

Sewage Facilities Planning Module Application Package

for

120 Cecil Place

City of Pittsburgh
Allegheny County, PA

November 13, 2025

Prepared for:

Beacon Communities LLC
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Job No. 5388

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**SEWAGE FACILITIES PLANNING MODULE –
COMPONENT 3**



Pennsylvania
Department of
Environmental Protection

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF CLEAN WATER

SEWAGE FACILITIES PLANNING MODULE

Component 3. Sewage Collection and Treatment Facilities

(Return completed module package to appropriate municipality)

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

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

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

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

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

A. PROJECT INFORMATION (See Section A of instructions)

1. Project Name 120 Cecil Place

2. Brief Project Description The (2) parcels to be developed are located on the corner of Fort Duquesne Boulevard and Cecil Place. These properties are proposed to be consolidated into lot that contains 24,314 square feet or 0.558 acres. The parcel's Tax ID numbers are 0008-R-00001-0000-00 and 0008-R-00007-0000-0 (both are owned by Pittsburgh Allegheny County Thermal Ltd). Beacon Communities or a related entity is proposing to purchase these parcels to renovate/redevelop this building into 97 apartment units; 7 studio units, 12 one-bedroom units, 47 two-bedroom units and 31 three-bedroom units.

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

Municipality Name	County	City	Boro	Twp
City of Pittsburgh	Allegheny	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Municipality Contact Individual - Last Name	First Name	MI	Suffix	Title
Prendergast	Kyla			Sr. Enviro. Planner
Additional Individual Last Name	First Name	MI	Suffix	Title

Municipality Mailing Address Line 1	Mailing Address Line 2
412 Boulevard of the Allies, Suite 201	
Address Last Line -- City	State ZIP+4

Pittsburgh	PA	15219
Area Code + Phone + Ext. 412-255-2516	FAX (optional)	Email (optional)

C. SITE INFORMATION (See Section C of instructions)

Site (Land Development or Project) Name
120 Cecil Place

Site Location Line 1 120 Cecil Place	Site Location Line 2			
Site Location Last Line -- City Pittsburgh	State PA	ZIP+4 15222	Latitude 40d26'36.22"N	Longitude 80d00'13.40"W

Detailed Written Directions to Site Heading west down Penn Ave make a right onto Cecil Place (one way street). The site/apartment will be on the left when you reach the end of Cecil Pl at the intersection of Cecil Pl and Fort Duquesne Blvd

Description of Site Existing unoccupied office & steam plant building surrounded by urban city development, walks, and roads.

Site Contact (Developer/Owner)

Last Name Dudley	First Name Maggie	MI	Suffix	Phone 412-303-4983	Ext.
Site Contact Title Senior Development Associate		Site Contact Firm (if none, leave blank) Beacon Communities			
FAX		Email mdudley@beaconcommunitiesllc.com			
Mailing Address Line 1 429 4 th Ave Ste 2010		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 Markovic	First Name Alex	MI	Suffix	
Title Site-Civil Designer		Consulting Firm Name Fahringer McCarty Grey Inc.		
Mailing Address Line 1		Mailing Address Line 2		
Address Last Line -- City Monroeville		State PA	ZIP+4 15146	Country USA
Email amarkovic@fmginc.us	Area Code + Phone 724-327-0599	Ext. 228	Area Code + FAX	

E. AVAILABILITY OF DRINKING WATER SUPPLY

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

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

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

Name of water company: _____

F. PROJECT NARRATIVE (See Section F of instructions)

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

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

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

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

1. COLLECTION SYSTEM

a. Check appropriate box concerning collection system

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

Clean Streams Law Permit Number _____

b. Answer questions below on collection system

Number of EDU's and proposed connections to be served by collection system. EDU's 47

Connections 2

Name of:

existing collection or conveyance system 15" reinforced concrete pipe in Fort Duquesne Blvd. (1 storm)

18" VCP combination sewer along Cecil Place (2 sanitary)

owner ALCOSAN

existing interceptor Allegheny River Interceptor

owner ALCOSAN

2. WASTEWATER TREATMENT FACILITY

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

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

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

Name of existing facility ALCOSAN Woods Run WWTP

NPDES Permit Number for existing facility 25984

Clean Streams Law Permit Number PAG136110

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 _____
(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 Zach Hughes

Agent Signature  Date 2/4/2026

(Also see Section I. 4.)

G. PROPOSED WASTEWATER DISPOSAL FACILITIES (Continued)

3. PLOT PLAN

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

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

4. WETLAND PROTECTION

YES NO

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

5. PRIME AGRICULTURAL LAND PROTECTION

YES NO

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

6. HISTORIC PRESERVATION ACT

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

7. PROTECTION OF RARE, ENDANGERED OR THREATENED SPECIES

Check one:

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

Applicant or Consultant Initials _____.

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

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

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

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

1. Waters designated for Special Protection

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

2. Pennsylvania Waters Designated As Impaired

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

3. Interstate and International Waters

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

4. Tributaries To The Chesapeake Bay

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

Name of Permittee Agency, Authority, Municipality _____

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

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

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

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

1. Project Flows 16325 gpd
2. Total Sewage Flows to Facilities (pathway from point of origin through treatment plant)

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

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

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

	a. Design and/or Permitted Capacity (gpd)		b. Present Flows (gpd)		c. Projected Flows in 5 years (gpd) (2 years for P.S.)	
	Average	Peak	Average	Peak	Average	Peak
Collection	1479146	5177011	65000	347000	108997	381491
Conveyance		5,330,000	265,000	357,000	301,000	394,000
Treatment	295,000,000	295,000,000	185,600,000	250,000,000	190,000,000	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

Name of Responsible Agent Zach Rinker

Agent Signature _____

Zach Rinker
Date

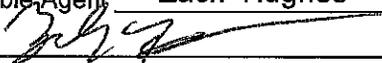
Digitally signed by Zach Rinker
DN: cn=Zach Rinker,
ou=Engineering
Date: 2026.01.29 14:44:21 -0500

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

c. Conveyance System

Name of Agency, Authority, Municipality Alcosan

Name of Responsible Agent Zach Hughes

Agent Signature 

Date 2/4/2026

4. Treatment Facility

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

YES NO

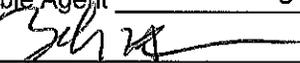
- a. This project proposes the use of an existing wastewater treatment plant for the disposal of sewage. Will this action create a hydraulic or organic overload within 5 years at that facility?

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

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

b. Name of Agency, Authority, Municipality Alcosan

Name of Responsible Agent Zach Hughes

Agent Signature 

Date 2/4/2026

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.

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 16325 gpd
2. Total Sewage Flows to Facilities (pathway from point of origin through treatment plant)

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

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

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

	a. Design and/or Permitted Capacity (gpd)		b. Present Flows (gpd)		c. Projected Flows in 5 years (gpd) (2 years for P.S.)	
	Average	Peak	Average	Peak	Average	Peak
Collection	1479146	5177011	65000	347000	108997	381491
Conveyance						
Treatment						

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

Name of Responsible Agent Zach Rinker

Agent Signature _____

Zach Rinker Date
Digitally signed by Zach Rinker
 DN: cn=Zach Rinker, ou=Engineering
 Date: 2028.01.29 14:44:21 -05'00'

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.

