

PLANNING MODULE  
FOR  
CLT AT THE POLISH HILL FIRE SITE

Situate in

6TH Ward, City of Pittsburgh  
Allegheny County, Pennsylvania

Prepared by

KAG ENGINEERING, INC.  
2704 Brownsville Road  
Pittsburgh, PA 15227

#13-639

September 2022

*Revised October 26, 2022*

*Rev. 11-15-22*

NARRATIVE  
AND  
CALCULATIONS

Resolution No. \_\_\_\_\_

CITY OF PITTSBURGH

Introduced: Bill No:

Committee: Intergovernmental Affairs Committee Status:

Sponsored by:

Resolution adopting Plan Revision to the City of Pittsburgh's Official Sewage Facilities Plan for the 3107 to 3111 Brereton Street, Pittsburgh, PA 15219.

**WHEREAS**, SECTION 5 of the Act of January 24, 1966, P.L. 1535, No. 537, known as the "Pennsylvania Sewage Facilities Act," as amended, and the rules and regulations of the Pennsylvania Department of Environmental Protection (the "Department") adopted thereunder, Chapter 71 of Title 25 of the Pennsylvania Code, requires the City of Pittsburgh to adopt an Official Sewage Facilities Plan (the "Official Plan") providing for sewage services adequate to prevent contamination of waters of the Commonwealth and/or environmental health hazards from sewage wastes, and to revise said plan whenever it is necessary to determine whether a proposed method of sewage disposal for a new development conforms to a comprehensive program of pollution control and water quality management; and

**WHEREAS**, City of Bridges is proposing the development of certain parcels of land identified as 3107 to 3111 Brereton Street, Pittsburgh, PA 15219, Allegheny County, at lots and blocks 25-M-98, 99 and 100 in the 6<sup>th</sup>. Ward of the City of Pittsburgh and described in the attached Sewage Facilities Planning Module (the "Planning Module") for land development and proposes that project be served by a sewer tap-in to the City of Pittsburgh sewage systems; and

**WHEREAS**, the Pittsburgh Water Sewer Authority, the Allegheny County Sanitary Authority, the City of Pittsburgh Planning Department and the Allegheny County Health Department have reviewed the respective components of the attached Planning Module in regard to each authority/department's expertise and have approved the respective components as explained in the attached Planning Module.

**WHEREAS**, based upon the approval of the above authorities and departments, the City of Pittsburgh finds that the project described in the attached Planning Module for land development conforms to applicable zoning, subdivision, other municipal ordinances and plans, and to a comprehensive program of pollution control and water quality management.

**BE IT RESOLVED BY THE COUNCIL OF THE CITY OF PITTSBURGH AS FOLLOWS:**

**SECTION 1.** The City of Pittsburgh hereby adopts and submits to the Department of Environmental Protection for its approval as a Plan Revision to the City of Pittsburgh's Official Sewage Facilities Plan, the above-referenced Planning Module for land development, which is attached hereto as **Exhibit A**.

Said Planning Module includes the 3107 to 3111 Brereton Street, Pittsburgh, PA 15219, Allegheny County, at lots and blocks 25-M-98, 99 and 100 in the 6<sup>th</sup>. Ward of the City of Pittsburgh.

Finally, that any Ordinance or Resolution or part thereof conflicting with the provisions of this Resolution, is hereby repealed so far as the same affects this Resolution.

**Effective Date:** \_\_\_\_\_

**Passed in Council:** \_\_\_\_\_

**Approved:** \_\_\_\_\_

**Recorded in R.B. \_\_\_ page \_\_\_\_\_ in City Clerk's Office.**

## Fiscal Impact Statement

Updated 10/2/2020 to satisfy City Code §219.07

<i>Department</i>	Civil Engineering
<i>Preparer</i>	Kimberly Gales-Dunn
<i>Standing Committee Representative</i>	
<i>Type of Legislation</i>	Other

### Description of Legislation

City of Bridges is planning to construct two duplexes at 3107 to 3111 Brereton Street in the 6<sup>th</sup> Ward of the City of Pittsburgh, Pennsylvania and described in the attached Sewage Facilities Planning Module (the "Planning Module") for land development and proposes that project be served by use of existing connections to the City of Pittsburgh sewage systems; and

The City of Pittsburgh must adopt, and applicant must submit, the Planning Module for land development to the Department of Environmental Protection for its approval as a Plan Revision to the City of Pittsburgh's Official Sewage Facilities Plan.

<i>Total Cost</i>	\$ 0			
<i>Frequency of Expenditure</i>	<input type="checkbox"/> One-Time		<input type="checkbox"/> Multi-Year	
<i>Funding Source</i>	<input type="checkbox"/> Operating	<input type="checkbox"/> Capital	<input type="checkbox"/> Grant	<input type="checkbox"/> Trust Fund
<i>Is this item budgeted?</i>	<input type="checkbox"/> Yes		<input type="checkbox"/> No	

### JDE Account Information

N/A

### Additional Operational Costs

N/A

### Impact on City Revenue

N/A

**If the resolution authorizes a professional services contract, complete this page:**

<b><i>Method of Procurement</i></b> <i>Select one.</i>	<input type="checkbox"/> RFP	<input type="checkbox"/> Signed Waiver from OMB	<input type="checkbox"/> Amendment to Existing Contract <i>Do not fill out the rest of the form.</i>
-----------------------------------------------------------	------------------------------	----------------------------------------------------	---------------------------------------------------------------------------------------------------------

**Name of Vendor and Award Justification**

List the name of the awarded vendor and its qualifications.

**Other Respondents**

List the other respondents. If there were none, clearly state that.

**Selection Criteria**

Describe the selection or scoring criteria.

**Selection Committee Representation**

List the department(s) or bureau(s) represented on the committee. Do not list individual names.

**Waiver Justification**

If a waiver was granted, explain the justification.

**EORC Synopsis**

Insert synopsis that was presented.

<b><i>Date Presented at EORC:</i></b> Insert date.	<input type="checkbox"/> Approved	<input type="checkbox"/> Not Approved
----------------------------------------------------	-----------------------------------	---------------------------------------

*Per §219.07 of the City Code, you **must** include an electronic copy of the solicitation or your signed waiver with your submission to the Office of Management and Budget.*

**Attachments**

- *Please attach any additional documents and/or exhibits.*

**City of Pittsburgh**  
**Sewer Facilities Planning Module Questionnaire**

**PROJECT NAME: Project Cares**

1) What was the previous permitted use for this property?

Ten residential units and one commercial space.

2) What is the proposed use for the property?

Two residential duplexes.

3) How is green stormwater mitigation being integrated into the proposed project?

Landscaping is being proposed along Brereton Street. The development reduces the postdevelopment peak discharge rates to 27% less than their predevelopment peak discharge rates.

4) Will the development result in a net positive or net negative change in stormwater flow?

This will result in a net negative stormwater flow.

## NARRATIVE

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Name of Project: CLT at the Polish Hill Fire Site  
 Address: 3107 to 3111 Brereton Street Pittsburgh, PA 15219  
 Block & Lot Numbers: 25-M-98, 25-M-99, 25-M-100  
 Ward: 6<sup>th</sup> Ward  
 Current Use: Ten residential units and commercial space.  
 Proposed Use: 2 Duplexes – 4 single-family units total

City of Bridges are planning to construct 2 Duplexes on Brereton Street only. There is public water and sewage available in the streets. As per the Zoning Board of Adjustment decision on February 21, 2019, the findings of fact determined that there were 10 residential units and one commercial unit located on site. Approximately 12 years ago, a fire destroyed several structures on the site. The Stormwater calculations will be based on the site conditions 12 years ago. The sanitary sewer calculations will be based on the previous 5 years.

From the zoning hearing board decision dated February 22, 2019, it was determine the certificates of occupancy and other evidence, a total of 10 residential units and one commercial space on the site. Three buildings, one at 3107 and two buildings on Dobson Street were torn down approximately in 2008 due to a fire. Therefore, there was a total of six residential units, with four units remaining.

The Water and Sewage Usage Breakdown is as follows:

### Method of Analysis

The slope, length, diameter, materials, etc. of the 15” sewer was obtained at MH025M004 by a survey crew via a tape measure and a survey rod on June 28, 2022 at approximately 9:30 AM.

The depth of flow was 0.20 feet.

### Existing Sanitary Flows:

$$\begin{aligned}
 10 \text{ Residential Units} &= 10 \times 400 \text{ gpd} &&= 4,000 \text{ gpd} \\
 \textit{Total Existing Flow} &= \textit{4,000 gpd}
 \end{aligned}$$



**Proposed Sanitary Flows:**

$$4 \text{ Residential Units} = 4 \times 400 \text{ gpd} = 1,600 \text{ gpd}$$

$$\text{Total Existing Flow} = 1,600 \text{ gpd}$$

Increase in sanitary:  $1,600 \text{ gpd} - 4,000 \text{ gpd} = 2,400 \text{ gpd}$

**Conclusion:**

The proposed sanitary flow is less than the 799 gpd allowable increase. An additional lot is being created so a planning module is required.

**Storm Flows**

**Existing storm flows from last 12 years:**

Impervious area = 0.157 acres (C=0.95), twenty percent reduction = 0.126

Grass = 0.039 acres (C=0.30)

$$Q = CIA \text{ (I=5.80)}$$

$$Q = (0.95)(5.80)(0.126) + (0.30)(5.80)(0.039)$$

$$Q = 0.694 + 0.068$$

$$Q = 0.762 \text{ cfs}$$

**Proposed Impervious Area:**

Impervious area = 0.061 acres (C=0.95)

Pervious pavers and grass = 0.104 acres (C=0.60)

$$Q = CIA \text{ (I=5.80)}$$

$$Q = (0.95)(5.80)(0.061) + (0.60)(5.80)(0.104)$$

$$Q = 0.336 + 0.362$$

$$Q = 0.698 \text{ cfs}$$

**Conclusion:**

Stormwater management is not required because we are required to reduce the existing impervious area by 20% for postdeveloped calculations. We have reduced the impervious by 27% and the postdeveloped storm flows are less than the predeveloped conditions. In addition, the proposed earth disturbance is less than 10,000 s.f.



