

Sewage Facilities Planning Module Application Package

for

37th Street Apartments

City of Pittsburgh
Allegheny County, PA

October 1, 2025

Prepared for:

MOA Number Two, LLC
687 Covered Bridge Rd
Volant, PA 16156

Prepared by:

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LANDSCAPE ARCHITECTS & ENGINEERS
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Job No. 5369

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**SEWAGE FACILITIES PLANNING MODULE –
COMPONENT 3**



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

Code No.

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)

- Project Name 37th Street Apartments
- Brief Project Description 3 studio and 37 one-bedroom units x 150 gallons/day

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

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

Municipality Mailing Address Line 1	Mailing Address Line 2		
200 Ross Street			
Address Last Line -- City	State	ZIP+4	
Pittsburgh	PA	15219	
Area Code + Phone + Ext.	FAX (optional)	Email (optional)	
412-255-2516		martina.battistone@pittsburghpa.gov	

C. SITE INFORMATION (See Section C of instructions)

Site (Land Development or Project) Name

37th Street Apartments

Site Location Line 1

3634 Penn Ave

Site Location Line 2

Site Location Last Line -- City

Pittsburgh

State

PA

ZIP+4

15201

Latitude

40d27'51"N

Longitude

79d57'46"W

Detailed Written Directions to Site Liberty Ave East to 37th Street, 37th Street North to Penn Ave. Property on the corner.

Description of Site Vacant property. One existing buildings to be demolished.

Site Contact (Developer/Owner)

Last Name

Anderson

First Name

Crispin

MI

Suffix

Phone

Ext.

Site Contact Title

Site Contact Firm (if none, leave blank)

MOA Number Two, LLC

FAX

Email

canderson@andersoneqt.com

Mailing Address Line 1

687 Covered Bridge Rd

Mailing Address Line 2

Mailing Address Last Line -- City

Volant

State

PA

ZIP+4

16156

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

Last Name

Grafer

First Name

Daniel

MI

Suffix

Title

Project Manager

Consulting Firm Name

Fahringer McCarty Grey Inc

Mailing Address Line 1

1610 Golden Mile Hwy

Mailing Address Line 2

Address Last Line -- City

Monroeville

State

PA

ZIP+4

15146

Country

Email

dgraper@fmginc.us

Area Code + Phone

724-327-0599

Ext.

238

Area Code + FAX

E. AVAILABILITY OF DRINKING WATER SUPPLY

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

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

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

Name of water company: Pittsburgh Water

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 29

Connections 1

Name of:

existing collection or conveyance system 24" PVC combination sewer in Penn Ave.

owner Pittsburgh Water & Sewer Authority

existing interceptor Monongahela River

owner Allegheny County Sanitary Authority

2. WASTEWATER TREATMENT FACILITY

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

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

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

Name of existing facility ALCOSAN Woods Run WWTP

NPDES Permit Number for existing facility PA 0025984

Clean Streams Law Permit Number PAG136110

Location of discharge point for a new facility. Latitude _____ Longitude _____

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

As an authorized representative of the permittee, I confirm that the ALCOSAN Woods Run WWTP (Name from above) sewage treatment facilities can accept sewage flows from this project without adversely affecting the facility's ability to achieve all applicable technology and water quality based effluent limits (see Section I) and conditions contained in the NPDES permit identified above.

Name of Permittee Agency, Authority, Municipality ALCOSAN

Name of Responsible Agent Joe Fedor

Agent Signature Joe Fedor Date 3-19-26

(Also see Section I.)

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, 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, and all required supporting documentation is attached. I request DEP staff to complete the required PNDI search for my project. I realize that my planning module will be considered incomplete upon submission to the Department and that the DEP review will not begin, and that processing of my planning module will be delayed, until a "PNDI Project Environmental Review Receipt" and all supporting documentation from jurisdictional agencies (when necessary) is/are received by DEP.

Applicant or Consultant Initials _____.

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

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

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

1. Waters designated for Special Protection

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

2. Pennsylvania Waters Designated As Impaired

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

3. Interstate and International Waters

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

4. Tributaries To The Chesapeake Bay

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

Name of Permittee Agency, Authority, Municipality _____

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

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

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

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

1. Project Flows 6000 gpd
2. Total Sewage Flows to Facilities (pathway from point of origin through treatment plant)

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

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

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

	a. Design and/or Permitted Capacity (gpd)		b. Present Flows (gpd)		c. Projected Flows in 5 years (gpd) (2 years for P.S.)	
	Average	Peak	Average	Peak	Average	Peak
Collection	11538520	40384820	179000	1795000	540300	1891050
Conveyance	<u>11,300,000</u>	<u>11,300,000</u>	<u>1,190,000</u>	<u>1,780,000</u>	<u>1,214,000</u>	<u>1,809,000</u>
Treatment	<u>295,000,000</u>	<u>295,000,000</u>	<u>185,600,000</u>	<u>295,000,000</u>	<u>190,000,000</u>	<u>295,000,000</u>

3. Collection and Conveyance Facilities

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

YES NO

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

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

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

- b. Collection System

Name of Agency, Authority, Municipality Pittsburgh Water

Name of Responsible Agent Zach Rinker

Agent Signature Zach Rinker Date 2026.03.17 13:24:03 - 04'00

Digitally signed by Zach Rinker
DN: cn=Zach Rinker,
ou=Engineering
Date: 2026.03.17 13:24:03 -
04'00

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

c. Conveyance System

Name of Agency, Authority, Municipality ALCOSAN
Name of Responsible Agent Joe Fedor
Agent Signature Joe Fedor
Date 3-19-26

4. Treatment Facility

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

YES NO

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

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

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

b. Name of Agency, Authority, Municipality ALCOSAN
Name of Responsible Agent Joe Fedor
Agent Signature Joe Fedor
Date 3-19-26

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

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

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

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

L. PERMEABILITY TESTING (See Section L of Instructions)

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

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

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

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

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

O. SEWAGE MANAGEMENT (See Section O of instructions)

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

Yes No

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

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

2. Project Flows _____ gpd

Yes No

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

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

(For completion by non-municipal facility agent)