Alex Markovic



Name (Print)

Signature

Site-Civil Designer

11/10/2025

Title

Date

1610 Golden Mile Hwy

724-327-0599

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 \$2,050 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.

$$\#47 \text{ _____ Lots (or EDUs) X } \$50.00 = \$ \underline{2,350}$$

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:

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

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

The fee is based upon:

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

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

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

\$ 500 per submittal (municipal)

SECTION C – AVILABILITY OF DRINKING SUPPLY



August 21, 2025

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

Subject: Tap Allocation Authorization Letter

Dear Mr. Ryan:

Please be advised that the Pittsburgh Water authorizes the tap allocations associated with the following Project:

Project Name:	120 Cecil Place
Project Address:	120 Cecil Place Pittsburgh, PA 15222
Net Flow, gpd:	16,325
EDU's, 350gpd/EDU:	47

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 x5370 or ZRinker@pgh2o.com.

Sincerely,

**Zach
Rinker**

Digitally signed by Zach Rinker
DN: cn=Zach Rinker,
ou=Engineering
Date: 2025.08.21 11:53:39 -
04'00'

Zach Rinker, PE
Project Manager

cc: ClearForms – Application Number DEV-590-0725



07/31/2024

BRIAN J. ALMETER
FAHRINGER MCCARTY GREY INC
1610 Golden Mile Hwy, Monroeville PA 1514

RE: Water and Sewer Availability
120 Cecil Pl, Pittsburgh PA 15222-3303

Dear BRIAN J. ALMETER

In response to your inquiry concerning water and sewer availability for the area referenced above, please be advised that water and sewer service will be provided in accordance with the policies and procedures of the Pittsburgh Water and Sewer Authority as described below:

Water service available: Yes

Sewer service available: Yes

12" Cecil Place

18" Cecil Place

24" Fort Duquesne Blvd

12" Fort Duquesne Blvd

30" Fort Duquesne Blvd

We wish to advise you that, if it is your desire to tap our water and sewer mains for service, your plans must be approved through a development permit application in accordance with the PWSA Developer's Manual.

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.

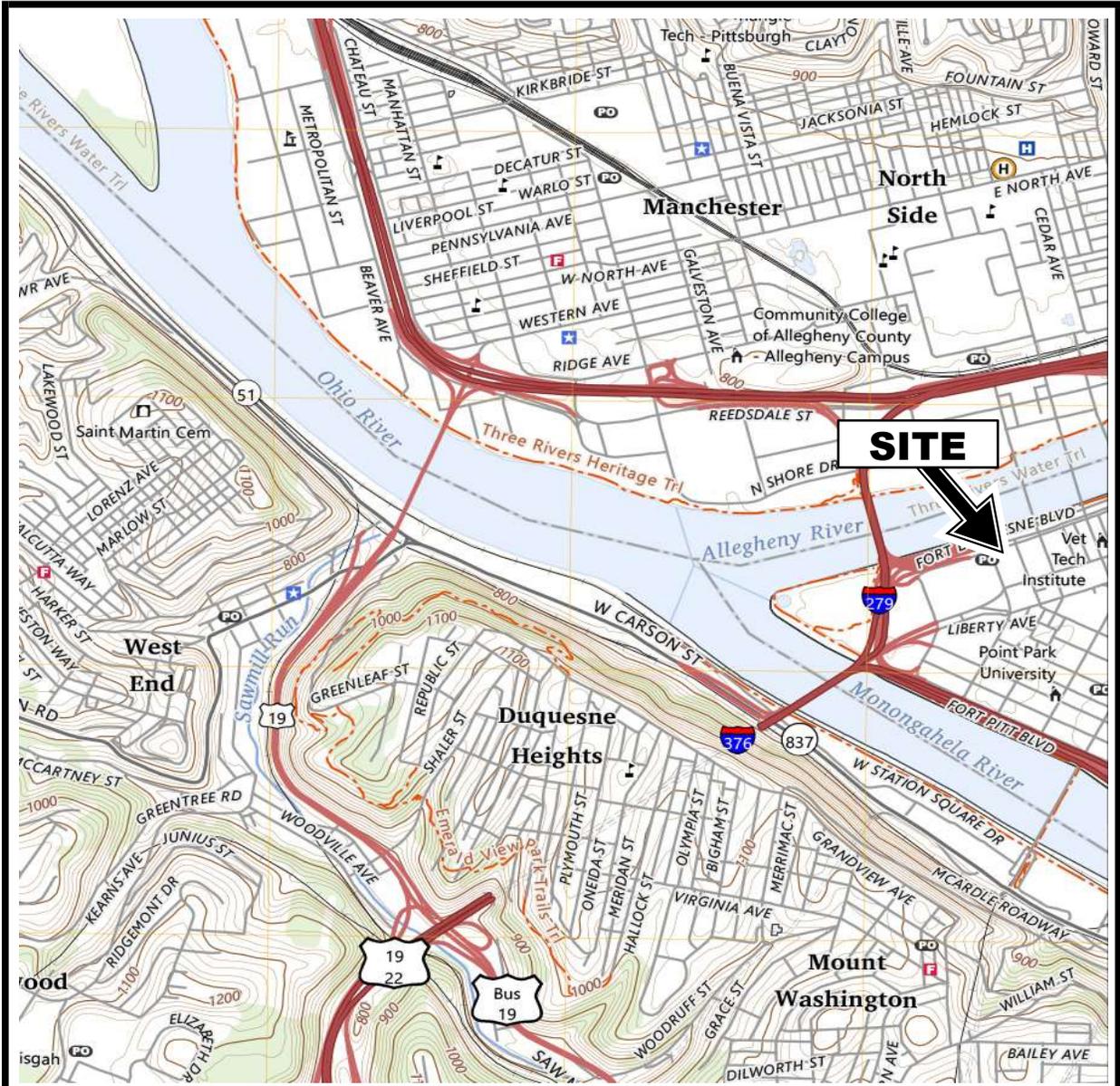
If you have any questions, please feel free to contact me at (412) 255-8800 x 8030. Thank you.

Sincerely,

Wendy M. Dean

Wendy M. Dean
Engineering Tech II

SECTION F – PROJECT NARRATIVE



**- Project Location Map -
120 Cecil Place**

	City of Pittsburgh,	Allegheny County, PA
SCALE:	1" = 2000'	JOB NO. 5388
SOURCE:	Pittsburgh West, PA, 7 1/2 Minute U.S.G.S. Quadrangle	



FAHRINGER, McCARTY, GREY, INC.
 LANDSCAPE ARCHITECTS AND ENGINEERS
 1610 Golden Mile Highway, Monroeville, PA 15146-2010

**PROJECT NARRATIVE AND
FLOW CALCULATIONS
For
120 CECIL PLACE
City of Pittsburgh**

Consultant: Alex Markovic, Fahringer, McCarty, Grey Inc.
Agent for: Beacon Communities
Date: November 11, 2025

Project Site Location, Zoning Classification and Proposed Use:

The (2) parcels to be developed are located on the corner of Fort Duquesne Boulevard and Cecil Place. These properties are proposed to be consolidated into lot that contains 24,314 square feet or 0.558 acres. The parcel's Tax ID numbers are 0008-R-00001-0000-00 and 0008-R-00007-0000-0 (both are owned by Pittsburgh Allegheny County Thermal Ltd). Beacon Communities or a related entity is proposing to purchase these parcels to renovate/redevelop this building into 97 apartment units; 7 studio units, 12 one-bedroom units, 47 two-bedroom units and 31 three-bedroom units.