**ZONING BOARD OF ADJUSTMENT**

**Date of Hearing:** January 10, 2019  
**Date of Decision:** February 21, 2019

**Zone Case:** 21 of 2019  
**Address:** Brereton Street and Dobson Street  
**Lot & Block:** Parcel Nos. 25-M-98, 99 and 100  
**Zoning Districts:** LNC  
**Ward:** 6  
**Neighborhood:** Polish Hill

**Owner:** Pittsburgh Housing Development Corporation  
**Applicant:** Mike Gwin

**Request:** Demolition existing buildings. New construction of 8 attached single family homes.

<b>Variance</b>	904.02.C	Minimum rear setback in the LNC is 20 ft; 7.65' proposed for Lots 1 and 2, 17.66' proposed for Lots 3 and 4; 6.75' proposed for Lot 5, 9.75' proposed for Lot 6, and 17.5' proposed for Lot 7  Maximum FAR is 2:1; 2.215:1 proposed for Lot 5
<b>Variance</b>	914.02.A	Minimum parking for a single unit residence is one space (total of 8 spaces required), proposed is 0 parking spaces

**Appearances:**

**Applicant:** Mike Gwin  
**In-Favor:** David Howe, Ed Nusser, Paul Bowden, John Rhoades, Richard Miller  
**Opposed:** Stephanie Tecza, Gary Knapo

**Findings of Fact:**

- The Subject Property and Site Conditions**

1. The Subject Property is comprised of three parcels (Parcel Nos. 25-M-98, 99 and 100), in an LNC (Local Neighborhood Commercial) District in Polish Hill. The combined area of the parcels is 7,191 sf.

2. The parcels extend from Brereton Street to Dobson Street. Those streets intersect at point two parcels removed from the Subject Property, with the Subject Property within the triangular area between the streets.
3. The street addresses for the parcels were formerly 3106 to 3610 Dobson Street and 3107 to 3111 Brereton Street.
4. The property slopes downward from Brereton Street to Dobson Street, with an approximate 20' grade change.
5. The shape of the Subject Property narrows along Dobson Street, as it approaches the intersection with Brereton Street, from a width of 115' at the interior side property line shared with the parcel at 3113 Brereton Street to 72' at the interior side property line shared with the parcel at 3105 Brereton Street.
6. A 1945 Sanborn Fire Insurance Map depicts six structures on the Subject Property. Three of the structures extended to the front property line on Brereton Street, with a 0' setback, with limited interior side setbacks. The other three structures, with frontage on the Dobson Street side, had limited front and interior side setbacks.
7. An October 20, 1976 Certificate of Occupancy for 3109 Brereton Avenue permits "3 story multiple family dwelling with two dwelling units."
8. A May 23, 1978 Certificate of Occupancy for "3109 Brereton Ave. (rear aka 3108 Dobson St)" permits "one family dwelling."
9. An October 8, 1980 Certificate of Occupancy for 3107 Brereton Street permits "3107 (front) Drug Store – first floor and two dwelling units above 3107 (rear) two dwelling units."
10. The Applicant submitted evidence demonstrating that a structure used for two residential units had previously been located on the 3111 Brereton Street parcel and that a single-family dwelling had been located at on the 3110 Dobson Street parcel.
11. As reflected by the Certificates of Occupancy and other evidence, a total of 10 residential units and one commercial space were permitted on the site.
12. No on-site parking was provided for the 10 residential units and one commercial unit as previously permitted on the site.
13. The Applicant indicated that a fire had destroyed several of the structures approximately 12 years ago. The remaining structures are in a dilapidated condition and are to be razed.
14. A number of commercial and multi-unit residential uses are located in the immediate vicinity of the Subject Property, in both the LNC District and an R2-H (Residential, Two-Unit, High Density) District located across Dobson Street.

- **Proposed Development**

15. The Applicant proposes to demolish the remaining structures; to consolidate and re-subdivide the site into 8 separate lots, as identified as Lots 1 through 8 on Applicant's Exhibit A-1, as attached here; and to construct a new 3-story/32' attached house on each of the 8 new lots.

16. The area of each of Lots 1 and 2 on Brereton Street side would be 851 sf and the area of each of Lots 3 and 4 on the Brereton Street side would be 1,051 sf. Because of the triangular shape of the site, the areas of the lots on Dobson Street would range from 640 sf (Lot 5) to 1,051 sf (Lot 8).

17. The proposed houses would be constructed as 4 structures, each with 2 side-by-side residential units. Two of the 2-unit structures would have frontage on Dobson Street and two would have frontage on Brereton Street. Each of the proposed structures would extend to the front property line and would be set back 3.25' from both interior side lot lines.

18. Because of the tapered shape of the site, the proposed rear setbacks for the structures on the Brereton Street side would be 7.25' for Lots 1 and 2 and 17.66' for Lots 3 and 4. On the Dobson Street side, the proposed rear setbacks would be 6.75' for the structure on Lot 5; 9.75' for Lot 6; 17.5' for Lot 7; and 20.5' for Lot 8.

19. Each of the proposed lots shares a rear property line with a parcel within the development site and the site plan depicts landscaping along the rear property lines between the parcels.

20. Because of the triangular shape of the site and the 640 sf area of the proposed Lot 5, the proposed Floor to Area Ratio ("FAR") for the structure on Lot 5 would be 2.125:1. The other structures would comply with the Code's FAR requirement.

21. The Applicant does not propose to provide parking for the proposed dwellings.

- **Evidence and Testimony**

22. The Applicant offered testimony that the site topography and the irregular shape of the site create significant challenges for development of the site in conformity with the Code's dimensional and parking requirements.

23. The Applicant explained that the proposed houses are a part of a comprehensive affordable housing development and that providing on-site parking would create significant additional development costs that would be contrary to the effort to provide affordable housing. The Applicant noted that similar developments, also intended to provide affordable housing, had not experienced a significant demand for parking.

24. The Applicant also demonstrated that the provision of on-site parking for the units would have the effect of eliminating on-street parking on both Brereton Street and Dobson Street and could also require the elimination of street trees.

25. The Subject Property is located proximate to both a designated bicycle route and bus lines.

26. A representative of the Polish Hill Civic Association testified in support of the proposed development.

27. A number of residents of the surrounding neighborhood testified or submitted letters in support of the proposed development. Some asserted that on-street parking is generally available in the surrounding neighborhood.

28. Stephanie Tecza, owner of the property 3108 Brereton Street, testified in opposition to the proposed development, citing concerns related to the availability of parking in the surrounding neighborhood.

## Conclusions of Law:

### *Variances from Site Development Requirements*

1. Code Section 904.02.C sets forth the site development standards for LNC Districts, which include a maximum FAR of 2:1, a 20' rear setback and 45'3-story height requirements.

2. The Applicant seeks dimensional variances from the 2:1 maximum FAR requirement to allow a 2.125:1 FAR on Lot 5 and to allow reduced rear setbacks for Lots 1 through 7.

3. Code Section 922.09.E sets forth the general conditions the Board is to consider with respect to variances. The Pennsylvania Supreme Court has summarized the criteria for determining whether to grant a variance as: 1) unique circumstances or conditions of a property would result in an unnecessary hardship; 2) no adverse effect on the public welfare; and that 3) variance proposed is the minimum variance that would afford relief with the least modification possible. *Marshall v. City of Philadelphia and Zoning Bd. of Adj.*, 97 A.3d 323, 329 (Pa. 2014); see also *Hertzberg v. Zoning Bd. of Adj. of the City of Pittsburgh*, 721 A.2d 43 (Pa. 1998), citing *Allegheny West Civic Council v. Zoning Bd. of Adj. of the City of Pittsburgh*, 689 A.2d 225 (Pa. 1997).

4. The Subject Property has an irregular shape resulting from the location and intersection of Brereton Street and Dobson Street. The topography and significant grade change within the site is also a unique condition. The Board concludes that these conditions create an unnecessary hardship in developing the Subject Property in strict conformity with the Code.

5. The Applicant also presented substantial evidence to demonstrate that the lots have been configured and the structures on the lots have been designed to limit the variance requests and the variances requested are the minimum that would afford meaningful relief.

6. For these reasons, the Board concludes that approval of the requested dimensional variances is appropriate and will not have a significant impact on the surrounding neighborhood.

### *Parking Variance*

7. The Code Section 914.02.A requires the provision of an automobile parking space for each of 8 the proposed new residential units.

8. Before the structures on the site were ruined or significantly damaged by the fire on the site, the site was legally used for at least 10 residential units and one store, without the provision of any on-site parking. The 8 residential units proposed reflects a reduction in the residential density on the site, also without the required parking.

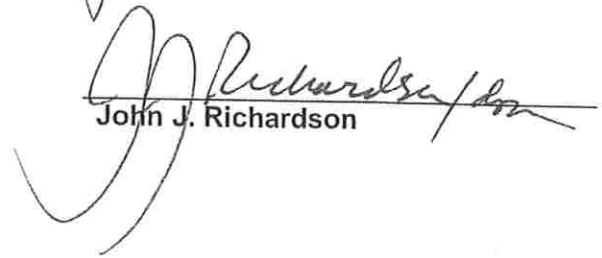
9. If it had been possible to rehabilitate the structures on the site for the previous uses, a parking requirement could not have been imposed and the nonconforming condition of no on-site parking would have been permitted as of right.

10. For these reasons, the Board concludes that a variance from the parking requirements will not have a significant impact in the context of the site and its previous uses and is appropriate.

**Decision:** The Applicant's request for variances from Code Sections 904.02.C and 914.02.A are hereby APPROVED, subject to the condition that development shall be in general accordance with the plans provided to the Board, with appropriate landscaping between the rear yards of the parcels.

  
Alice B. Mitinger, Chair

  
LaShawn Burton-Faulk

  
John J. Richardson



**TRANSMITTAL LETTER  
FOR SEWAGE FACILITIES PLANNING MODULE**

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

TO: Approving Agency (DEP or delegated local agency)  
Pittsburgh Water and Sewer Authority  
Penn Liberty Plaza I, 1200 Penn Avenue  
Pittsburgh, PA 15222

Date September 2022

Dear Sir/Madam:

Attached please find a completed sewage facilities planning module prepared by Kimberly Gales-Dunn  
(Name)  
Professional Engineer/Land Surveyor \_\_\_\_\_ for CLT at the Polish Hill Fire Site  
(Title) (Name)  
a subdivision, commercial, or industrial facility located in City of Pittsburgh

Allegheny \_\_\_\_\_ County.  
(City, Borough, Township)

**Check one**

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

OR

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

**Check Boxes**

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

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

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

*Municipal Secretary (print)*

*Signature*

*Date*

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

## SEWAGE FACILITIES PLANNING MODULE

### Component 3. Sewage Collection and Treatment Facilities

*(Return completed module package to appropriate municipality)*

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

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

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

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

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

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

1. Project Name CLT at the Polish Hill Fire Site
2. Brief Project Description 2 Duplexes for a total of four single family dwellings

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

Municipality Name	County	City	Boro	Twp
Pittsburgh - 6th Ward	Allegheny	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Municipality Contact Individual - Last Name	First Name	MI	Suffix	Title
Smith	Ben			Assoc. City Solicitor
Additional Individual Last Name	First Name	MI	Suffix	Title
Municipality Mailing Address Line 1		Mailing Address Line 2		
414 Grant Street		313 City-County Building		
Address Last Line -- City		State	ZIP+4	
Pittsburgh		PA	15219	
Area Code + Phone + Ext.	FAX (optional)	Email (optional)		
412-255-2014				



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

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

CLT at the Polish Hill Fire Site

Site Location Line 1

3107 Brereton St., 3108 Dobson St.

Site Location Line 2

Site Location Last Line -- City

Pittsburgh

State

PA

ZIP+4

15219

Latitude

40°27'24.42"

Longitude

79°58'1.49"

Detailed Written Directions to Site SW on Penn Ave. towards 12<sup>th</sup> St. Turn left onto 11<sup>th</sup> St. Turn left onto Liberty Ave. Keep right on 28<sup>th</sup> St Bridge. Turn left onto Brereton St. Slight left onto Dobson St. After traveling 262 feet the site will be on the right.