4. Collection and Conveyance Facilities

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

Yes No

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

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

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

b. Collection System

Name of Responsible Organization _____

Name of Responsible Agent _____

Agent Signature _____

Date _____

c. Conveyance System

Name of Responsible Organization _____

Name of Responsible Agent _____

Agent Signature _____

Date _____

5. Treatment Facility

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

Yes No

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

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

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

- b. Name of Facility _____
Name of Responsible Agent _____
Agent Signature _____
Date _____

(For completion by the municipality)

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

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

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

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

Yes No

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

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

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

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

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

Dan Graper	<i>Daniel Graper</i>
Name (Print)	Signature
Site/Civil Project Manager	10/01/2025
Title	Date
1610 Golden Mile Hwy	724-327-0599
Address	Telephone Number

R. REVIEW FEE (See Section R of instructions)

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

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

$$\#15 \quad \text{Lots (or EDUs)} \times \$50.00 = \$ 750.00$$

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:

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

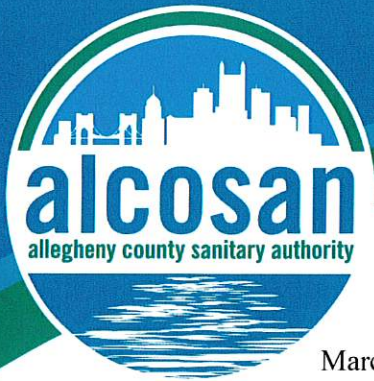
- B. An increase in an existing surface discharge will use:

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

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

The fee is based upon:

- The number of lots created or number of EDUs whichever is higher.
 - For community sewage system projects one EDU is equal to a sewage flow of 400 gallons per day.
 - For non-single family residential projects, EDUs are calculated using projected population figures
- C. A sub-surface discharge system that requires a permit under The Clean Streams Law will use a flat fee:
\$ 1,500 per submittal (non-municipal)
\$ 500 per submittal (municipal)



March 19, 2026

Members of the Board

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Chair Person

Emily Kinhead

Sylvia Wilson

Harry Readshaw

Darrin Kelly

Theresa Kail-Smith

Patrick J. Catena

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*

Suzanne Thomas
*Director
Procurement*

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

Julie Motley-Williams
*Director
Administration*

Erica LaMar Motley
*Director
Scholastic Programs*

Daniel Graper
Fahringer McCarty Grey, Inc.
1610 Golden Mile Hwy.
Monroeville, PA 15146

**Re: 37th Street Apartments
City of Pittsburgh -- Allegheny County
PA DEP Sewage Facilities Planning Module
ALCOSAN Regulator Structure A-23-00**

Dear Mr. Graper:

We have reviewed the Component 3 Planning Module for the referenced project to be located at 3634 Penn Avenue, City of Pittsburgh. The project will generate a peak flow of 6,000 gpd in the ALCOSAN Allegheny River Interceptor and Woods Run Treatment Plant.

The capacity of the ALCOSAN regulator structure A-23-00 is 11.3 MGD. The estimated peak dry weather flow is approximately 1.78 MGD. Therefore, dry weather capacity exists for this connection. However, the Allegheny River Interceptor and the Woods Run Treatment Plant do not have the capacity for the flows generated during wet weather periods. This limitation will be addressed as ALCOSAN implements its Clean Water Plan.

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

Sincerely,

ALLEGHENY COUNTY SANITARY AUTHORITY

Joe Fedor

Attachment

cc: C. Dean (w/o attachment)
L. Sanford (w/o attachment)
M. Lichte (w/o attachment)
R. Ryan /PADEP (w/o attachment)

Z. Rinker Pittsburgh Water (w/o attachment)
Mahuba Iasmin/PADEP (w/o attachment)
Issa Tijani/ACHD (w/o attachment)

SECTION C – AVILABILITY OF DRINKING SUPPLY



09/12/2024

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

RE: Water and Sewer Availability
3634 Penn Ave, Pittsburgh PA 15201-1335

Dear BRIAN J. ALMETER

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

Water service available: Yes

Sewer service available: Yes

6" 37th Street
20" Penn Avenue

15" 37th Street
24" Penn Avenue

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

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

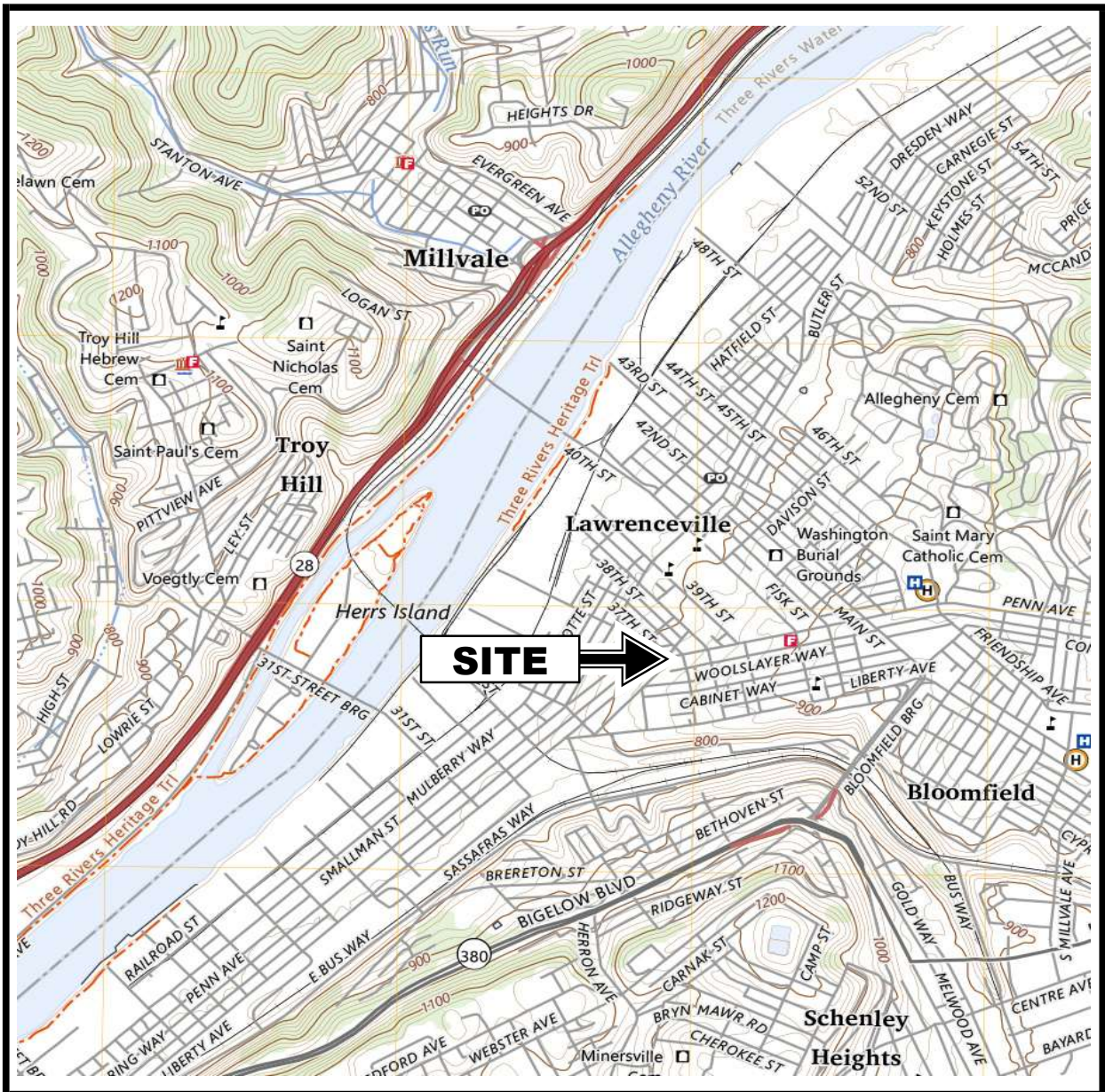
If you have any questions, please feel free to contact me at (412) 255-8800 x 8030. Thank you.