Existing Water Consumption and Sewage Flow Estimates:

The properties contain the former steam plant and are currently "operating" with a limited work crew. The existing building consisting of a variety of apparent uses including individual offices, open floor plan office space, mechanical spaces and large areas used for the generation of steam heat. The water and sewage flows from these existing/former uses have been estimated based on the number of individual office rooms (10 gpd per office) and an approximate GFA of each floor that was used for the workers in conjunction with these offices (assumed 150 sf of floor space per employee). Being a factory/plant setting it is assumed that each employee utilizing the workspace has a peak daily flow of 35 gpd (per the 2025 PGH2O Developers Manual). These estimates are based on a historical investigation completed by "Heritage Consulting Group" that assessed and documented each existing room. The following is a breakdown of each existing floor.

Basement

- Individual Offices: N/A
- GFA Estimate of Workspace: N/A (Utility Access Rooms)
- Total GPD: N/A

First Floor

- Individual Offices: N/A
- GFA Estimate of Workspace: 7,840 sf / 150 sf = 53 employees, 53 x 35 gpd = 1,855 gpd
- Total GPD: 1,855

Second Floor/Mezzanine Floor

- Individual Offices: N/A
- GFA Estimate of Workspace: 6,600 sf / 150 sf = 44 employees, 44 x 35 gpd = 1,540 gpd
- Total GPD: 1,540

Third Floor

- Individual Offices: N/A
- GFA Estimate of Workspace: 5,570 sf / 150 sf = 38 employees, 38 x 35 gpd = 1,330 gpd
- Total GPD: 1,330

Fourth Floor

- Individual Offices: (1) x 10 gpd = 10 gpd
- GFA Estimate of Workspace: 3,600 sf / 150 sf = 24 employees, 24 x 35 gpd = 840 gpd
- Total GPD: 850

Fifth Floor

- Individual Offices: (1) x 10 gpd = 10 gpd
- GFA Estimate of Workspace: 2,720 sf / 150 sf = 19 employees, 19 x 35 gpd = 665 gpd
- Total GPD: 675

Sixth Floor

- Individual Offices: N/A
- GFA Estimate of Workspace: 6,560 sf / 150 sf = 44 employees, 44 x 35 gpd = 1,540 gpd
- Total GPD: 1,540

Seventh Floor

- Individual Offices: N/A
- GFA Estimate of Workspace: 8,210 sf / 150 sf = 55 employees, 55 x 35 gpd = 1,925 gpd
- Total GPD: 1,925

Eighth Floor (Same layout as Ninth)

- Individual Offices: (5) x 10 gpd = 50 gpd
- GFA Estimate of Workspace: 6,670 sf / 150 sf = 45 employees, 45 x 35 gpd = 1,575 gpd
- Total GPD: 1,625

Ninth Floor (Same layout as Eighth)

- Individual Offices: (5) x 10 gpd = 50 gpd
- GFA Estimate of Workspace: 6,670 sf / 150 sf = 45 employees, 45 x 35 gpd = 1,575 gpd
- Total GPD: 1,625

Tenth Floor

- Individual Offices: (6) x 10 gpd = 60 gpd
- GFA Estimate of Workspace: N/A
- Total GPD: 60

Eleventh and Twelfth Floors

- No historical record of these floors or record of occupancy. Assumed unfinished and or attic/storage space.
- Total GPD: N/A

Total Existing Sanitary Flows per day = 13,025 GPD

Proposed Sewage Flow and Water Consumption Estimates:

The proposed sanitary sewage flows for the proposed ninety-seven (97) apartments/dwelling units are as estimated below based on the PWSA Manual.

120 Cecil Plan – Sanitary Flow Calculations:

7 apartment (studio bdrm) x 150 gallons/day	= 1,050 gallons/day
12 apartment (one bdrm) x 150 gallons/day	= 1,800 gallons/day
47 apartment (two bdrm) x 300 gallons/day	= 14,100 gallons/day
31 apartment (three bdrm) x 400 gallons/day	= 12,400 gallons/day
Total Proposed Sanitary Flows per day	= 29,350 gallons/day
Total Existing Sanitary Flows per day	= 13,025 gallons/day
Net Increase in Flows per day	= 16,325 gallons/day

Sewer Scoping:

The existing 18” VCP sewer main in Cecil Place was inspected and scoped by Robinson Pipe Cleaning Company on December 19, 2024. Sewer flows were also measured at that time and found to be 5% of the vertical dimension of the pipe. The full report is included with the application package.

Proposed Sanitary Sewage Conveyance:

There are six (6) existing laterals along the 18” VCP combination sewer main in Cecil Place that have been located via CCTV work completed by Robinson Pipe Cleaning that service this building. Two (2) existing laterals will be reused for sanitary flows in the determined most limiting capacity sewer, as determined by PWSA. If the other laterals are determined to be defective, the lateral will be replaced or terminated. The work is proposed to be completed per the PWSA and ACHD Plumbing standards and specifications.

Estimated Stormwater Conveyance and Flows for the Existing and Proposed Conditions:

There is an existing 15” reinforced concrete pipe in Fort Duquesne Boulevard that will provide a location for the development to convey/connect the storm sewer system. The plan proposes to remove and replace the existing storm structure on site and reuse the existing 15” lateral into this public sewer. The existing structure is an oil separation type inlet in the existing front parking area that is proposed to be replaced with a trap type manhole. A new storm drainage system will be design and constructed to convey runoff from the new entry plaza area to this manhole. The existing 15” storm line in Fort Duquesne Boulevard was CCTV'd by Robinson Pipe Cleaning.

The existing estimated storm flows were calculated based on the Rational Method, $Q=CiA$ using the 25-year storm event. This estimated calculation is based on area of the total sites to be developed in acres. Based on the schematic plans, no additional impervious area will be added. The runoff coefficient is based on the estimated runoff (pre and post development) from the entire property is as follows:

Where:

- Q = maximum rate of runoff, cubic feet per second (cfs)
- C = coefficient of runoff based on type and character of surface.
- i = average rainfall intensity, inches per hour (7.1” per hour for 25-year storm.)
- A = drainage area in acres (acreage of lots only)

EXISTING (TO REMAIN): $Q = CiA$

$$Q = 0.95 \times 7.1 \times 0.558 = 3.76 \text{ cfs}$$

Flow Monitoring of Sewer:

Flow Monitoring was performed by Drnarch Environmental from October 4, 2025 through November 2, 2025 for a period of 30 days. It was performed at MH008S032, located on the corner of Cecil Pl and For Duquesne Blvd. The line size at this location is 18 inches. The summary report and all supporting data is included. Average flows were 65,000 gpd. Peak flows were achieved on October 30th, 2025 when a 1.42-inch rain event occurred. Maximum hourly flows were 347,000 gpd.

Existing Water Fire Flow:

The fire hydrant flow tests were completed by J & J Fire Protection Company Inc on November 13, 2024 (Permit No. HYD-736-1024). The test results show 100 psi static pressure and 96 psi residual pressure at the “read hydrant” (corner of Cecil Place and Fort Duquesne Blvd) and a flow of 1500 gpm at the “flow hydrant” (corner of Fifth and Penn Avenues).

Existing Sewer Slopes:

The proposed (2) sanitary sewer connections shall occur along the run from MH008S033 to MH008S032. The slope of that existing run of sanitary sewer along Cecil Place is an average of 0.77% (MH008S033 invert elevation 711.49 & MH008S032 invert elevation 709.89) 1.6 feet elevation change over 208.8 feet horizontal distance.