Description of Site Two residential dwellings within the last five years.

**Site Contact (Developer/Owner)**

Last Name

Nusser

First Name

Ed

MI

Suffix

Phone

412-621-1811

Ext.

Site Contact Title

President

Site Contact Firm (if none, leave blank)

City of Bridges Ice House Studios

FAX

Email

ed@cityofbridges.com

Mailing Address Line 1

100 43<sup>rd</sup> Street

Mailing Address Line 2

Suite 208

Mailing Address Last Line -- City

Pittsburgh

State

PA

ZIP+4

15201

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

Last Name

Gales-Dunn

First Name

Kimberly

MI

A

Suffix

Title

Professional Engineer/Surveyor

Consulting Firm Name

J. R. Gales & Associates, Inc.

Mailing Address Line 1

2704 Brownsville Road

Mailing Address Line 2

Address Last Line -- City

Pittsburgh

State

PA

ZIP+4

15227

Country

USA

Email

kagales.gales.engineers@comcast.net

Area Code + Phone

412-885-8885

Ext.

Area Code + FAX

412-885-1320

**E. AVAILABILITY OF DRINKING WATER SUPPLY**

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

Individual wells or cisterns.

A proposed public water supply.

An existing public water supply.

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

Name of water company: Pittsburgh Water and Sewer Authority

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

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

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

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

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

**1. COLLECTION SYSTEM**

a. Check appropriate box concerning collection system

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

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

b. Answer questions below on collection system

Number of EDU's and proposed connections to be served by collection system. EDU's 4

Connections 2

Name of:

existing collection or conveyance system Brereton Street - 15" VCP

owner PWSA

existing interceptor Allegheny

owner ALCOSAN

**2. WASTEWATER TREATMENT FACILITY**

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

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

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

Name of existing facility ALCOSAN

NPDES Permit Number for existing facility \_\_\_\_\_

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

Location of discharge point for a new facility. Latitude \_\_\_\_\_ Longitude \_\_\_\_\_

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

As an authorized representative of the permittee, I confirm that the \_\_\_\_\_  
(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 \_\_\_\_\_

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

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

(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 KAG

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

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

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

**1. Waters designated for Special Protection**

- The proposed project will result in a new or increased discharge into special protection waters 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 1600 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>	3318774	11615708	644955	2257341	677682	2371888
<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.   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?

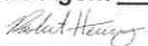
If yes, this sewage facilities planning module will not be accepted for review by the municipality, delegated local agency and/or DEP until all inconsistencies with Chapter 94 are resolved or unless there is an approved Corrective Action Plan (CAP) granting an allocation for this project. A letter granting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

Agent Signature  Robert Herring  
2022.11.28 10:28:53 -05'00'

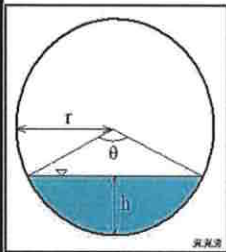
Date 11/28/2022

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

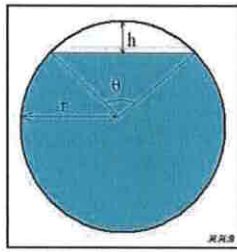
**PROJECT NAME:** 3107 Brereton Street  
**PWSA PROJECT NUMBER:** DEV-132-0722  
**PWSA REVIEWER:**  
**DATE:** November 22, 2022

**LEGEND:** Input Data Output Data

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



Partially Full Pipe Flow Parameters  
(Less Than Half Full)



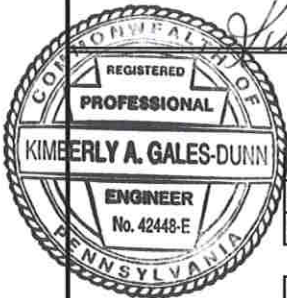
Partially Full Pipe Flow Parameters  
(More Than Half Full)

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

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

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

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



*Kimberly A. Gales-Dunn*

**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>	1,600	gpd

Variable	Value	Units
Material	VCP	
n	0.015	unitless
S	0.103	ft/ft
h	0.200	ft
D	1.25	ft
P.F.	3.5	unitless

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

Variable	Description	Definition
Q <sub>d, avg</sub>	Design Capacity, Average	= full pipe flow conditions / peaking factor
Q <sub>d, peak</sub>	Design Capacity, Peak	full pipe flow conditions

Design Capacity, Average

Design Capacity, Peak

Variable	Value	Unit
Q <sub>d, avg</sub>	3,318,774	gpd

Variable	Value	Unit
D	1.250	ft
r	0.625	ft
A	1.227	ft <sup>2</sup>
P	3.927	ft
R	0.313	ft
Q <sub>d, peak</sub>	18	cfs
Q <sub>d, peak</sub>	11,615,708	gpd

#### Section D: Calculations for Present Flows

Variable	Description	Definition
Q <sub>ex, avg</sub>	Present Flows, Average	= Q <sub>ex, peak</sub> / P.F.
Q <sub>ex, peak</sub>	Present Flows, Peak	existing flow conditions per site investigations

Present Flows, Average		
Variable	Value	Unit
Q <sub>ex, avg</sub>	2,257,341	gpd

Present Flows, Peak		
Variable	Value	Unit
D	1.250	ft
r	0.625	ft
θ	1.65	rad
h/D	0.16	ft/ft
A	0.13	ft <sup>2</sup>
P	1.03	ft
R	0.123	ft
Q <sub>ex, peak</sub>	1	cfs
Q <sub>ex, peak</sub>	644,955	gpd

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

Variable	Description	Definition
Q <sub>proj, avg</sub>	Projected Flows in Five (5) Years, Average	= Q <sub>proj, peak</sub> ÷ P.F.
Q <sub>proj, peak</sub>	Projected Flows in Five (5) Years, Peak	= (Q <sub>ex, peak</sub> + Q <sub>g</sub> ) x 1.05

Projected Flow Calculations		
Variable	Value	Unit
Q <sub>proj, avg</sub>	677,682	gpd
Q <sub>proj, peak</sub>	2,371,888	gpd

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

Variable	PWSA, gpd	Applicant, gpd	Difference, gpd	Difference, %
Q <sub>d, avg</sub>	3,318,774	3,318,774	0	0%
Q <sub>d, peak</sub>	11,615,708	11,615,708	0	0%
Q <sub>ex, avg</sub>	644,955	644,955	0	0%
Q <sub>ex, peak</sub>	2,257,341	2,257,341	0	0%
Q <sub>proj, avg</sub>	677,682	677,682	0	0%
Q <sub>proj, peak</sub>	2,371,888	2,371,888	0	0%

**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 1600 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>	3318774	11615708	644955	2257341	677682	2371888
<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.