Sincerely,

Wendy M. Dean

Wendy M. Dean
Engineering Tech II

SECTION F – PROJECT NARRATIVE



- Project Location Map -

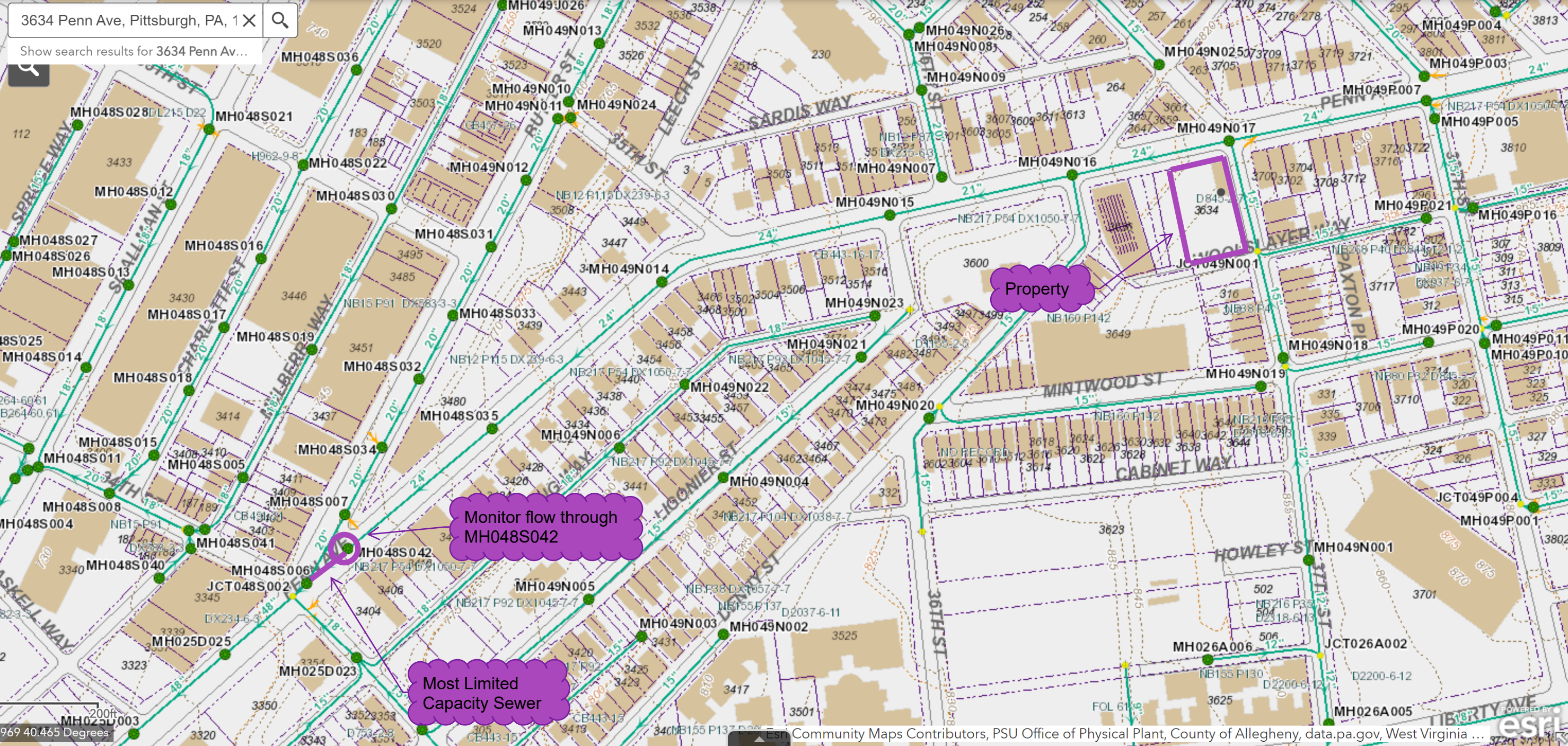
37th and Penn Apartments

City of Pittsburgh, Allegheny County, PA
 SCALE: 1" = 2000' JOB NO. 5369
 SOURCE: Pittsburgh East, PA, 7 1/2 Minute U.S.G.S. Quadrangle



FAHRINGER, McCARTY, GREY, INC.