Hydraulic Flow Calculations: 120 Cecil Place

a. Design and/or Permitted Capacity (gpd)

Peak Design Capacity:

Using Manning's Equation for full-flow conditions,
Peak Design Flow = **5,177,011 gpd**



Existing sewer main along Cecil Place that proposed flow will be conveyed to:

Existing Upstream Manhole #MH008S033 invert = 711.49'
Existing Downstream Manhole #MH008S032 invert = 709.89'
Length between Manholes = 208.8'
Pipe diameter = 18 inch
Pipe material = VCP
"n" coefficient = 0.015
Slope = 0.0077 ft/ft

Average Design Capacity:

= Peak Design Capacity ÷ Peaking Factor (3.5 for Sewers)
= 5,177,011 gpd ÷ 3.5 = **1,479,146 gpd**

b. Existing/Present Flows (gpd)

Peak Present Flow Calculation:

Present flow was measured by Drnach Environmental on October 30th, 2025.

Present Peak Flow = **347,000 gpd**

Average Present Flow Calculation:

= measured = **65,000 gpd**

c. Projected Flows in 5 years (gpd)

The project flow should represent a 5% increase from the sum of the present flow and the project flow due to increased density.

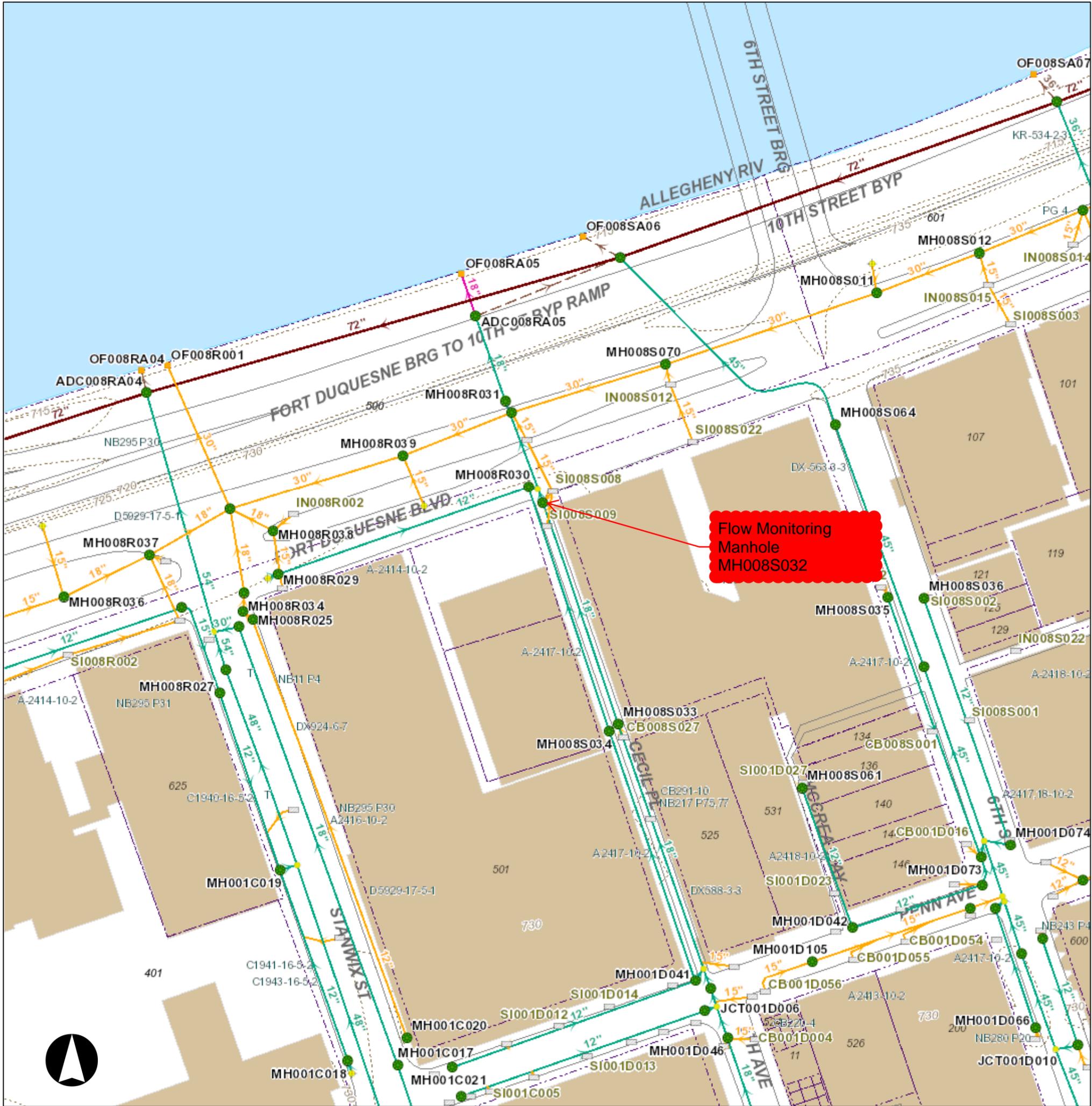
Projected Peak Flow in 5 Years:

= (Present Peak Flow + Project Flow) X 1.05 (+5.0% Flow Increase over 5 Years)
= (347,000 gpd + 16,325 gpd) X 1.05 = **381,491 gpd**

Projected Average Flow in 5 Years:

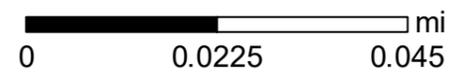
= Projected Peak Flow in 5 Years ÷ Peaking Factor (3.5 for Combination Sewers)
= 381,491 gpd ÷ 3.5 = **108,997 gpd**