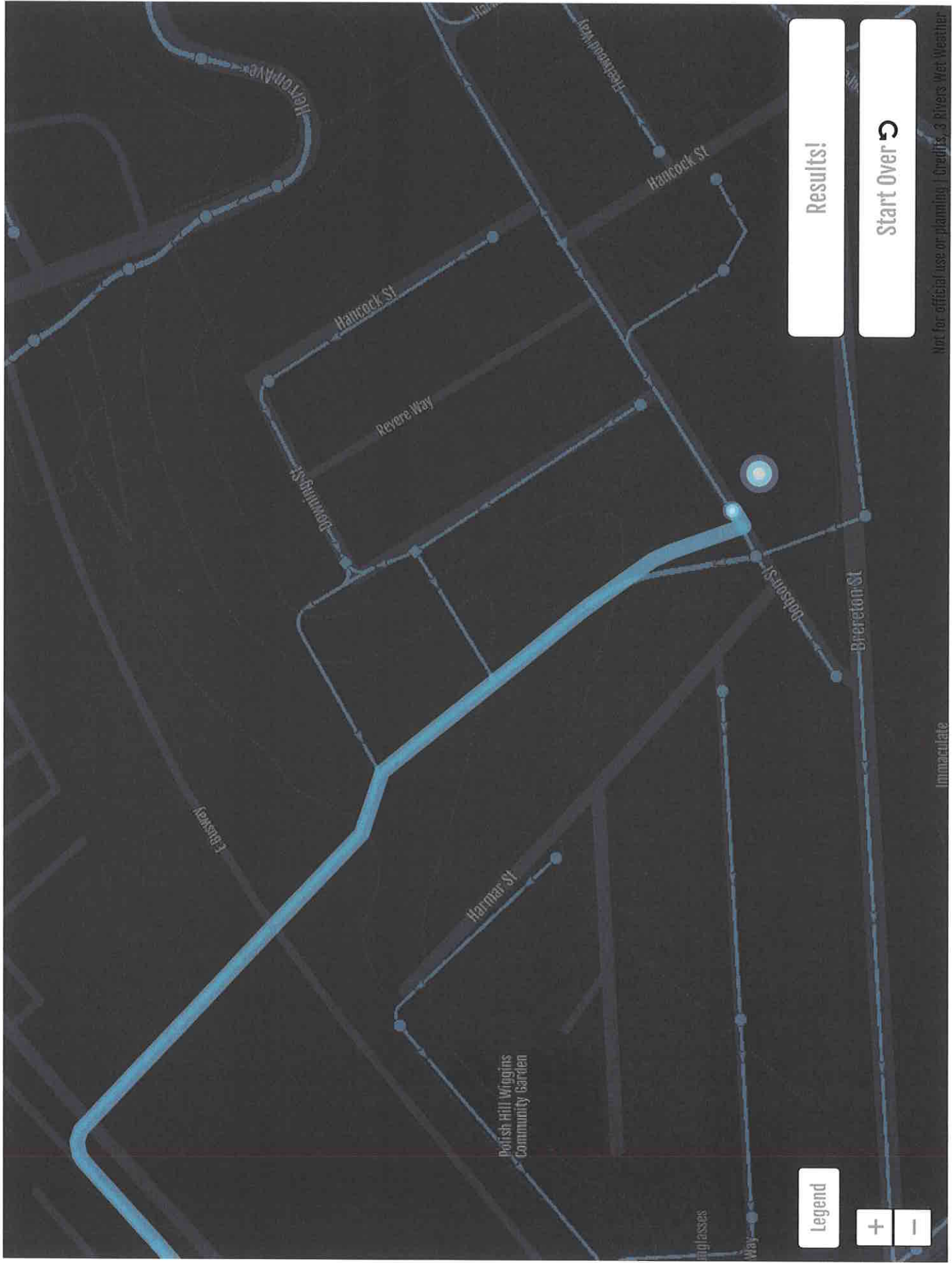
- b. Collection System

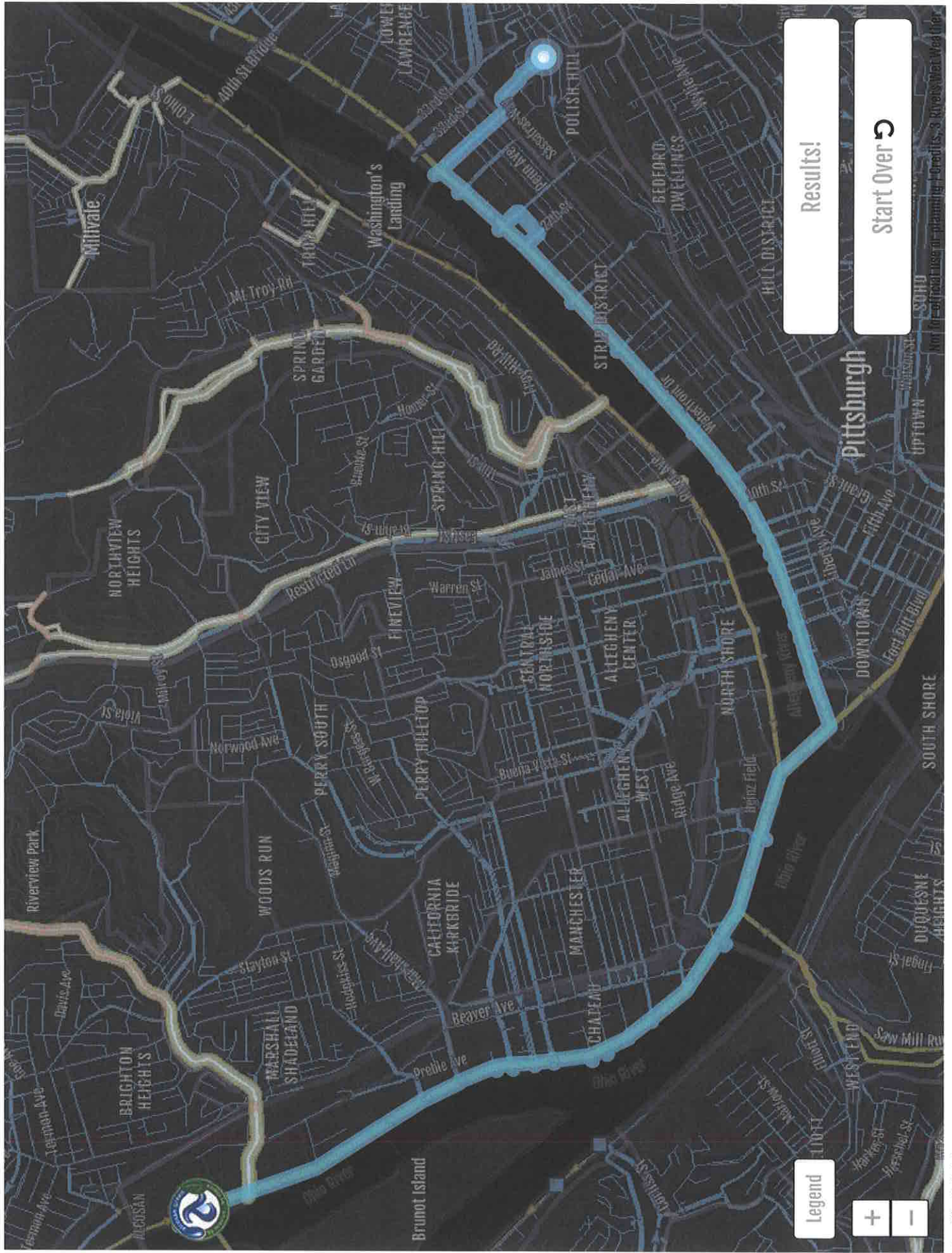
Name of Agency, Authority, Municipality \_\_\_\_\_

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

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







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

- c. Conveyance System  
Name of Agency, Authority, Municipality \_\_\_\_\_  
Name of Responsible Agent \_\_\_\_\_  
Agent Signature \_\_\_\_\_  
Date \_\_\_\_\_

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 \_\_\_\_\_  
Name of Responsible Agent \_\_\_\_\_  
Agent Signature \_\_\_\_\_  
Date \_\_\_\_\_

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

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

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

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

**L. PERMEABILITY TESTING** (See Section L of instructions)

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

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

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

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

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

**O. SEWAGE MANAGEMENT** (See Section O of instructions)

**(1-3 for completion by the developer(project sponser), 4-5 for completion by the non-municipal facility agent and 6 for completion by the municipality)**

Yes No

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

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

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

Yes No

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

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

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

4. Collection and Conveyance Facilities

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

Yes No

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

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

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

- b. Collection System

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

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

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

Date \_\_\_\_\_

- c. Conveyance System

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

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

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

Date \_\_\_\_\_

5. Treatment Facility

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

Yes No

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

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

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

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

**(For completion by the municipality)**

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

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

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

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

**Yes No**

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

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

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

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

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

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

Name (Print)

Professional Engineer/Land Surveyor

Title

2704 Brownsville Road, Pittsburgh, PA 15227

Address



Signature

9-12-22

Date

412-885-8885

Telephone Number

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

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

- I request DEP calculate the review fee for my project and send me an invoice for the correct amount. I understand DEP's review of my project will not begin until DEP receives the correct review fee from me for the project.
- I have calculated the review fee for my project using the formula found below and the review fee guidance in the instructions. I have attached a check or money order in the amount of \$200.00 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.

$$\#4 \text{ Lots (or EDUs) X } \$50.00 = \$200.00$$

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:

$$\begin{aligned} & \$ 1,500 \text{ per submittal (non-municipal)} \\ & \$ 500 \text{ per submittal (municipal)} \end{aligned}$$

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

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

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

The fee is based upon:

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

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

$$\begin{aligned} & \$ 1,500 \text{ per submittal (non-municipal)} \\ & \$ 500 \text{ per submittal (municipal)} \end{aligned}$$

August 2021  
#13-639

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

ATTN: Ms. Martina Battistone  
Manager of Development Services

RE: CLT at the Polish Hill Fire Site  
City of Pittsburgh – 6th Ward  
Allegheny County

Dear Ms. Battistone:

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

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

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

Very Truly Yours,

KAG ENGINEERING, INC.



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

Enclosures





COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF ENVIRONMENTAL PROTECTION  
BUREAU OF CLEAN WATER

DEP Code #:

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

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

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

Project Name

CLT at Polish Hill Fire Site

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

1. Date plan received by municipal planning agency 9/16/20222. Date review completed by agency 9/23/2022

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

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

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

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

17. Name, title and signature of planning agency staff member completing this section:  
 Name: Kyla Prendergast  
 Title: Senior Environmental Planner  
 Signature: *Kyla Prendergast*  
 Date: September 23, 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) 255-6551

**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.

August 2021  
#13-639

Allegheny County Health Department  
Fran B. Clack Health Center  
3901 Penn Avenue, Building No. 5  
Pittsburgh, PA 15224

ATTN: Mr. Sam Shamsi  
Environmental Health Engineer

RE: CLT at the Polish Hill Fire Site  
City of Pittsburgh – 6th Ward  
Allegheny County

Dear Mr. Shamsi:

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

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

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

Very Truly Yours,  
KAG ENGINEERING, INC.

A handwritten signature in blue ink, appearing to read "Kimberly Gales-Dunn".

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

Enclosures

COUNTY OF



ALLEGHENY

RICH FITZGERALD  
COUNTY EXECUTIVE

December 15, 2022

Kimberly Gales-Dunn  
J.R. Gales & Associates, Inc.  
2704 Brownsville Road  
Pittsburgh, PA 15227

**RE: SEWAGE FACILITIES PLANNING MODULE; ALLEGHENY COUNTY  
CLT at the Polish Hill Fire Site, City of Pittsburgh**

Dear Ms. Gales-Dunn:

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 December 14, 2022. The project proposes the following:

Project Description:	CLT at the Polish Hill Fire Site. Proposing the construction of 2 Duplexes for a total of four single family dwellings located at 3107-3111 Brereton Street in the City of Pittsburgh, Allegheny County.
Sewage Flow:	1,600 GPD
Conveyance:	The flow from this site will be conveyed to the Pittsburgh Water & Sewer Authority (PWSA) collection system to the ALCOSAN POC A-21 to the Allegheny 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




Ms. Kimberly Gales-Dunn  
December 15, 2022  
Page 2

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

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

Sincerely,

A handwritten signature in cursive script, appearing to read "Freddie Fields".

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

Enclosure

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



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

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

---

### 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.

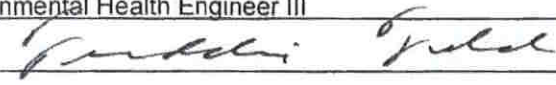
**SECTION A. PROJECT NAME** (See Section A of instructions)

Project Name  
CLT at the Polish Hill Fire Site

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

1. Date plan received by county or joint county health department December 14, 2022  
 Agency name Allegheny County Health Department (ACHD)
2. Date review completed by agency December 15, 2022

**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>December 15, 2022</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.

PNDI  
SEARCH



## 1. PROJECT INFORMATION

Project Name: **PGH Housing Development Corp.**

Date of Review: **9/12/2022 01:29:42 PM**

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

Project Area: **0.17 acres**

County(s): **Allegheny**

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

ZIP Code:

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

Watersheds HUC 8: **Lower Allegheny**

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

Decimal Degrees: **40.456934, -79.966830**

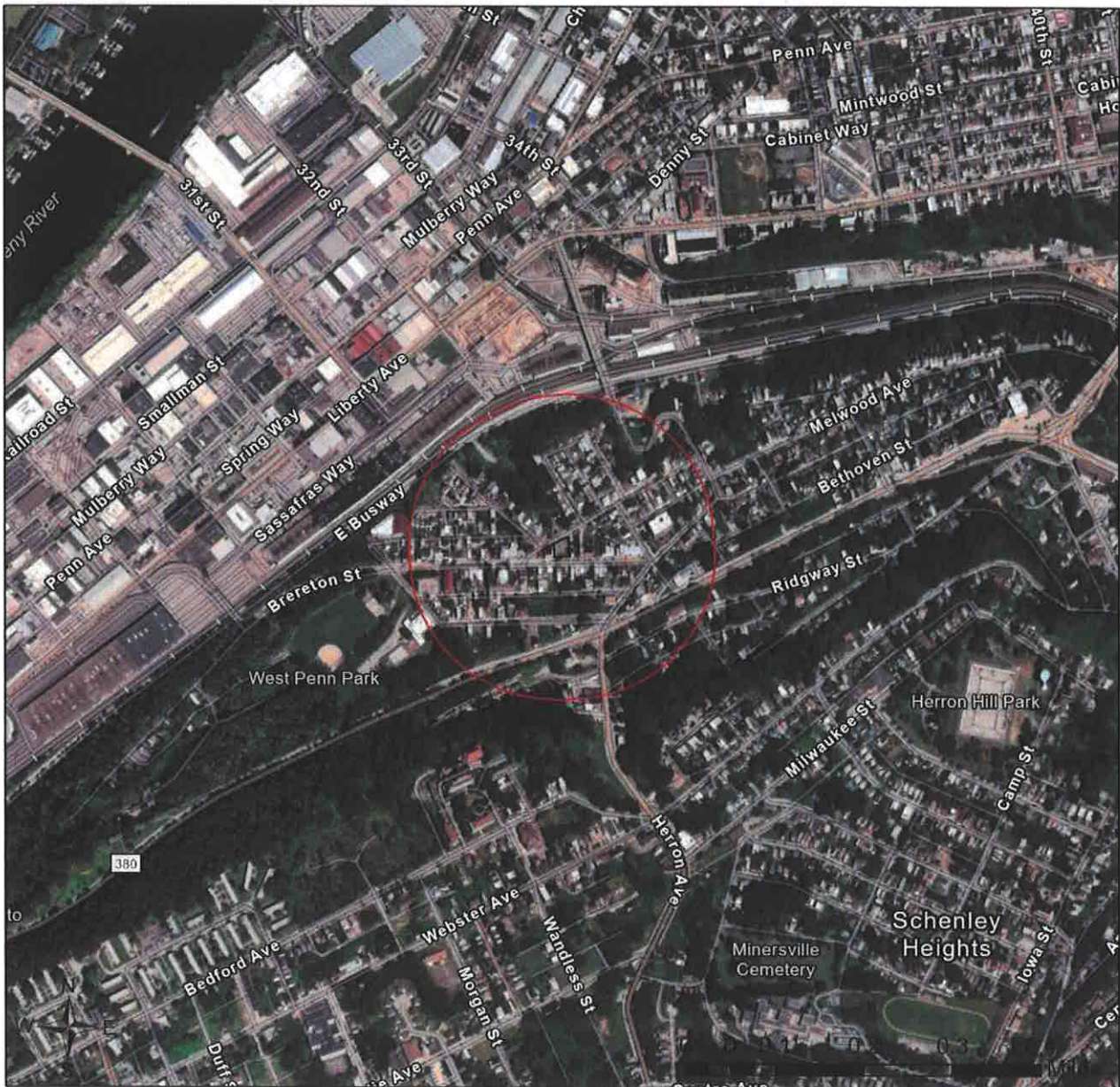
Degrees Minutes Seconds: **40° 27' 24.9620" N, 79° 58' 0.5862" W**



## 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.

### PGH Housing Development Corp.

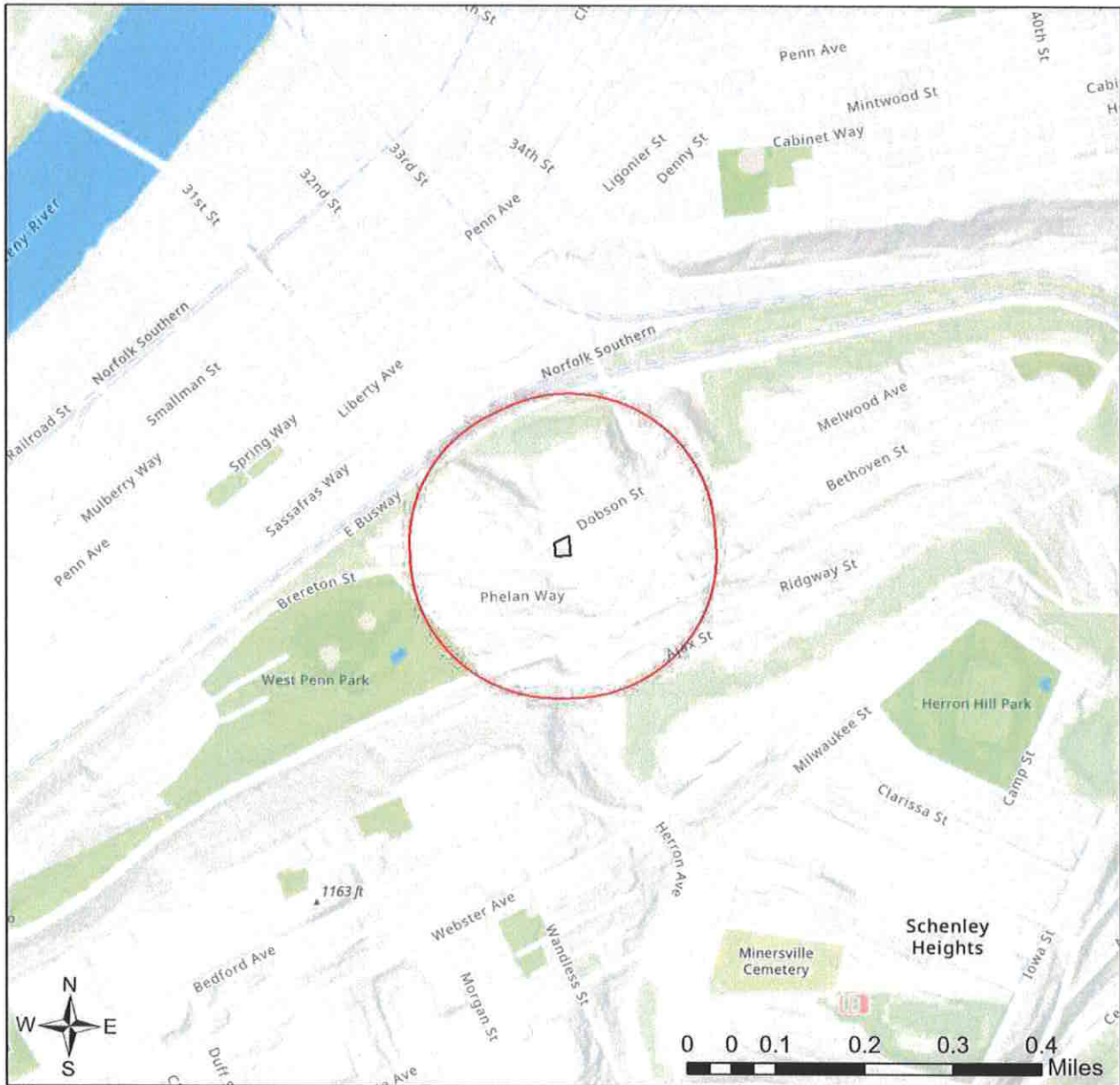


-  Buffered Project Boundary
-  Project Boundary



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

### PGH Housing Development Corp.



- Buffered Project Boundary
- Project Boundary



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

## RESPONSE TO QUESTION(S) ASKED

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

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

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

**Your answer is:** No

### 3. AGENCY COMMENTS

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

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

#### PA Game Commission

##### RESPONSE:

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

#### PA Department of Conservation and Natural Resources

##### RESPONSE:

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

#### PA Fish and Boat Commission

##### RESPONSE:

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 Management  
Division of Environmental Review  
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: Kim Gales Dunn  
Company/Business Name: KAG Engineering, Inc.  
Address: 2704 Birmensville Road  
City, State, Zip: Pgh, PA 15227  
Phone: (412) 885-8888 Fax: ( )  
Email: \_\_\_\_\_

## 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

9-12-22  
date

PEAK DAILY WATER DEMAND

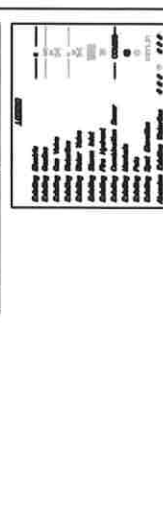
METER INFORMATION		DOMESTIC SYSTEM		FIRE SYSTEM	
ID	QUANTITY	SIZE	TYPE	FLOW GPM	PRESSURE PSI
01	4	1"	POSITIVE DISPLACEMENT	DOMESTIC	N/A
02					
03					
04					

METER TYPE: **X-X-X-X**, 1", 2", 3", 4", 6", 8", 10", 12", 16"  
 METER USE: DOMESTIC FIRE COMBINATION

PEAK DAILY FLOW DEMAND

To be completed by the Applicant		DOMESTIC SYSTEM		FIRE SYSTEM	
TYPE OF FLOW	SANITARY (GPD)	WATER (GPD)	STORM (CFS)	FLOW (GPM)	PRESSURE (PSI)
PROJECT FLOW	1,000	1,000	0.01	N/A	N/A
EXISTING FLOW	1,000	1,000	0.01	N/A	N/A
NET FLOW	0	0	0	0	0

PVSA USE APPROVAL DATE: 7-18-21  
 USE APPROVAL DATE (if required):

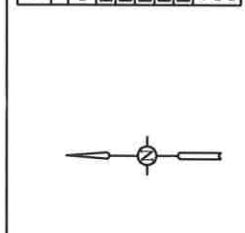


NOTES:  
 1. ALL SANITARY SEWER PIPE IS 4" SDR-35  
 2. THE RIGID PIPE SHALL BE 15' SPAN

FOR THE CITY OF PITTSBURGH, PA 15227  
 CITY OF PITTSBURGH, PA 15227  
 PROJECT NO. 15227-01-01  
 SHEET NO. 15227-01-01-01



**CLT AT THE POLISH HILL FIRE SITE**  
 DOBSON STREET  
 STORM TAP-IN  
 SANITARY TAP-IN  
 PITTSBURGH, PA 15219  
 SHEET NO. 15227-01-01-01  
 DATE: 6-10-22



PEAK DAILY FLOW DEMAND  
 PROJECT FLOW: 1,000 GPD  
 EXISTING FLOW: 1,000 GPD  
 NET FLOW: 0 GPD

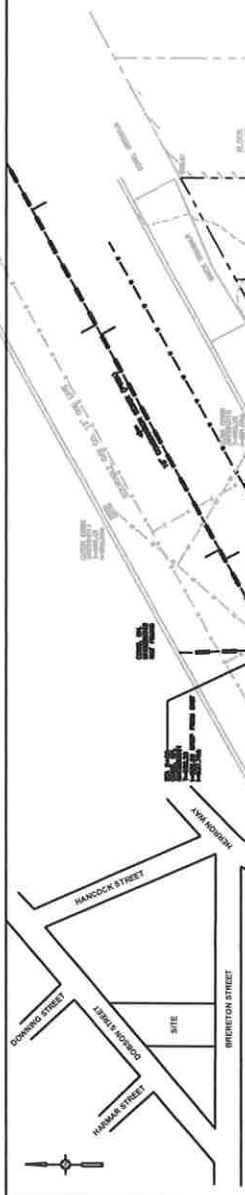


NOTES:  
 1. ALL SANITARY SEWER PIPE IS 4" SDR-35  
 2. THE RIGID PIPE SHALL BE 15' SPAN

FOR THE CITY OF PITTSBURGH, PA 15227  
 CITY OF PITTSBURGH, PA 15227  
 PROJECT NO. 15227-01-01  
 SHEET NO. 15227-01-01-01