LANDSCAPE ARCHITECTS AND ENGINEERS
 1610 Golden Mile Highway, Monroeville, PA 15146-2010



Property

Monitor flow through
MH048S042

Most Limited
Capacity Sewer

PROJECT NARRATIVE & SEWAGE FLOW CALCULATIONS
For
37th and Penn Apartments
3650 Penn Avenue
City of Pittsburgh, PA 15201 – 9th Ward

Consultant: Dan Graper, Fahringer, McCarty, Grey Inc.
Agent for: MOA NUMBER TWO, LLC
Date: October 14, 2024

Project Site Location, Zoning Classification and Proposed Use:

The project consists of the razing of an existing building on Tax Parcel 49-N-247 and combining with four additional tax parcels 49-N-242, 49-N-244, 45-N-245 and 49-N-246 that contains approximately 18,200 square feet or 0.41 acres.

The site/properties are zoned Local Neighborhood Commercial District (LCN). The proposed development consists of the construction of a 40-unit apartment building with open courtyard, surface, and structured parking areas. The living units are on the upper four levels apartment building with parking and service rooms in the partially buried lower level.

Existing and Proposed Water Consumption and Sewage Flow Estimates:

The past use of the properties includes the vacant building. The building has been vacant for more several years, and will not be included in the existing flow calculations.

From this office’s understanding, the proposed building/apartment units will also need to be “sprinklered” with a 13D type system. A hydrant flow test is being scheduled to determine both static pressure and residual pressure. The water service for the apartment building is proposed to be a combination fire/domestic line system with the necessary common meter and backflow prevention per the PWSA standards and specifications. The building design includes an conditioned indoor room (on exterior wall on the Penn Avenue side of the building) for the water facilities. Additional investigation as to anticipated fire flow and domestic demands are proposed to be further investigated and completed.

Proposed Water Consumption and Sewage Flows:

The proposed water consumption and sanitary flow for the proposed renovations are as estimated below based on the PWSA Manual:

- 3 Studio and 37 One-Bedroom Units x 150 gallons/day = **6,000 gallons per day**

TOTAL SANITARY SEWAGE FLOWS = 6,000 gallons/day
TOTAL EDUS (1 EDU = 400 gallons/day) = 15 EDUs

Proposed Sanitary Sewage Conveyance:

There is an existing 24” combination sewer in Penn Avenue which will service this building. The proposed sanitary sewer connection will require a new tap (CCTV has determined the location of existing taps); this work is proposed to be completed per the PWSA and ACHD Plumbing standards and specifications.

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

There is an existing 24” combination sewer in Pen Avenue or a 15” combination sewer in 37th Street (to be camera’d if PWSA does not already have current CCTV). The connection to either of these sewers (depending on tap locations) may be proposed to be completed per the PWSA and ACHD Plumbing standards and specifications.

The existing and proposed estimated storm flows were calculated based on the Rational Method, $Q=CIA$ using the 25-year storm event. This estimated flow calculations is based on area of the total sites to be developed in acres. Based on our schematic plans, additional impervious area will be minimal and therefore may qualify for an exemption or waiver from the City’s Stormwater Management Code. The runoff coefficient is based on the total lot/property area areas of building roof, asphalt or concrete pavement and a portion to remain as lawn/landscape conditions. The estimated runoff (pre and post development) from the entire property is as follows:

Where:

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

Comparison based on current general parcel conditions assumed to be hard packed urban soil and building. As require by the City, a detailed PCSM Plan and Report will be completed as part of the Land Development Approval processes and will meet the current City Stormwater Management Ordinances. These runoff rates are preliminary and subject to change.

EXISTING: $Q = CiA$

Roof: $Q = 0.95 \times 7.1 \times 0.41 = 2.8 \text{ cfs}$

Total Existing Stormwater Runoff = 2.8 cfs

PROPOSED: $Q = CiA$

Impervious: $Q = 0.95 \times 7.1 \times 0.20 = 1.3 \text{ cfs}$

Green Roof and Landscape Bed:
 $Q = 0.35 \times 7.1 \times 0.21 = 0.5 \text{ cfs}$

Total Proposed Stormwater Runoff = 1.8 cfs (without detention)

Sewer Scoping:

The existing 24" combination sewer in Penn Avenue was inspected and scoped on November 21, 2024. The full report is included with the application package.

Flow Test:

Flow Monitoring was performed by Drnarch Environmental from December 13, 2024 through January 11, 2025 for a period of 30 days. It was performed at MH-048S042. The line size at this location is 24 inches. The summary report and all supporting data is included. Average flows were 179,000 gpd. Peak flows were achieved on December 31, 2024 when a 0.28-inch rain event occurred. Maximum hourly flows were 1,795,000 gpd.

Existing Sewer Slopes:

The proposed sanitary sewer connection shall occur along the run from MH049N016 to MH049N017. The slope of that existing run of sanitary sewer along 5th Ave is an average of 4.289% (MH049N016 invert elevation 805.05 & MH049N017 invert elevation 815.02) 9.97 feet elevation change over 221.94 feet horizontal distance)

Hydraulic Flow Calculations: 37th & Penn Apartments

a. Design and/or Permitted Capacity (gpd)

Peak Design Capacity:

Using Manning's Equation for full-flow conditions,
Peak Design Flow = **40,384,820 gpd**

Existing sewer main in Penn Ave that proposed flow will be conveyed to:

Existing Manhole #MH049N017 invert = 815.02
Existing Manhole #MH049N016 invert = 805.05
Length between Manholes = 221.94
Pipe diameter = 24 inch
Pipe material = PVC
"n" coefficient = 0.010
Slope = 0.042894 ft/ft

Average Design Capacity:

= Peak Design Capacity ÷ Peaking Factor (3.5 for Combination Sewers)
= 40,384,820 gpd ÷ 3.5 = **11,538,520 gpd**

b. Present Flows (gpd)

Average Present Flow Calculation:

30 days of monitoring were performed by Drnarch Environmental from 12/13/2024 to 1/11/2024 (report included). Average flows were **179,000 gpd** (Daily Sum tab in the report).