120 Cecil Place



Legend

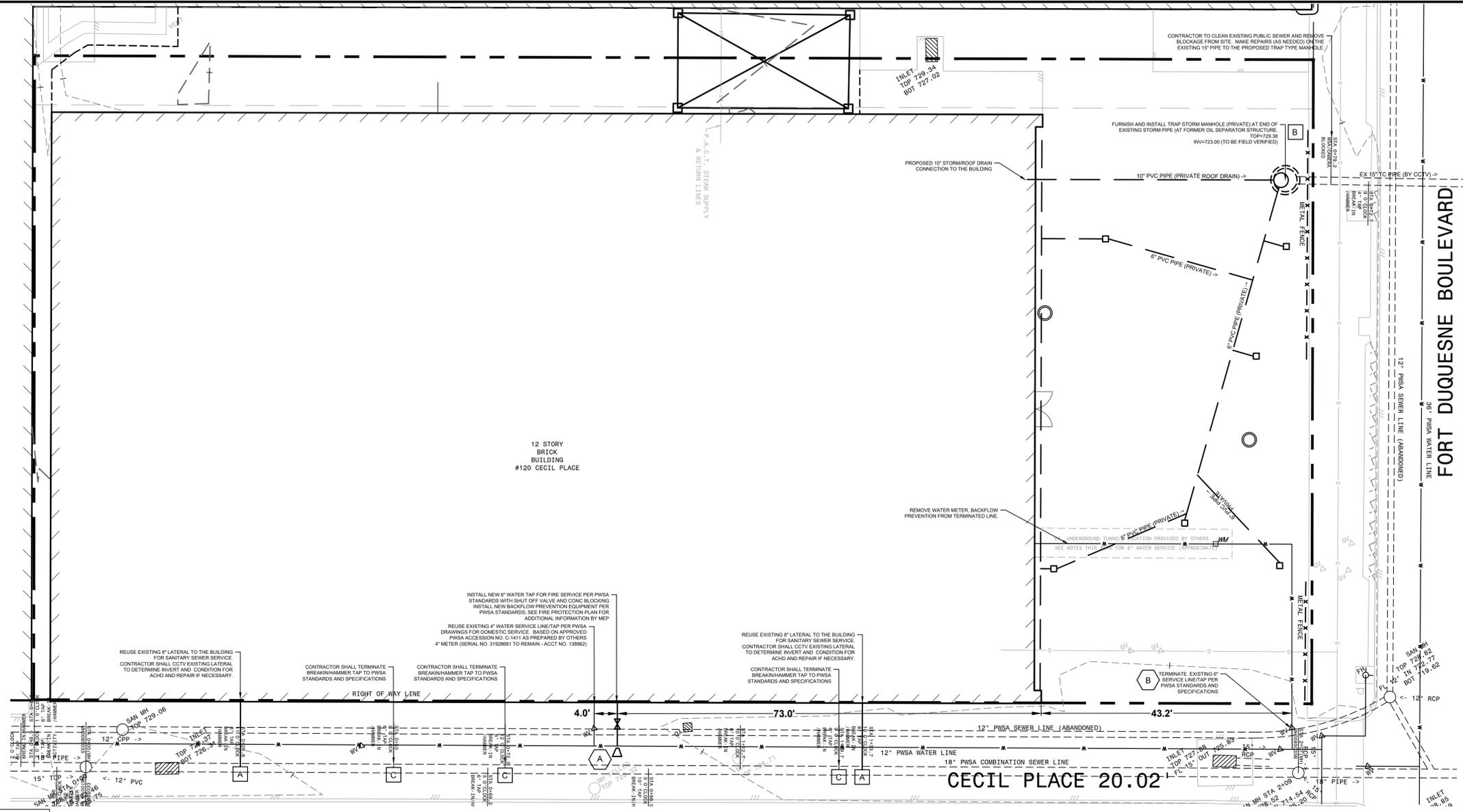
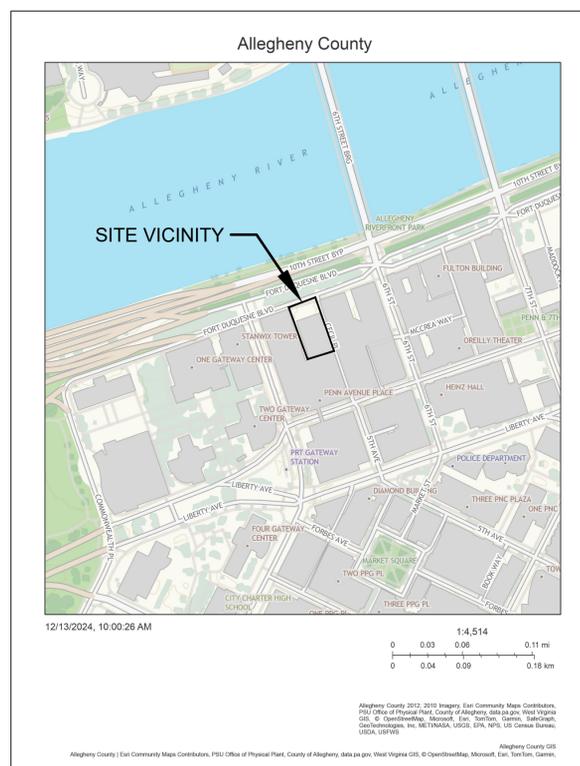
- | | | |
|-------------------------|-----------------------------|---|
| WATER | Pressure Monitoring Station | Outfall |
| Meter | Water Manhole | End Cap |
| Curb Box | Rising Main | Sewer Pump Station |
| Water System Pump | Supply Main | Combined Sewer |
| Hydrant | Transmission Main | Sanitary Sewer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



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

Date: 9/19/2025

**SECTION G –
PROPOSED WASTEWATER DISPOSAL FACILITIES
ITEM 3: PLOT PLANS**



SUMMARY OF UTILITY CONTACTS:

PITTSBURGH WATER AUTHORITY (WATER AND SEWER)
 JORDAN TREASER, DEVELOPMENT COORDINATOR
 1200 Penn. Ave., Pittsburgh PA 15222
 412.255.8800 X5666

PEOPLES GAS COMPANY
 JASON GREENBLATT - SENIOR ENERGY SPECIALIST
 375 NORTH SHORE DRIVE, PITTSBURGH PA 15212
 412.258.4713

DUQUESNE LIGHT COMPANY
 CAITLIN MCKELVEY, PROJECT DEVELOPER IV
 412.880.2414

COMCAST
 DONALD JONES, DEVELOPMENT EXPANSION SPECIALIST
 KEYSTONE REGIONAL OFFICE
 15 SUMMIT PARK DRIVE, PITTSBURGH PA 15275
 412.209.8969

VERIZON
 GARY REDONDO, ENGINEER
 15 E MONTGOMERY PLACE, PITTSBURGH PA 15212
 412.237.2293

THE PITTSBURGH WATER & SEWER AUTHORITY APPROVAL BLOCK
 To be completed by the Applicant and provided on each sheet within the plan set.

(Check all that apply)

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

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

REVIEWER, DEPT. OF ENGINEERING AND CONSTRUCTION

SENIOR PROJECT MANAGER, DEPT. OF ENGINEERING AND CONSTRUCTION

DIRECTOR OF OPERATIONS
 (Required for "Private Construction of Public Facilities" ONLY)

DIRECTOR, DEPT. OF ENGINEERING AND CONSTRUCTION

PWSA PROJECT NUMBER **DEV-XX**

TAP C RECORD NUMBER

The PWSA approval was based on information provided by others under the assumption that this information was accurate and complete. Please refer to the PWSA Developer's Manual for detailed information on the regulations and procedures for obtaining water and sewer service.

SPRINKLER SYSTEM DESIGN INFORMATION
 To be completed by the Applicant and provided once within the plan set, if applicable:

ADDRESS(ES): **120 CECIL PLACE, PITTSBURGH PA, 15222**

DESIGNED BY: **ALLEN + SHARIF**

TYPE OF SYSTEM (Check one)
 13D 13
 13R OTHER:

SYSTEM CONFIGURATION (Check one)
 STAND-ALONE SPRINKLER SYSTEM
 MULTI-PURPOSE SPRINKLER SYSTEM

HOSE DEMANDS (N/A for 13D systems)
 INSIDE HOSE DEMAND, GPM **0**
 OUTSIDE HOSE DEMAND, GPM **0**

FIRE PUMP (Check one)
 NO, NOT NEEDED
 YES, LOWEST PERMISSIBLE
 SUCTION PRESSURE = PSI *

* For fire pump installations, the hydrant flow test shall be required to achieve a 10% drop from the static pressure to the residual pressure.

PEAK DAILY SANITARY FLOW DEMANDS
 To be completed by the Applicant and provided once within the plan set, if applicable:

PROJECT FLOW, GPD	6,000 gal/day
EXISTING FLOW, GPD	N/A gal/day
NET FLOW, GPD	6,000 gal/day

HYDRANT FLOW TEST RESULTS
 To be completed by the Applicant and provided once within the plan set, if applicable:

DATE OF TEST **11/13/2024**

HYDRANT PERMIT NUMBER **HYD-736-1024**

PERFORMED BY - **J&J FIRE PROTECTION CO.**

PRESSURE HYDRANT
 HYDRANT NUMBER **A1151**
 LOCATION **CORNER CECIL AND FORT DUQUESNE**
 STATIC PRESSURE, PSI **100**
 RESIDUAL PRESSURE, PSI **96**

FLOW HYDRANT
 HYDRANT NUMBER **A1152**
 LOCATION **CORNER FIFTH AND PENN**
 FLOW OBSERVED, GPM **1500**

CALCULATIONS *
 PROJECTED FLOW AT 20 PSI, GPM **XX**

* Per NFPA 291 (Section 4.4.6), the residual pressure needs to achieve a 10% drop from the static pressure to calculate accurate flow projections. Please note that multiple flow hydrants may need to be simultaneously flowed to achieve the 10% drop at the pressure hydrant. In these instances, the flow observed needs to be reported for each flow hydrant.