**CLT AT THE POLISH HILL FIRE SITE**  
 DOBSON STREET  
 STORM TAP-IN  
 SANITARY TAP-IN  
 PITTSBURGH, PA 15219  
 SHEET NO. 15227-01-01-01  
 DATE: 6-10-22



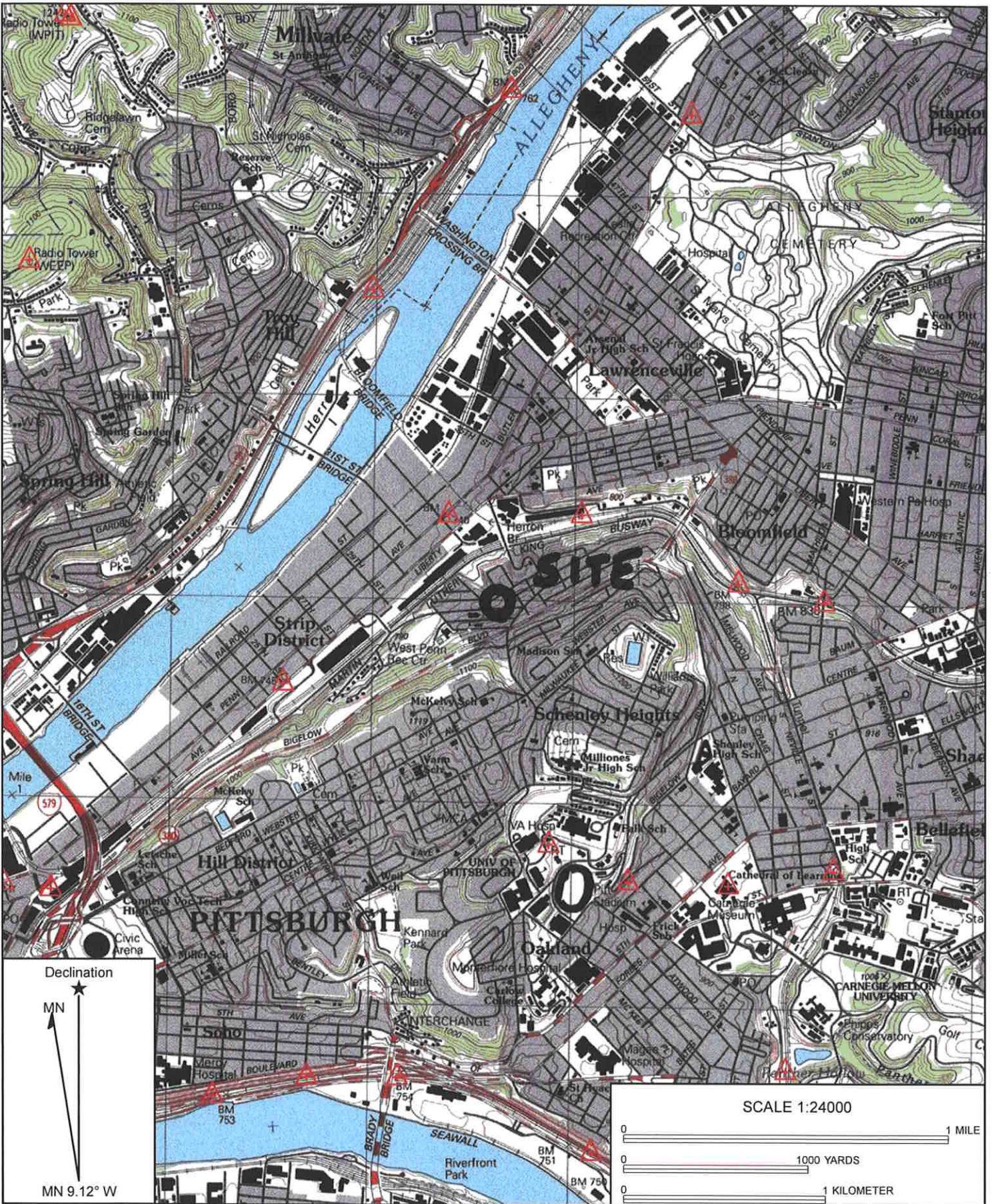
ONE CALL SERIAL #2013171076  
 THE CITY ENGINEER HAS REVIEWED THIS PLAN AND APPROVES THE PROPOSED WORK.  
 ONE CALL SERIAL #2013171076  
 THE CITY ENGINEER HAS REVIEWED THIS PLAN AND APPROVES THE PROPOSED WORK.

FOR THE CITY OF PITTSBURGH, PA 15227  
 CITY OF PITTSBURGH, PA 15227  
 PROJECT NO. 15227-01-01  
 SHEET NO. 15227-01-01-01

FOR THE CITY OF PITTSBURGH, PA 15227  
 CITY OF PITTSBURGH, PA 15227  
 PROJECT NO. 15227-01-01  
 SHEET NO. 15227-01-01-01

FOR THE CITY OF PITTSBURGH, PA 15227  
 CITY OF PITTSBURGH, PA 15227  
 PROJECT NO. 15227-01-01  
 SHEET NO. 15227-01-01-01

FOR THE CITY OF PITTSBURGH, PA 15227  
 CITY OF PITTSBURGH, PA 15227  
 PROJECT NO. 15227-01-01  
 SHEET NO. 15227-01-01-01



Name: PITTSBURGH EAST  
 Date: 12/16/19  
 Scale: 1 inch = 2,000 ft.

Location: 040° 27' 24.42" N 079° 58' 01.49" W



**Project Narrative**

City of Bridges is planning to construct 2 Duplexes and utility attachments on Brereton Street in the 6<sup>th</sup> ward, City of Pittsburgh. As per the Zoning Board of Adjustment decision on February 21, 2019, the findings of fact determined that there were 10 residential units and one commercial unit located on site. Approximately 12 years ago, a fire destroyed several structures on the site. The acreage of the site is 0.165 acres, 0.165 acres of which will be impacted.

The project is in the Pittsburgh East quadrangle, in the 6<sup>th</sup> Ward, city of Pittsburgh in Allegheny County.

## ACT 14 NOTIFICATIONS

*1976 – 2019 • 43 YEARS OF EXCELLENCE*

August 2021

#13-639

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

RE: CLT at the Polish Hill Fire Site  
City of Pittsburgh – 6<sup>th</sup> Ward  
Allegheny County

Dear County Council:


In accordance with Act 14, “Municipal/County Notifications of application for Water Quality Management and Related Permits”, this is notification that the City of Bridges Community Land Trust has made application for Planning Modules for the CLT at the Polish Hill Fire Site development in the City of Pittsburgh-6<sup>th</sup> Ward, Allegheny County, Pennsylvania.

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

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

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

Very Truly Yours,  
KAG ENGINEERING, INC.



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

CERTIFIED MAIL

August 2021  
#13-639

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

ATTN: Mr. Robert A. Weimar  
Executive Director

RE: CLT at the Polish Hill Fire Site  
City of Pittsburgh – 6th Ward  
Allegheny County

Dear Mr. Weimar:

In accordance with Act 14, “Municipal/County Notifications of application for Water Quality Management and Related Permits”, this is notification that the City of Bridges Community Land Trust have made application for Planning Modules for the CLT at the Polish Hill Fire Site development in the City of Pittsburgh-6th Ward, Allegheny County, Pennsylvania.

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

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

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

Very Truly Yours,  
KAG ENGINEERING, INC.

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

CERTIFIED MAIL

# SERVICE AVAILABILITY REQUEST



## Water and Sewer Use Application Form

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

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

*Project Info* Project Name: CLT at the Polish Hill Fire Site  
Address: 3107 to 3111 Brereton Street, Pittsburgh, PA 15219  
Is the Project located on a lot created prior to May 15, 1972?     YES     NO  
Has the lot previously received DEP sewage planning approval?     YES     NO

*Owner/Developer* Firm Name: City of Bridges Ice House Studios  
Address: 100 43rd Street, Suite 208, Pittsburgh, PA 15201  
Contact Name: Ed Nusser  
Email: ed@cityofbridges.org  
Phone Number: 412-621-1811

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

*Flow Data*

Type of Flow	Sanitary, gpd	Water, gpd
Project Flow	1,600	1,600
Existing Flow	x	x
Net Flow	x	x

*Signature* By signing below, I hereby certify, to the best of my knowledge, that the information provided within the Water and Sewer Use Application is true, complete and accurate.  
Name, printed: \_\_\_\_\_  
Signature: \_\_\_\_\_  
Date: \_\_\_\_\_



# WATER AND SEWER AVAILABILITY LETTER REQUEST

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.

Please email the completed form to: [permitinfo@pgh2o.com](mailto:permitinfo@pgh2o.com)

<b>Information to be submitted by the Applicant:</b>			
Property Owner Name:	City of Bridges Ice House Studios		
Address of Property:	3108 Dobson Street		
Proposed Use of Site:	4 Duplexes Fronting on Dobson & Brereton		
Closest street intersection to the property:	Brereton Street		
<b>Requester Information</b>			
Name:	Al Winkler	Date of Request:	4/1/21
Address:	2704 Brownsville Road, Pittsburgh, PA 15227		
Phone Number:	412-885-8885		
Email Address:	awinkler.gales.engineers@comcast.net		
Preferred Method of Delivery:	<input checked="" type="checkbox"/> Email <input type="checkbox"/> Mail		
<b>PWSA Use Only:</b>			
PWSA Water Service Available	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Size / Location:	8" Dobson St., 8" Brereton St.
PWSA Sewer Service Available:	<input type="checkbox"/> Yes <input type="checkbox"/> No	Size / Location:	15" Dobson St., 15" Brereton St.
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:	Signature and Date	<i>Wendy M. Dean</i>	4/1/2021
	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.

April 1, 2021

Al Winkler  
2704 Brownsville Road  
Pittsburgh, PA 15227

**RE: Water and Sewer Availability**  
3108 Dobson Street

Dear Mr. Winkler:

In response to your inquiry on 4/1/2021 concerning water and sewer availability for the area referenced above, please be advised that both water and sewers are available near the site, and water and sewer service will be provided in accordance with the policies and procedures of the Pittsburgh Water and Sewer Authority.