Peak Present Flow Calculations:

30 days of monitoring were performed by Drnarch Environmental from 12/13/2024 to 1/11/2024 (report included). Peak flows were achieved on 12/31/2024 when a 0.28 inch rain event occurred. Maximum hourly flows were **1,795,000 gpd** (Daily Sum tab in the report).

c. Projected Flows in 5 years (gpd)

The projected flow should represent a 5% increase from the sum of the present flow and the project flow due to increased density (per PWSA Procedures Manual for Developers)

Projected Peak Flow in 5 Years:

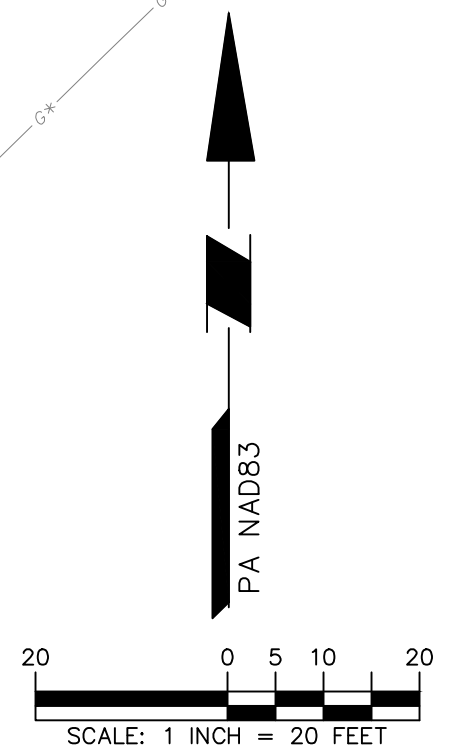
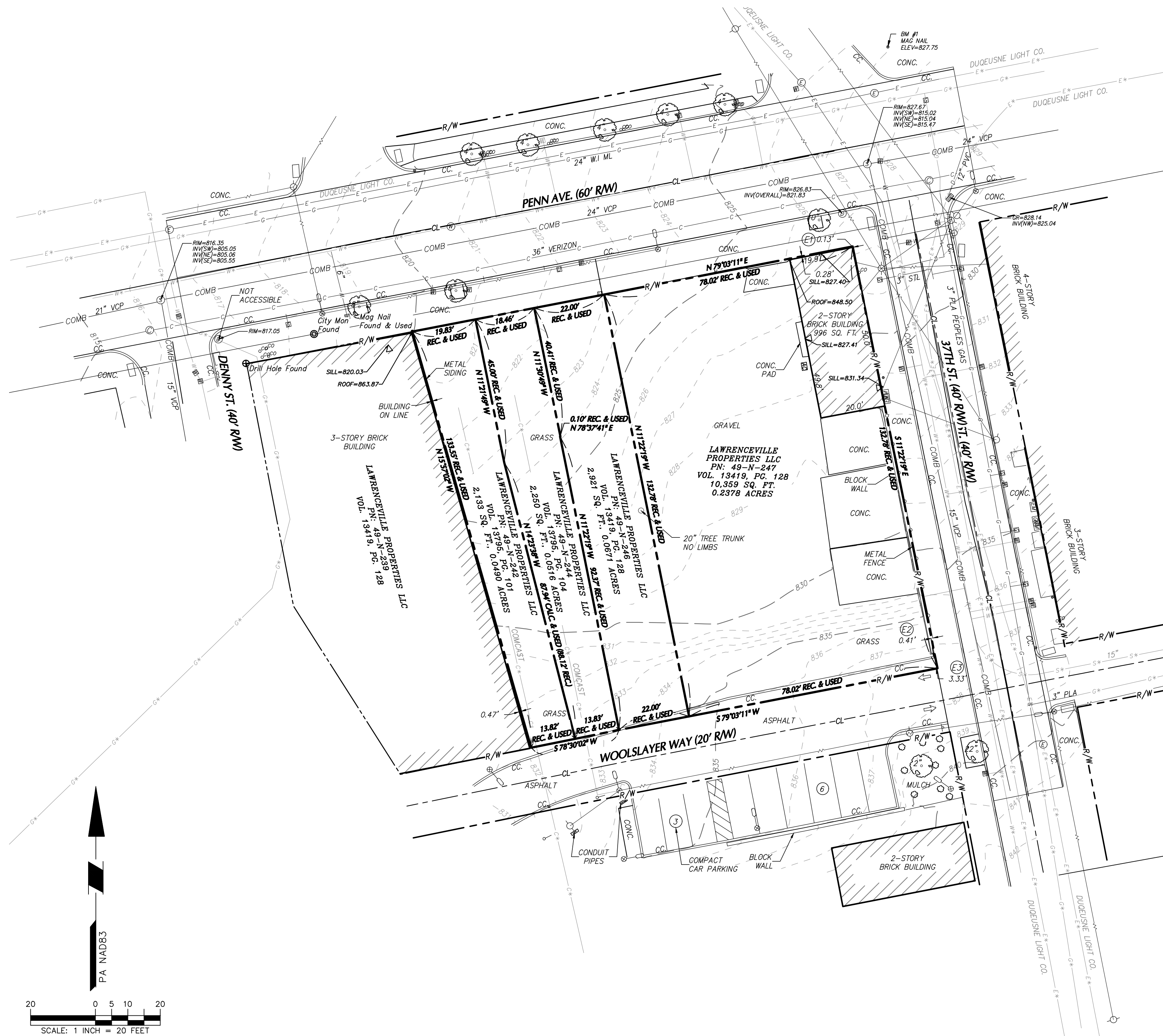
= (Present Peak Flow + Project Flow) X 1.05 (+5.0% Flow Increase over 5 Years)
= (1,795,000 gpd + 6,000 gpd) X 1.05 = **1,891,050 gpd**

Projected Average Flow in 5 Years:

= Projected Peak Flow in 5 Years ÷ Peaking Factor (3.5 for Combination Sewers)
= 1,891,050 gpd ÷ 3.5 = **540,300 gpd**



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



SCHEDULE B SECTION II EXCEPTIONS -
 PER CHICAGO TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE FILE NO. PIT230214 WITH AN EFFECTIVE DATE OF JANUARY 26, 2023.