EXISTING TAP LEGEND:

TFM TAP FACTORY MADE
 TBI TAP BREAK-IN/HAMMER
 TFC TAP FACTORY CAPPED

PROPOSED WORK LEGEND:

A REUSE EXISTING TAP FOR SANITARY ONLY CONNECTION PER PWSA STANDARDS.
B REUSE TAP FOR STORM ONLY CONNECTION PER PWSA STANDARDS.
C TERMINATE EXISTING TAP FACTORY MADE/BREAK IN LATERAL PER PWSA STANDARDS
A NEW WATER TAP FOR FIRE PROTECTION
B TERMINATE WATER TAP

PEAK OPERATING WATER DEMANDS
 To be completed by the Applicant and provided once within the plan set, if applicable:

METER INFORMATION				DOMESTIC SYSTEM		FIRE SYSTEM	
QUANTITY	SIZE	TYPE	USE	FLOW, GPM	PRESSURE, PSI	FLOW, GPM	PRESSURE, PSI
1	4"	POSITIVE DISPLACEMENT	DOMESTIC	XXX	XX		
1	1 1/2"	POSITIVE DISPLACEMENT	FIRE			XX	XXX

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



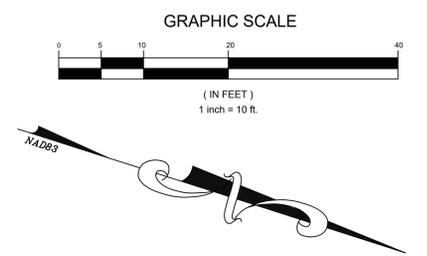
CCTV INVESTIGATION COMPLETED BY ROBINSON PIPE CLEANING IN DECEMBER 19, 2024.

DIAL 8-1-1 OR 1-800-242-1776 NOT LESS THAN 3 BUSINESS DAYS NOR MORE THAN 10 BUSINESS DAYS PRIOR TO START OF EXCAVATION.

COORDINATE YOUR PROJECTS VIA COORDINATE PA AT WWW.PAONECALL.ORG

PENNSYLVANIA ONE CALL SYSTEM SERIAL NUMBER SERIAL NO. XXXXXXXXXXXXX

SEE FINAL ARCHITECTURAL PLAN SET BY: PWGG ARCHITECTS
 408 BOULEVARD OF THE ALLIES
 PITTSBURGH PA 15219-1301
 TELE: 412.391.2884



FAHRINGER, McCARTY, GREY, INC.

LANDSCAPE ARCHITECTS AND CIVIL ENGINEERS
 1610 GOLDEN MILE HIGHWAY, MONROEVILLE, PA
 WWW.FMGINC.US | (724) 327-0599

SUBJECT TO PWSA APPROVAL

BEACON COMMUNITIES LLC
 429 FOURTH AVE, SUITE 2010 PITTSBURGH PA 15219

120 CECIL PLACE
 120 CECIL PLACE PITTSBURGH PA 15222
CITY OF PITTSBURGH
 WATER, STORM, AND SANITARY
TAP-IN PLAN

SCALE: 1" = 10'
 DATE: DECEMBER 20, 2024 SHEET 1 OF 3
 REVISED DATE: - ACCESSION NO. C- CASE NO.

**SECTION G –
PROPOSED WASTEWATER DISPOSAL FACILITIES
ITEM 7: PNDI SEARCH**

1. PROJECT INFORMATION

Project Name: **120 Cecil Place**

Date of Review: **3/28/2025 10:14:43 AM**

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

Project Area: **0.58 acres**

County(s): **Allegheny**

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

ZIP Code:

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

Watersheds HUC 8: **Lower Allegheny**

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

Decimal Degrees: **40.443335, -80.003751**

Degrees Minutes Seconds: **40° 26' 36.67" N, 80° 0' 13.5036" W**

2. SEARCH RESULTS

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

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.

120 Cecil Place



-  Buffered Project Boundary
-  Project Boundary



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

120 Cecil Place



-  Buffered Project Boundary
-  Project Boundary



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community
Sources: Esri, Maxar, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA,

RESPONSE TO QUESTION(S) ASKED

Q1: Select the statement below that accurately describes where the proposed project and project-associated activities will occur. "Project" includes all features of the project (including buildings, roads, utility lines, outfall and intake structures, wells, stormwater retention/detention basins, parking lots, driveways, lawns, etc.), as well as all associated impacts (e.g., temporary staging areas, work areas, temporary road crossings, areas subject to grading or clearing, etc.).

Your answer is: All project activities will occur in or on an existing building, parking lot, driveway, road, road shoulder, street, runway, paved area, or railroad bed.

Q2: Describe how wastewater (effluent) will be handled (select one). For the purpose of this question, wastewater/effluent does not include stormwater runoff. If the project involves solely the renewal or modification of an existing discharge permit (e.g., NPDES permit), select from options 3, 4, 5, or 6 below.

Your answer is: All wastewater/effluent from this project/activity will be routed to an existing municipal wastewater treatment plant.

Q3: Select the statement below that accurately describes where the proposed project and project-associated activities will occur. "Project" includes all features of the project (including buildings, roads, utility lines, outfall and intake structures, wells, stormwater retention/detention basins, parking lots, driveways, lawns, etc.), as well as all associated impacts (e.g., temporary staging areas, work areas, temporary road crossings, areas subject to grading or clearing, etc.).

Your answer is: All project activities will occur in or on an existing building, parking lot, driveway, road, road shoulder, street, runway, paved area, or railroad bed.

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
Falco peregrinus	Peregrine Falcon	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:

Conservation Measure: The natural flow regime and water quality in this watershed are important to maintaining habitats occupied by rare fish and mussels. PFBC recommends that you take measures to maintain a natural flow regime, high water quality, and quantity. Maintenance or restoration of the riparian corridor will aid in connecting habitats and improving water quality and quantity for fish and mussels. PFBC recommends retaining (or restoring, if not already present) a riparian buffer (100 to 300 feet, if possible) on each side of the waterway (river, stream, creek). This buffer should be vegetated with native plant species. When adequately vegetated, this upland buffer will act to stabilize the streambanks (preventing or minimizing erosion), and filter pollutants (e.g., sediment, fertilizers, pesticides, road salt, oil). Where streambanks have become badly eroded (e.g., due to previous removal of native riparian vegetation), streambank fencing and/or bioengineering restoration techniques are recommended (geotextile, root wads, vegetative stabilization), rather than riprapping the streambanks; removing gravel bars; or attempting to dredge, ditch, channelize, or widen the stream. Use stringent erosion and sedimentation controls before, during, and after project implementation to ensure that sediment and contaminants do not enter any waterway(s) (rivers, creeks, streams, tributaries) or waterbodies (lakes, ponds).