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

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

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

**Refer to the Pittsburgh Water and Sewer Authority (PWSA) website ([www.pgh2o.com](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,

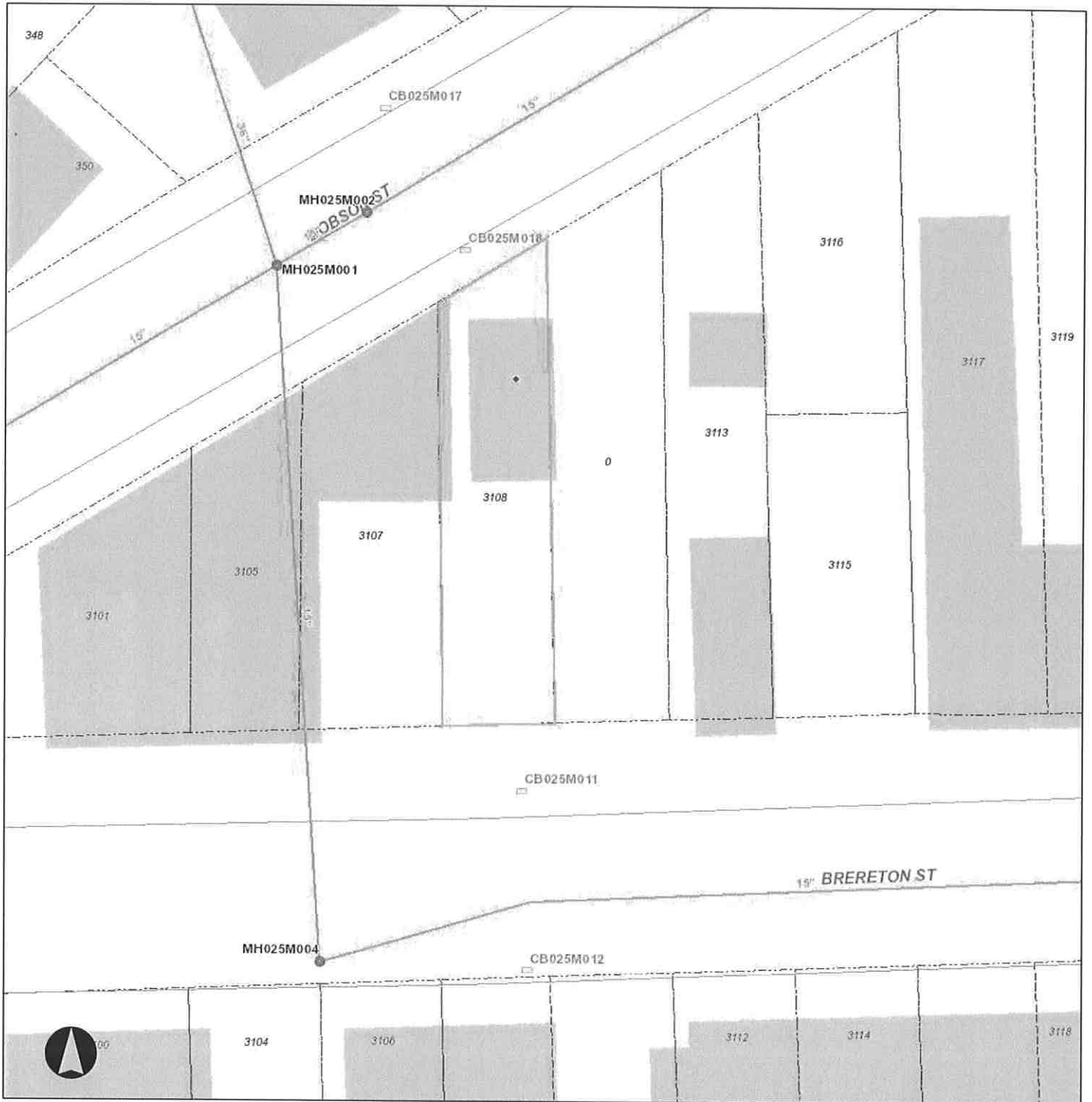


Wendy M. Dean  
Engineering Tech II

cc: PWSA File

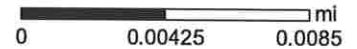


# 3108 Dobson Street - Sewer



## Legend

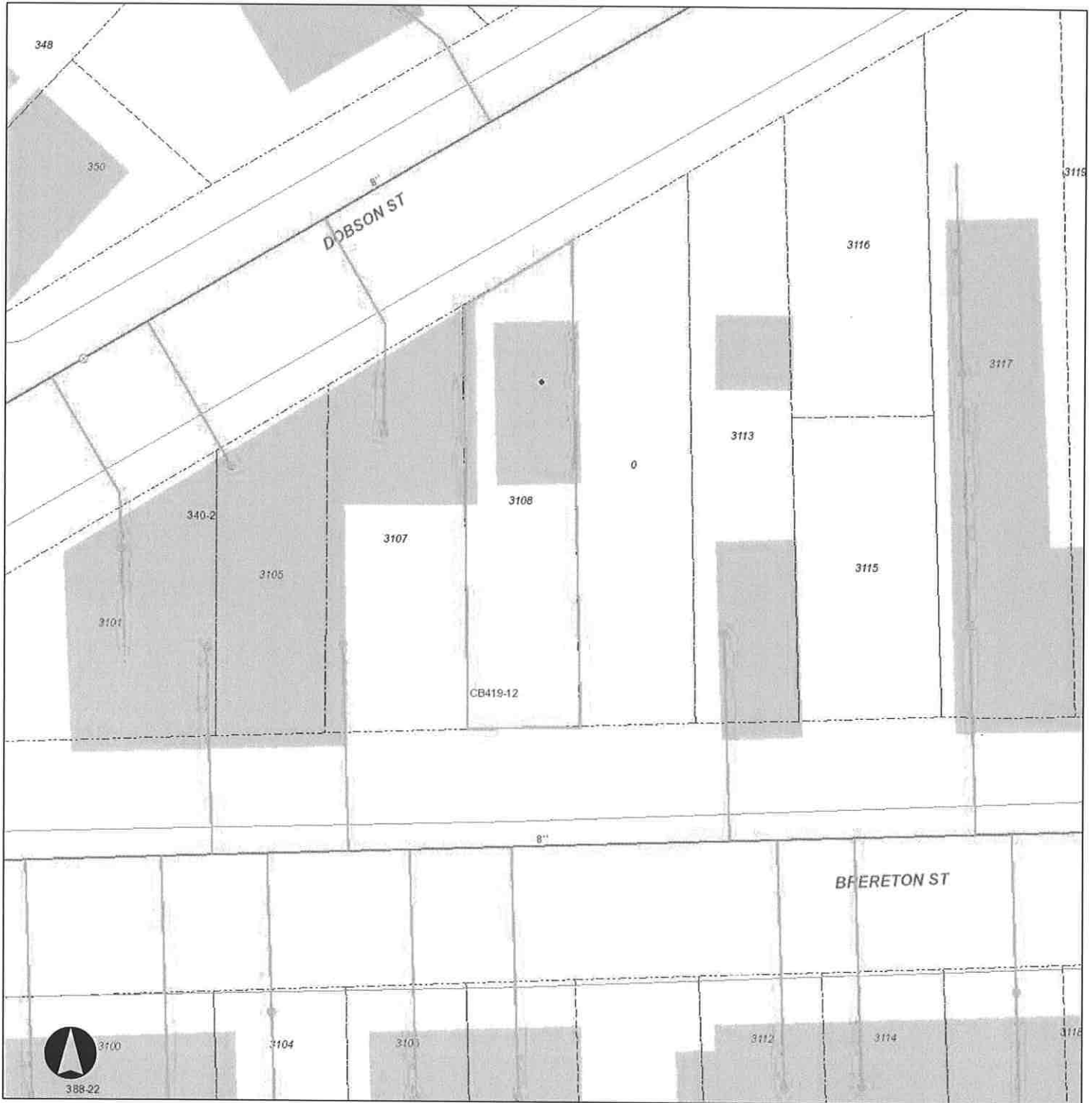
- |                         |                             |                                             |
|-------------------------|-----------------------------|---------------------------------------------|
| <b>WATER</b>            | Pressure Monitoring Station | Private Inlet                   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



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

Date: 4/1/2021

# 3108 Dobson Street - Water



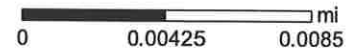
## Legend

### WATER

- ⊙ Meter
- ⊙ Curb Box
- ⊠ Water System Pump
- ⊕ Hydrant
- ⊗ System Valve
- ⊗ Dividing Pressure Valve
- ⊠ Coupling
- ⊠ Tee
- ⊕ Cross
- ⊠ Reducer
- ⊕ End Cap
- ⊕ Wash Out

- ⊕ Pressure Monitoring Station
- ⊙ Water Manhole
- Rising Main
- Supply Main
- Transmission Main
- Distribution Main
- Hydrant Branch
- - - Private Main
- Water Service Line
- SEWER**
- ⊕ Manhole
- ⊙ Junction
- ⊠ Inlet

- ⊠ Private Inlet
- ⊠ Outfall
- ⊕ End Cap
- ⊠ Sewer Pump Station
- Combined Sewer
- Sanitary Sewer
- Storm Sewer
- Regulated Combined Sewer
- Overflow Sewer
- Interceptor
- Sewer Force Main
- - - Private Sewer
- Undefined Sewer
- Green Infrastructure Underground Facilities



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Date: 4/1/2021

August 2021  
#13-639

ALCOSAN  
3300 Preble Avenue  
Pittsburgh, PA 152

ATTN: Mr. Michael Lichte

RE: CLT at the Polish Hill Fire Site  
City of Pittsburgh – 6th Ward  
Allegheny County

Dear Mr. Lichte:

We are requesting a letter from ALCOSAN relating to their ability to accept sanitary sewer flow from the development.

Enclosed is a copy of the Planning Modules and Site Plan for the above referenced project for your review and approval.

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

Very Truly Yours,  
KAG ENGINEERING, INC.

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

Enclosures



#### Members of the Board

Sylvia C. Wilson  
*Chair Person*

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

Arletta Scott Williams  
*Executive Director*

Douglas A. Jackson, P.E.  
*Director  
Operations & Maintenance*

Michelle M. Buys, P.E.  
*Director  
Environmental Compliance*

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

Karen Fantoni, CPA, CGMA  
*Director  
Finance*

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

Jeanne K. Clark  
*Director  
Governmental Affairs*

Joseph Vallarian  
*Director  
Communications*

Julie Motley-Williams  
*Director  
Administration*

September 21, 2022

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

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

**Re: CLT at the Polish Hill Fire Site, 3107-3111 Brereton Street, City of Pittsburgh, A-21**

Dear Ms. Gales-Dunn:

We have received your service availability request letter for CLT at the Polish Hill Fire Site.