ITEMS 1 THROUGH 6 NOT SURVEY RELATED

7. ALL MATTERS SHOWN ON 3644 PENN CONDOMINIUM PLATS AND PLANS RECORDED IN PLAN BOOK VOLUME 275, PAGE 57. (DOCUMENT SHOWS THE BOUNDARY OF THE SUBJECT PARCEL AND ADJOINING PARCEL.)

LEGAL DESCRIPTION -
 PER CHICAGO TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE FILE NO. PIT230214 WITH AN EFFECTIVE DATE OF JANUARY 26, 2023.

FIRST DESCRIBED
 ALL THAT CERTAIN lot or piece of land situate in the Sixth Ward of the City of Pittsburgh, County of Allegheny, Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING on the Southerly side of Penn Avenue, 52.05 feet East of the southeast corner of said Penn Avenue and Denny Street; thence Eastwardly along said Penn Avenue 19.83 feet to a point, being the center of a party wall common to the property herein described and property formerly conveyed to Anselm Borecki and Anton Borecki; thence along and through the center of said party wall, South 10° 46' 30" East, 45 feet; thence further by a line South 13° 47' 30" East, 88.12 feet to Woolslayer Way; thence South 79° 19' West, 13.82 feet to line of property now or late of Parkinson; thence along the line of said property North 15° 21' West, 133.55 feet to Penn Avenue at the place of beginning.

Being Tax Parcel No. 49-N-242.

Being the same premises conveyed to Lawrenceville Properties, LLC, a Pennsylvania limited liability company, by deed from 3600 Penn Associates, LLC, a Pennsylvania limited liability company, dated November 18, 2008, and recorded November 20, 2008 in Deed Book Volume 13795, page 101.

SECOND DESCRIBED
 ALL THAT CERTAIN lot or piece of land situate in the Sixth Ward of the City of Pittsburgh, County of Allegheny and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING on the Southerly side of Penn Avenue, 71.88 feet East of the Southeast corner of Penn Avenue and Denny Street, said point being in the center of a party wall common to the property herein described and property of John Klammer and Rosa Klammer as set forth in Deed Book Volume 2164, page 700; thence along the Southerly line of Penn Avenue, North 79° 39' East, 18.46 feet to a property now or late of Susie A. Smith; thence along the line of Susie A. Smith and parallel with the Easterly line of Thirty-Seventh Street, South 10° 46' 30" East, 132.88 feet to the Northerly line of Woolslayer Way; thence along the Northerly line of Woolslayer Way, South 79° 19' West, 13.83 feet to the line of property of John Klammer and Rosa Klammer; thence along the line of John and Rosa Klammer, North 13° 47' 30" West, 88.12 feet to a point; thence further along said line and through the center of a party wall aforesaid, North 10° 46' 30" West, 45 feet to the Southerly line of Penn Avenue, at the place of beginning.

Being Tax Parcel No. 49-N-244.

Being the same premises conveyed to Lawrenceville Properties, LLC, a Pennsylvania limited liability company, by deed from Wyle Holdings, L.P., a Pennsylvania limited partnership, dated November 18, 2008, and recorded November 20, 2008 in Deed Book Volume 13795, page 104.

THIRD DESCRIBED
 ALL THAT CERTAIN lot or piece of land situate in the Sixth Ward of the City of Pittsburgh, County of Allegheny, Commonwealth of Pennsylvania, bounded and described as follows:

Beginning at the southerly side of Penn Avenue at a point distant of 78.02 feet westwardly from the southwest corner of Penn Avenue and 37th Street; thence along the dividing line of Allegheny County Block 49-N, Lot 242 and property herein described South 12° 35' 30" East a distance of 132.78 feet to a point; thence along the northerly side of Woolslayer Way, a twenty-foot right of way, South 77° 50' 00" West a distance of 22.00 feet to a point; thence along the line of land of now or formerly Wyle Holdings, L.P. the next three (3) courses and distances: 1) North 12° 35' 30" East, a distance of 92.37 feet to a point; 2) North 77° 24' 30" East a distance of 0.10 feet to a point; 3) North 12° 44' 00" West a distance of 40.41 feet to a point; thence along the southerly line of Penn Avenue North 77° 50' 00" East a distance of 22.00 feet to a point being the place of beginning.

Being Tax Parcel No. 49-N-246. **FOURTH DESCRIBED**
 ALL THAT CERTAIN lot or piece of land situate in the Sixth Ward of the City of Pittsburgh, County of Allegheny, Commonwealth of Pennsylvania, bounded and described as follows:

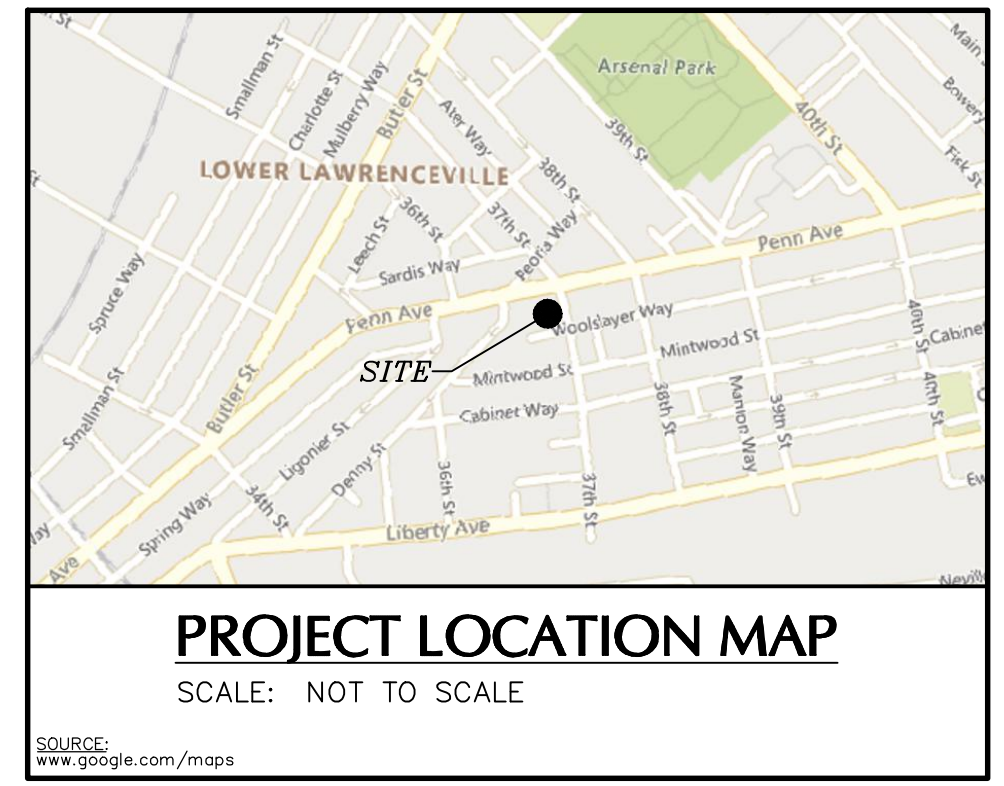
Beginning at the point of intersection of the southerly line of Penn Avenue, sixty-foot right of way, and the westerly line of 37th Street, forty-foot wide; thence along said westerly line of 37th Street, South 12° 35' 30" East a distance of 132.78 feet to a point; thence along the northerly line of Woolslayer Way, twenty-foot right of way, South 77° 50' 00" West a distance of 78.02 feet to a point; thence along the dividing line of Allegheny County Lot 49-N, Block 246 and property herein described North 12° 35' 30" East a distance of 132.78 feet to a point; thence along the southerly line of Penn Avenue North 77° 50' 00" East a distance of 78.02 feet to a point at the place of beginning.

