prior school into apartments, whether it be under the NPS Federal Tax Credit program, or another state or federal funding source or permit.** Therefore, this is not a review of the floor plans or new construction as detailed on Drawing A0s, A03, or A04 (or any of the unit plans) nor is it review of Drawing A05 which details proposed new glazed storefront system, replacement of existing windows, bridge to annex building, etc.

The following Above Ground Resource review and comment is only in regards to the proposed DEP Sewage Facilities Planning Module Component 3, which pertains to the following construction/project actions (and detailed on Site Key Note Plan Drawing C2):

The new entry is accessed from a new pedestrian plaza facing the sidewalk and road network that connects the site.

The existing vehicular circulation drive on site will be improved and includes re-grading, new concrete curbs, sidewalks, parallel parking lane, full repaving, stormwater management, site lighting, and landscaping. The existing retaining walls appear to be in good condition

New accessible routes to the building entrances will be provided from the sidewalk on Hazelwood Avenue to the new building entrance. A new play area will be constructed to the

north side of the building adjacent to the tree line. To the east of the building near Gladstone Street, the grade will be lowered, creating a landscaped swale, that gives access to natural light in units on the first floor that are currently below grade. New street trees will be added along Hazelwood Avenue and the private drive.

The property listed below, listed in or eligible for the National Register of Historic Places, is in the project area. In our opinion, the activity described in your proposal will have no effect on such resources. Should the scope and/or nature of the project activities change, the PA SHPO should be contacted immediately.

**Gladstone School, Key # 004369**

For further information regarding the PA SHPO review of the Part 2 NPS Tax Credit Application, please contact Shawn Massey at 717-783-9920 or [shmassey@pa.gov](mailto:shmassey@pa.gov). If this project will be receiving US Department of Housing and Urban Development (HUD) funding, please contact Jenna Solomon at 717-783-9919 or [jensolomon@pa.gov](mailto:jensolomon@pa.gov).

If you need further information concerning archaeological issues please consult Casey Hanson at [chanson@pa.gov](mailto:chanson@pa.gov) or (717) 772-0923. If you need further information on above ground resources please consult Cheryl Nagle at [chnagle@pa.gov](mailto:chnagle@pa.gov) or (717) 772-4519.

Sincerely,



Douglas C. McLearn, Chief  
Division of Environmental Review

cc: Shawn Massey  
Jenna Solomon

## 1. PROJECT INFORMATION

Project Name: **Gladstone Residences**

Date of Review: **3/18/2021 01:57:27 PM**

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

Project Area: **6.58 acres**

County(s): **Allegheny**

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

ZIP Code:

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

Watersheds HUC 8: **Lower Monongahela**

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

Decimal Degrees: **40.413154, -79.941628**

Degrees Minutes Seconds: **40° 24' 47.3541" N, 79° 56' 29.8601" W**

## 2. SEARCH RESULTS

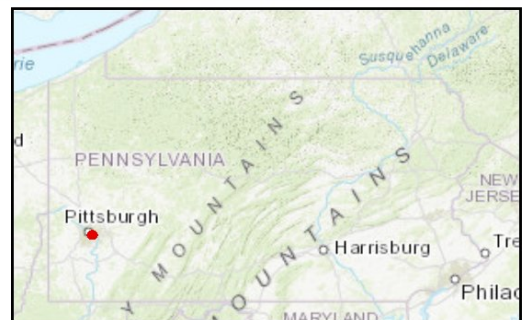
Agency	Results	Response
PA Game Commission	No Known Impact	No Further Review Required
PA Department of Conservation and Natural Resources	No Known Impact	No Further Review Required
PA Fish and Boat Commission	No Known Impact	No Further Review Required
U.S. Fish and Wildlife Service	No Known Impact	No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

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

## Gladstone Residences



- Project Boundary
- Buffered Project Boundary



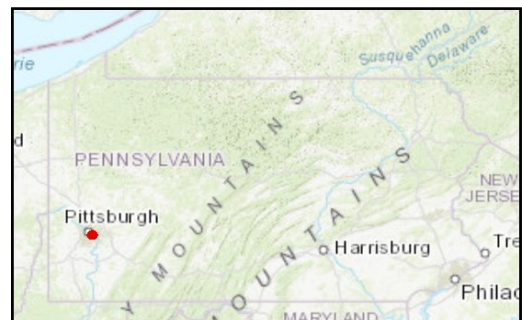
Service Layer Credits: Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community  
Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community  
Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO,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

### Gladstone Residences



- 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





## RESPONSE TO QUESTION(S) ASKED

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

**Your answer is:** No forests, woodlots or trees will be affected by the project.

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

**Your answer is:** No

### 3. AGENCY COMMENTS

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

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

#### PA Game Commission

##### RESPONSE:

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

#### PA Department of Conservation and Natural Resources

##### RESPONSE:

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

#### PA Fish and Boat Commission

##### RESPONSE:

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

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

##### RESPONSE:

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

## 4. DEP INFORMATION

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



## 5. ADDITIONAL INFORMATION

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

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

## 6. AGENCY CONTACT INFORMATION

### PA Department of Conservation and Natural Resources

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

### PA Fish and Boat Commission

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

### U.S. Fish and Wildlife Service

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

### PA Game Commission

Bureau of Wildlife 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: Bernard J. Lamm, PE  
Company/Business Name: Common Ground  
Address: 10500 Old Babcock Blvd  
City, State, Zip: Gibsonia, PA 15044  
Phone: (724) 799-6061 Fax: ( )  
Email: bernie@discovercommonground.com

## 8. CERTIFICATION

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

  
applicant/project proponent signature

03-18-2021  
date