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

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

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

Sincerely,

**ALLEGHENY COUNTY SANITARY AUTHORITY**

Michael Lichte, P.E.  
Director of Regional Conveyance

cc: S. McWilliams (w/o attachment)

REPORT ON  
ALTERNATIVE ANALYSIS

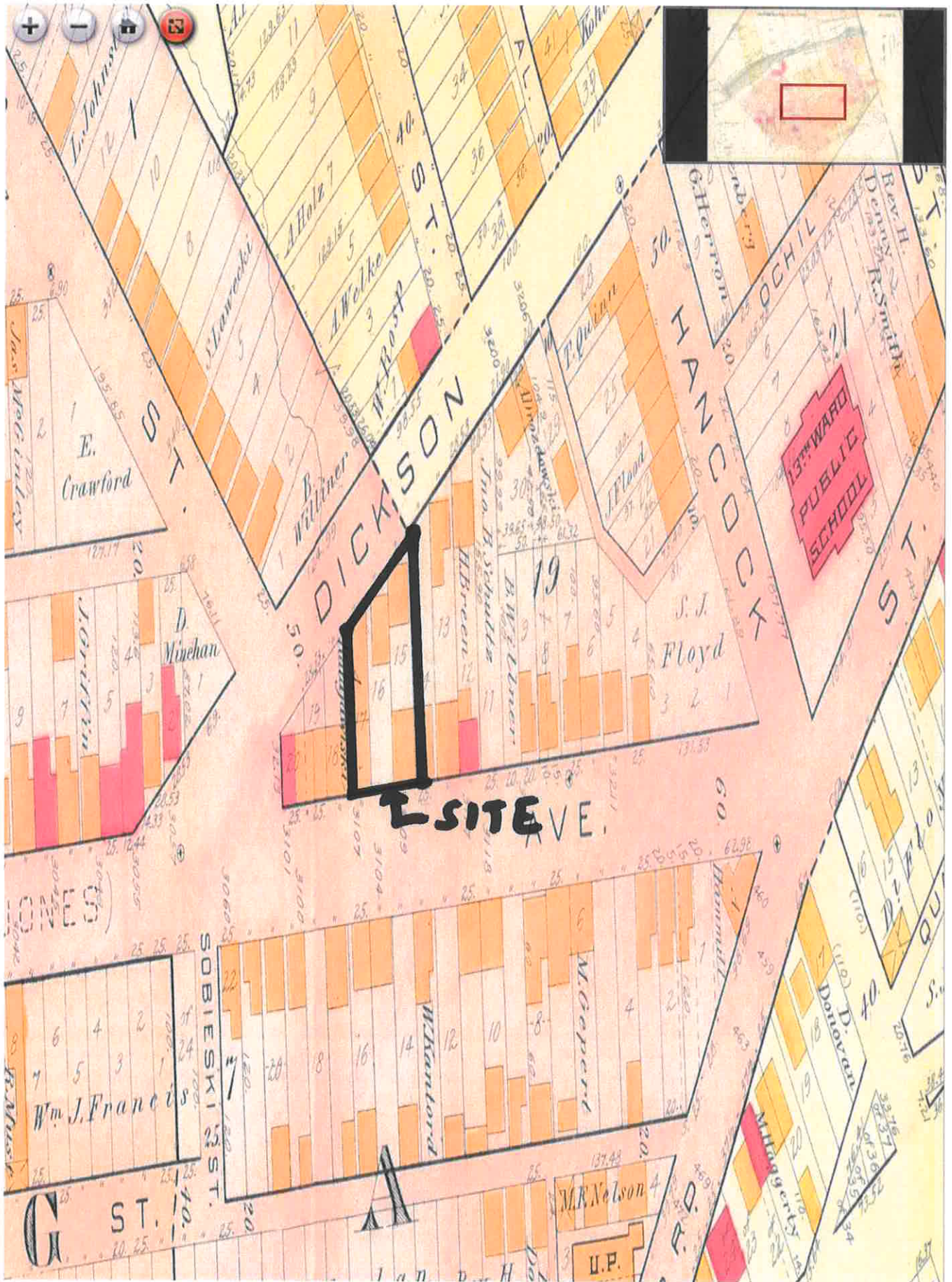
## **ALTERNATIVE ANALYSIS**

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There are currently existing sanitary sewers located in Dobson Street and Brereton Street. Both sewers will be utilized as there are two duplexes fronting on Dobson Street and two duplexes fronting on Brereton Street. There are no other available sewers in the vicinity to tap in to.

**PROPERTY  
INFORMATION**

# HISTORIC MAP





Parcel ID : 0025-M-00106-0000-00  
Property Address : 3111 BRERETON ST  
PITTSBURGH, PA 15219

Municipality : 106 6th Ward - PITTSBURGH  
Owner Name : CITY OF BRIDGES CLT

School District :	Pittsburgh	Neighborhood Code :	10601
Tax Code :	Taxable	Owner Code :	Corporation
Class :	Residential	Recording Date :	9/15/2021
Use Code :	VACANT LAND	Sale Date :	4/15/2021
Homestead* :	No	Sale Price :	\$5
Farmstead :	No	Deed Book :	18606
Clean And Green :	No	Deed Page :	164
Other Abatement :	No	Lot Area :	1,093 SQFT
		SaleCode :	Multi-Parcel Sale

\* If this property had a recent sale or deed change the 'YES' that is showing may apply to the prior owner.  
New owners wishing to receive the abatement must apply.  
The deadline to apply is March 1st of each year.  
Details may be found on the [County's abatement page](#).

2022 Full Base Year Market Value		2022 County Assessed Value	
Land Value	\$500	Land Value	\$500
Building Value	\$0	Building Value	\$0
Total Value	\$500	Total Value	\$500

2021 Full Base Year Market Value		2021 County Assessed Value	
Land Value	\$0	Land Value	\$0
Building Value	\$0	Building Value	\$0
Total Value	\$0	Total Value	\$0

Address Information

Owner Mailing : 100 43RD ST STE 208  
PITTSBURGH, PA 15201-3116

Parcel ID : 0025-M-00107-0000-00  
 Property Address : 3111 1/2 BRERETON ST  
 PITTSBURGH, PA 15219

Municipality : 106 6th Ward - PITTSBURGH  
 Owner Name : CITY OF BRIDGES CLT

School District :	Pittsburgh	Neighborhood Code :	10601
Tax Code :	Taxable	Owner Code :	Corporation
Class :	Residential	Recording Date :	9/15/2021
Use Code :	VACANT LAND	Sale Date :	4/15/2021
Homestead* :	No	Sale Price :	\$5
Farmstead :	No	Deed Book :	18606
Clean And Green	No	Deed Page :	164
Other Abatement :	No	Lot Area :	1,037 SQFT
		SaleCode :	Multi-Parcel Sale

\* If this property had a recent sale or deed change the 'YES' that is showing may apply to the prior owner.  
 New owners wishing to receive the abatement must apply.  
 The deadline to apply is March 1st of each year.  
 Details may be found on the [County's abatement page](#).

2022 Full Base Year Market Value		2022 County Assessed Value	
Land Value	\$500	Land Value	\$500
Building Value	\$0	Building Value	\$0
Total Value	\$500	Total Value	\$500

2021 Full Base Year Market Value		2021 County Assessed Value	
Land Value	\$0	Land Value	\$0
Building Value	\$0	Building Value	\$0
Total Value	\$0	Total Value	\$0

Address Information

Owner Mailing : 100 43RD ST STE 208  
 PITTSBURGH, PA 15201-3116

Parcel ID : 0025-M-00110-0000-00  
Property Address : 3110 DOBSON ST  
PITTSBURGH, PA 15219

Municipality : 106 6th Ward - PITTSBURGH  
Owner Name : CITY OF BRIDGES CLT

School District :	Pittsburgh	Neighborhood Code :	10601
Tax Code :	Taxable	Owner Code :	Corporation
Class :	Residential	Recording Date :	9/15/2021
Use Code :	VACANT LAND	Sale Date :	4/15/2021
Homestead* :	No	Sale Price :	\$5
Farmstead :	No	Deed Book :	18606
Clean And Green	No	Deed Page :	164
Other Abatement :	No	Lot Area :	932 SQFT
		SaleCode :	Multi-Parcel Sale

\* If this property had a recent sale or deed change the 'YES' that is showing may apply to the prior owner.  
New owners wishing to receive the abatement must apply.  
The deadline to apply is March 1st of each year.  
Details may be found on the [County's abatement page](#).

2022 Full Base Year Market Value		2022 County Assessed Value	
Land Value	\$400	Land Value	\$400
Building Value	\$0	Building Value	\$0
Total Value	\$400	Total Value	\$400

2021 Full Base Year Market Value		2021 County Assessed Value	
Land Value	\$0	Land Value	\$0
Building Value	\$0	Building Value	\$0
Total Value	\$0	Total Value	\$0

Address Information

Owner Mailing : 100 43RD ST STE 208  
PITTSBURGH, PA 15201-3116

Parcel ID : 0025-M-00111-0000-00  
Property Address : 3112 DOBSON ST  
PITTSBURGH, PA 15219

Municipality : 106 6th Ward - PITTSBURGH  
Owner Name : CITY OF BRIDGES CLT

School District :	Pittsburgh	Neighborhood Code :	10601
Tax Code :	Taxable	Owner Code :	Corporation
Class :	Residential	Recording Date :	9/15/2021
Use Code :	VACANT LAND	Sale Date :	4/15/2021
Homestead* :	No	Sale Price :	\$5
Farmstead :	No	Deed Book :	18606
Clean And Green	No	Deed Page :	164
Other Abatement :	No	Lot Area :	915 SQFT
		SaleCode :	Multi-Parcel Sale

\* If this property had a recent sale or deed change the 'YES' that is showing may apply to the prior owner.  
New owners wishing to receive the abatement must apply.  
The deadline to apply is March 1st of each year.  
Details may be found on the [County's abatement page](#).

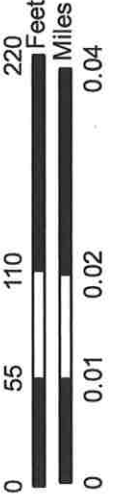
2022 Full Base Year Market Value		2022 County Assessed Value	
Land Value	\$400	Land Value	\$400
Building Value	\$0	Building Value	\$0
Total Value	\$400	Total Value	\$400

2021 Full Base Year Market Value		2021 County Assessed Value	
Land Value	\$0	Land Value	\$0
Building Value	\$0	Building Value	\$0
Total Value	\$0	Total Value	\$0

Address Information

Owner Mailing : 100 43RD ST STE 208  
PITTSBURGH, PA 15201-3116





PIN: 0025M00106000000



WGS84 Web Mercator



**LEGEND**

-  Parcels
-  LotLines
-  Streets
-  Municipalities

This map is for informational purposes only. Parcel information is provided from the Office of Property Assessments in Allegheny County. Content and availability are subject to change. Property characteristics and values change due to a variety of factors such as court rulings, municipality permit processing and subdivision plans. Excludes name and contact information for property owners, as required by Ordinance 3478-07. For additional information, call the Allegheny County GIS Help Desk at (412) 350-4774 or email at GIShelp@AlleghenyCounty.U.S.

# COMPLETENESS CHECKLIST

## Checklist



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

## Completeness Checklist

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

### Sewage Collection and Treatment Facilities

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

### Municipal Action

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

---

Signature of Municipal Official

---

Date submittal determined complete