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

Scientific Name	Common Name	Current Status
Leptodea fragilis	Fragile Papershell	Special Concern Species*
Quadrula quadrula	Mapleleaf	Special Concern Species*

U.S. Fish and Wildlife Service

RESPONSE:

Conservation Measure: Voluntary implementation of the following recommendations will contribute to the conservation and recovery of endangered and threatened species. -- In order to maintain or improve water quality for endangered aquatic species, retain (or restore, if not already present) a 100- to 300-foot wide buffer on each side of the waterway (river, stream, creek) or waterbody (lake). Avoid construction, earth disturbance, and chemical application in this buffer. The buffer should be vegetated with native plant species. When adequately vegetated, this upland buffer will act to stabilize the streambanks (preventing or minimizing erosion), and filter pollutants (e.g., sediment, fertilizers, pesticides, road salt, oil). Where streambanks have become badly eroded (e.g., due to removal of native riparian vegetation), streambank fencing and/or bioengineering restoration techniques are recommended (geotextile, root wads, vegetative stabilization), rather than riprapping the streambanks; removing gravel bars; or attempting to dredge, ditch, channelize, or widen the stream.

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

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

WHAT TO SEND TO JURISDICTIONAL AGENCIES

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

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

Check-list of Minimum Materials to be submitted:

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

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

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

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

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

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

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

4. DEP INFORMATION

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

5. ADDITIONAL INFORMATION

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

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

6. AGENCY CONTACT INFORMATION

PA Department of Conservation and Natural Resources

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

PA Fish and Boat Commission

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

U.S. Fish and Wildlife Service

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

PA Game Commission

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

7. PROJECT CONTACT INFORMATION

Name: Alex Markovic
Company/Business Name: Kuhringer McLarty, Grey, Inc.
Address: 1610 Golden Mile Hwy.
City, State, Zip: Monroeville, PA, 15146
Phone: (724) 327 0599 Fax: (_____) _____
Email: amarkovic@engine.us

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

4/29/2025
date



PENNSYLVANIA GAME COMMISSION

BUREAU OF WILDLIFE MANAGEMENT

2001 ELMERTON AVENUE HARRISBURG, PA 17110-9797 | (717) 787-5529

April 29, 2025

Alexander Markovic
Fahringer, McCarty, Grey Inc.
1610 Golden Mile Hwy
Monroeville, Pennsylvania 15146
amarkovic@fmginc.us

Project Search ID: PNDI- 837424
PNDI Receipt: *project_receipt_120_cecil_place_837424_FINAL_1.pdf*
Re: 120 Cecil Place Development Project
City of Pittsburgh; Allegheny County, PA

Dear Alexander Markovic,

Thank you for submitting the Pennsylvania Natural Diversity Inventory (PNDI) Environmental Review Receipt *project_receipt_120_cecil_place_837424_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 Species

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

Sincerely,



Sue Guers
Environmental Review Lead
Bureau of Wildlife Management
Phone: 717-787-4250, Extension 73412
Fax: 717-787-6957
E-mail: suguers@pa.gov

A PNHP Partner



SLG/slg

**SECTION H –
ALTERNATIVE ANALYSIS**

PROJECT ALTERNATIVES ANALYSIS

For the 120 Cecil Place

Applicant: Beacon Communities

Sewage Conveyance and Treatment Alternatives:

The proposed apartment building is to be serviced by connecting to the existing public system located in the adjacent public street. These private service lines will be gravity flow to the main publicly owned lines. The proposed private lateral locations were chosen to utilize existing taps and provide direct discharge from the building into this existing public system.

The adjacent land uses include an existing parking garage (east) and an office high-rise (west) that are typical of a mixed urban environment. The property is proposed to be redeveloped in its entirety with no additional future development occurring on adjacent tracts. This project is considered an “urban” redevelopment.

This project is a private development. The adjacent public systems are adequately sized to accept the flows from units as well as the existing uses surrounding this development. Improvements to the existing public system are not necessary or proposed at this time.

This method of sewage disposal is consistent with PWSA’s standards. The existing building or site does not allow for on-lot sewage treatment or an individual treatment facility. In addition, the soil conditions are not conducive to perk sewer from the individual dwelling units. No other sewage conveyance or treatment options are available for this urban redevelopment project.

CONSISTENCY COMPONENTS

COMPONENT 4A – MUNICIPALITY PLANNING AGENCY REVIEW

COMPONENT 4C – COUNTY HEALTH AGENCY REVIEW



INSTRUCTIONS FOR COMPLETING COMPONENT 4A MUNICIPAL PLANNING AGENCY REVIEW

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

Background

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

Who Should Complete the Component?

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

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

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

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

Section A. Project Name

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

Section B. Review Schedule

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

Section C. Agency Review

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

Section D. Additional Comments

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



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
120 Cecil Place

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

1. Date plan received by municipal planning agency 1/30/26

2. Date review completed by agency 2/9/26

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

- 13. Is this proposal consistent with the ordinance?
 If no, describe the inconsistencies _____
- 14. Is this plan consistent with the municipal Official Sewage Facilities Plan?
 If no, describe the inconsistencies _____
- 15. Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality?
 If yes, describe _____
- 16. Has a waiver of the sewage facilities planning requirements been requested for the residual tract of this subdivision?
 If yes, is the proposed waiver consistent with applicable ordinances?
 If no, describe the inconsistencies _____

17. Name, title and signature of planning agency staff member completing this section:

Name: Kyla Prendergast, AICP
 Title: Senior Environmental Planner
 Signature: *Kyla Prendergast*
 Date: 02/09/2026
 Name of Municipal Planning Agency: City of Pittsburgh Department of City Planning
 Address 412 Boulevard of the Allies Suite 201 Pittsburgh, PA 15219
 Telephone Number: 412-522-6551

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

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

The planning agency must complete this component within 60 days.

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



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

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

Background

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

Who Should Complete the Component?

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

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

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

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

Section A. Project Name

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

Section B. Review Schedule

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

Section C. Agency Review

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

Section D. Additional Comments

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



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.

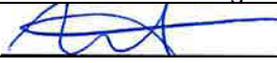
SECTION A. PROJECT NAME (See Section A of instructions)

Project Name
120 Cecil Place

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

1. Date plan received by county or joint county health department 2/18/2026
Agency name Allegheny County Health Department (ACHD)
2. Date review completed by agency 2/27/2026

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

Yes	No	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1. Is the proposed plan consistent with the municipality's Official Sewage Facilities Plan? If no, what are the inconsistencies? _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	2. Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality? If yes, describe _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	3. Is there any known groundwater degradation in the area of this proposal? If yes, describe _____
<input checked="" type="checkbox"/>	<input type="checkbox"/>	4. The county or joint county health department recommendation concerning this proposed plan is as follows: <u>ACHD recommends approval. Please see attached letter.</u>
		5. Name, title and signature of person completing this section: Name: <u>Issa Tijani</u> Title: <u>Environmental Health Engineer</u> Signature: <u></u> Date: <u>2/27/2026</u> Name of County Health Department: <u>Allegheny County Health Department</u> Address: <u>3901 Penn Avenue, Building #5, Pittsburgh, PA 15224</u> Telephone Number: <u>412-578-8046</u>

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

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

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

COUNTY OF



ALLEGHENY

February 27, 2026

Alex Markovic
Fahringer McCarty Grey Inc
1610 Golden Miles Hwy
Monroeville, PA 15146

**RE: SEWAGE FACILITIES PLANNING MODULE
120 Cecil Place – City of Pittsburgh
Allegheny County, Pennsylvania**

Dear Mr. Markovic:

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 February 18, 2026. The project proposes the following:

Project Description:	The proposed development will be consolidated into a single lot totaling 24,314 sq-ft. Beacon Communities or an affiliated entity, plans to purchase and renovate/ redevelop the building into 97 apartment units, including 7 studio units, 12 one-bedroom units, 47 two-bedroom units and 31 three-bedroom units.
Sewage Flow:	16,325 GPD
Conveyance:	Sewage from proposed development will be conveyed by PWSA to Allegheny River Interceptor and finally transported back to ALCOSAN for treatment.
Sewer's Owner:	PWSA (collection), ALCOSAN (interceptor)
Sewage Treatment Plant:	ALCOSAN

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



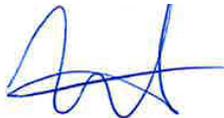
ALLEGHENY COUNTY HEALTH DEPARTMENT
WATER POLLUTION CONTROL & SOLID WASTE MANAGEMENT
3901 PENN AVENUE • BUILDING 5 • PITTSBURGH, PA 15224-1318
PHONE: 412.578.8040 • FAX: 412.578.8053
WWW.ALLEGHENYCOUNTY.US/HEALTHDEPARTMENT



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

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

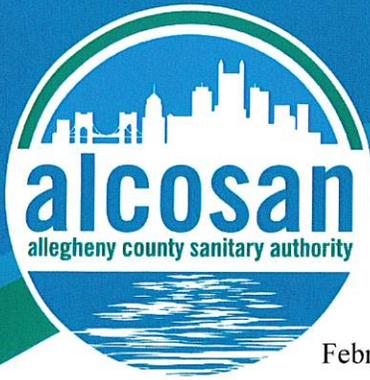
Sincerely,



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

Enclosure

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



February 4, 2026

Members of the Board

Shannah Tharp-Gilliam, Ph.D.
Chair Person

Emily Kinkead

Sylvia Wilson

Harry Readshaw

Darrin Kelly

Patrick J. Catena

Arletta Scott Williams
Executive Director

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Environmental Compliance*

Kimberly N. Kennedy, P.E.
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Engineering & Construction*

Karen Fantoni, CPA, CGMA
*Director
Finance*

Michael Lichte, P.E.
*Director
Regional Conveyance*

Julie Motley-Williams
*Director
Administration*

Phil Cole
*Director
Information Technologies*

Erica LaMar Motley
*Director
Scholastic Programs*

Tawanda Stamps
*Director
Procurement*

Maggie Dudley
Fahringer, McCarty, Grey, INC.
429 4th Ave street 2010
Pittsburgh, PA 15219

**Re: 120 Cecil Place
City of Pittsburgh, Allegheny County
PA DEP Sewage Facilities Planning Module
ALCOSAN Regulator Structure A-05-00**

Dear Maggie Dudley,

We have reviewed the Component 3 Planning Module for the referenced project to be located at 120 Cecil Place. The project will generate a peak flow of 16,325 gpd in the ALCOSAN Allegheny River Interceptor and Woods Run Treatment Plant.

The capacity of the ALCOSAN A-05-00 regulator structure is 5.33 MGD. The estimated peak dry weather flow is approximately 357,000 GPD. 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 412-510-5119.

Sincerely,

ALLEGHENY COUNTY SANITARY AUTHORITY

Zach Hughes

Attachment

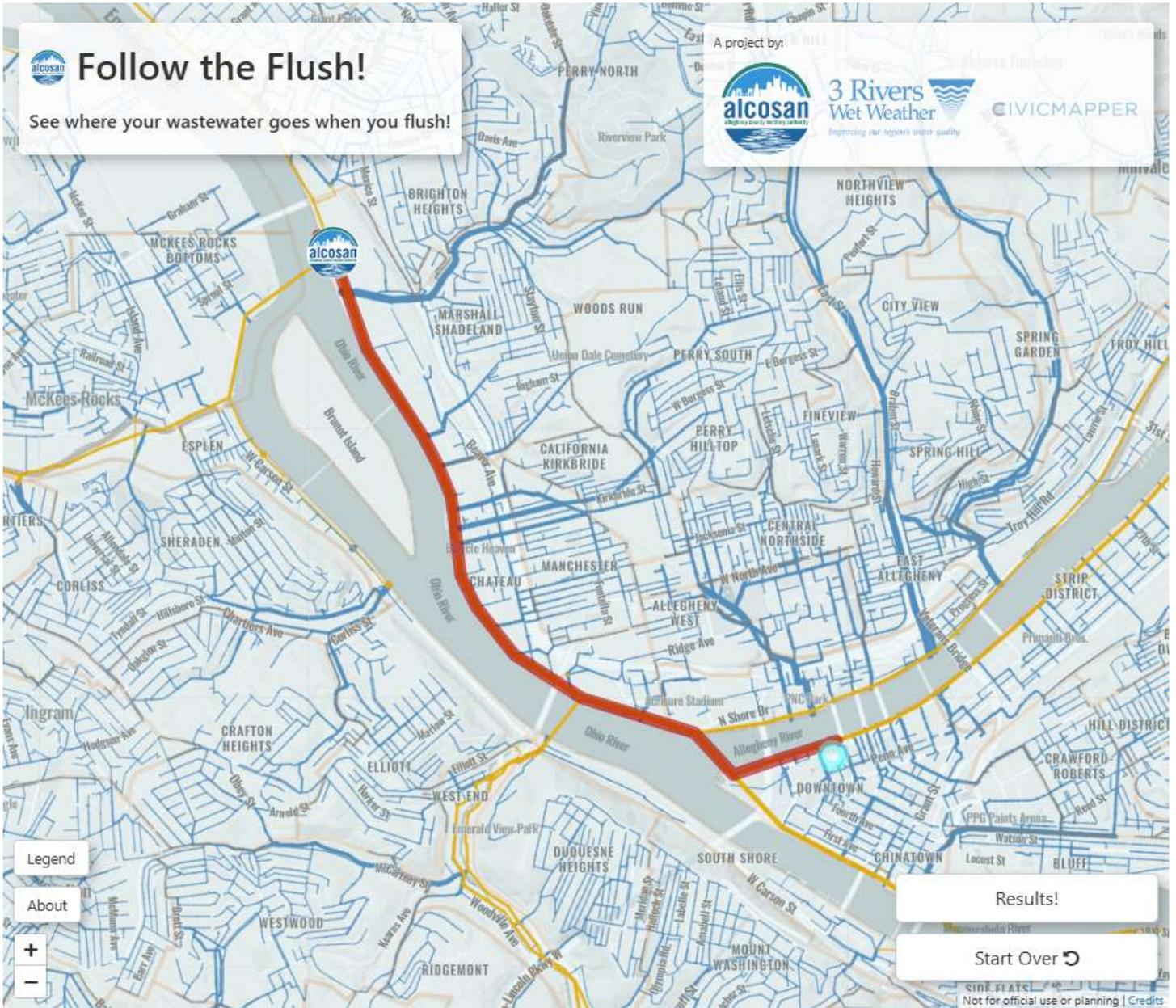
cc: C. Dean (w/o attachment) Zach Rinker (w/o attachment)
L. Sanford (w/o attachment) Mahuba Iasmin/PADEP (w/o attachment)
M. Lichte (w/o attachment) Issa Tijani/ACHD (w/o attachment)
R. Ryan /PADEP (w/o attachment)



Follow the Flush!

See where your wastewater goes when you flush!

A project by:



Legend

About



Results!

Start Over ↻

Not for official use or planning | Credits