Being Tax Parcel No. 49-N-247.

THIRD DESCRIBED and FOURTH DESCRIBED being part of the premises conveyed to Lawrenceville Properties, LLC, a Pennsylvania limited liability company, by deed from Michael W. Ulrich, et ux., et al., dated October 18, 2007, and recorded October 25, 2007 in Deed Book Volume 13419, page 128.

ZONING
 AS PER THE CITY OF PITTSBURGH INTERACTIVE ZONING DISTRICT MAP, THE SUBJECT PARCEL IS ZONED LNC, LOCAL NEIGHBORHOOD COMMERCIAL. NO ZONING INFORMATION PROVIDED BY THE INSURER. FOR MORE INFORMATION SEE THE CITY OF PITTSBURGH, PENNSYLVANIA DEVELOPMENT CODE.

FLOOD CERTIFICATION
 AS PER THE NATIONAL FLOOD INSURANCE PROGRAM (FIRM) MAP TITLED "ALLEGHENY COUNTY, PENNSYLVANIA (ALL JURISDICTIONS), PANEL 354 OF 558, MAP NUMBER 42003C0354H," WITH AN EFFECTIVE DATE OF SEPTEMBER 26, 2014, THE SUBJECT PARCEL IS LOCATED IN ZONE X (NOT SHADED), AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.



- NOTES**
- THIS PLAN WAS PREPARED WITH REFERENCE TO A COMMITMENT FOR TITLE INSURANCE PREPARED BY CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NUMBER: PIT230214, COMMITMENT DATE: JANUARY 26, 2023.
 - BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON HAS BEEN OBTAINED FROM GROUND SURVEYS BY LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES FIELD WORK COMPLETED DURING THE MONTH OF FEBRUARY 2023.
 - UNLESS SPECIFICALLY NOTED HEREON, STORM AND SANITARY SEWER INFORMATION (INCLUDING PIPE INVERT, PIPE MATERIAL, AND PIPE SIZE) WAS OBSERVED AND MEASURED AT FIELD LOCATED STRUCTURES (MANHOLES/CATCH BASINS, ETC.). CONDITIONS CAN VARY FROM THOSE ENCOUNTERED AT THE TIMES WHEN AND LOCATIONS WHERE DATA IS OBTAINED, DESPITE MEETING THE REQUIRED STANDARD OF CARE, THE SURVEYOR CANNOT, AND DOES NOT WARRANT THAT PIPE MATERIAL AND/OR PIPE SIZE THROUGHOUT THE PIPE RUN ARE THE SAME AS THOSE OBSERVED AT EACH STRUCTURE, OR THAT THE PIPE RUN IS STRAIGHT BETWEEN THE LOCATED STRUCTURES.
 - ADDITIONAL UTILITY (WATER, GAS, ELECTRIC ETC.) DATA MAY BE SHOWN FROM FIELD LOCATED SURFACE MARKINGS (BY OTHERS), EXISTING STRUCTURES, AND/OR FROM EXISTING DRAWINGS.
 - UNLESS SPECIFICALLY NOTED HEREON, THE SURVEYOR HAS NOT EXCAVATED TO PHYSICALLY LOCATE THE UNDERGROUND UTILITIES. THE SURVEYOR MAKES NO GUARANTEES THAT THE SHOWN UNDERGROUND UTILITIES ARE EITHER IN SERVICE, ABANDONED OR SUITABLE FOR USE, NOR ARE IN THE EXACT LOCATION OR CONFIGURATION INDICATED HEREON.
 - PRIOR TO ANY DESIGN OR CONSTRUCTION, THE PROPER UTILITY AGENCIES MUST BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS.
 - THIS SURVEY IS NOT VALID WITHOUT THE EMBOSSED OR INKED SEAL OF THE PROFESSIONAL.
 - SITE ADDRESS PROVIDED BY TITLE COMMITMENT FOR INFORMATIONAL PURPOSES ONLY: 3634 PENN AVENUE, PITTSBURGH, PA 15201 CITY OF PITTSBURGH, COUNTY OF ALLEGHENY
 - NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WAS OBSERVED IN THE PROCESS OF CONDUCTING FIELDWORK.

LEGEND (NOT SHOWN TO SCALE)

⊗	MONUMENTATION FOUND (TYPE AS NOTED)	REC.	DEED OF RECORD
●	SET 3/4" x 30" STEEL PIN WITH CAP "LANGAN"	AC.	ACRES
⊕	SET DRILL HOLE	CALC.	CALCULATED
⊕	HYDRANT	OBS.	OBSERVED
⊕	STAND PIPE	SQ. FT.	SQUARE FEET
⊕	ROOF DRAIN	CSR.	CITY SURVEY RECORD
⊕	BOLLARD	AFN	AUDITOR'S FILE NUMBER
⊕	STREET LIGHT	PN	PARCEL NUMBER
⊕	AREA LIGHT	VOL.	DEED VOLUME
⊕	SIGNAL POLE	PG.	PAGE
⊕	POWER POLE	LSA	LANDSCAPE AREA
⊕	GUY WIRE	CP	CONCRETE PAD
⊕	MANHOLE (TYPE AS LABELED)	CC	CONCRETE CURB
⊕	WATER VALVE	EP	EDGE OF PAVEMENT
⊕	GAS VALVE	FENCE (TYPE AS NOTED)	FENCE (TYPE AS NOTED)
⊕	UNKNOWN VALVE	SUBJECT PROPERTY LINE	SUBJECT PROPERTY LINE
⊕	CATCH BASIN	ADJOINING PROPERTY LINE	ADJOINING PROPERTY LINE
⊕	CLEAN OUT	EASEMENT LINE	EASEMENT LINE
⊕	SIGN	TREE LINE	TREE LINE
⊕	BOLLARD	GUIDE RAIL (TYPE AS NOTED)	GUIDE RAIL (TYPE AS NOTED)
⊕	ELECTRIC BOX	STEAM LINE	STEAM LINE
⊕	ELECTRIC METER	OVERHEAD WIRE	OVERHEAD WIRE
⊕	GAS METER	COMB.	COMBINED SEWER LINE
⊕	WATER METER	G	GAS LINE
⊕	TELEPHONE BOX	W	WATER LINE
⊕	TRAFFIC SIGNAL POLE	E	ELECTRIC LINE
⊕	DOOR	T	COMMUNICATION LINE
⊕	DOUBLE DOOR	S	SANITARY LINE
⊕	GARAGE DOOR	D	DRAINAGE LINE
⊕		X*	REFERENCE UTILITY LINE (TYPE AS NOTED) - PLOTTED FROM EXISTING MAPPING

SURVEYOR'S CERTIFICATION

- LAWRENCEVILLE PROPERTIES, LLC, A PENNSYLVANIA LIMITED LIABILITY COMPANY
- MOA NUMBER TWO, LLC, A PENNSYLVANIA LIMITED LIABILITY COMPANY
- CHICAGO TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 4, 5, 6(A), 7(A), 7(B-1), 8, 11(A), 11(B), 13, 16, AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED IN FEBRUARY 2023.

BASIS OF BEARINGS
 MERIDIAN IS REFERENCED TO PENNSYLVANIA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83, PER GPS OBSERVATIONS IN FEBRUARY, 2023.

DATUM
 VERTICAL DATUM IS NAVD 88 OBTAINED FROM GPS OBSERVATIONS ON 02/15/2023

BENCHMARK
 BM 1 - MAG NAIL, ELEV=827.75

UTILITY INFORMATION
 DESIGN TICKET 20230451600-000
 DIG TICKET 20230451622-000

- ENCROACHMENTS**
- BRICK BUILDING ENCRACHES ONTO RIGHT OF WAY AS SHOWN
 - METAL FENCE ENCRACHES ONTO RIGHT OF WAY AS SHOWN
 - CONCRETE CURB ENCRACHES ONTO SUBJECT PARCEL AS SHOWN

SHAUN F. HIGGINS
 PROFESSIONAL LAND SURVEYOR
 PA LIC. NO. SU-051088-E

Date	Description	No.
Revisions		

LANGAN
 Langan Engineering and Environmental Services, Inc.
 2400 Ansys Drive, Suite 403
 Canonsburg, PA 15117
 T: 724.514.5100 F: 724.514.5101 www.langan.com

Project
3600 PENN AVE MULTI-FAMILY DEVELOPMENT
 PN: 49-N-242, 49-N-244, 49-N-246, & 49-N-247
 PITTSBURGH ALLEGHENY COUNTY PENNSYLVANIA

Drawing Title
ALTA/NSPS LAND TITLE SURVEY

Project No.
250185401

Date
MARCH 3, 2023

Drawn By
BLR

Checked By
ALM

Drawing No.
VL101

Sheet 1 of 1

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

1. PROJECT INFORMATION

Project Name: **37th Street Apartments**

Date of Review: **10/1/2025 03:37:58 PM**

Project Category: **Development, New commercial/industrial development (store, gas station, factory)**

Project Area: **0.69 acres**

County(s): **Allegheny**

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

ZIP Code:

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

Watersheds HUC 8: **Lower Allegheny**

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

Decimal Degrees: **40.464141, -79.962724**

Degrees Minutes Seconds: **40° 27' 50.9081" N, 79° 57' 45.8057" W**



2. SEARCH RESULTS

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

Pennsylvania Natural Diversity Inventory (PNDI) records indicate that while threatened and endangered and/or special concern species and resources are in the project vicinity and that recommended Conservation Measures should be implemented in their entirety to avoid and minimize impacts to these species, no further coordination is required with the jurisdictional agencies. If a DEP permit is required for this project, DEP has the discretion to incorporate one or more Conservation Measures into its permit. This response does not reflect potential agency concerns regarding potential impacts to other ecological resources, such as wetlands.

37th Street Apartments





-  Buffered Project Boundary
-  Project Boundary



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

37th Street Apartments



-  Buffered Project Boundary
-  Project Boundary



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

RESPONSE TO QUESTION(S) ASKED

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

Your answer is: No

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

Your answer is: No

3. AGENCY COMMENTS

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

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

PA Game Commission

RESPONSE:

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

PA Department of Conservation and Natural Resources

RESPONSE:

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

PA Fish and Boat Commission

RESPONSE:

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

U.S. Fish and Wildlife Service

RESPONSE:

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). 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

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

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

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

7. PROJECT CONTACT INFORMATION

Name: DANIEL GRAPER
Company/Business Name: FAMINGER MCCARTY GRET INC.
Address: 1610 GOLDEN MILE HWY
City, State, Zip: MANWATERVILLE, PA 15146
Phone: (724) 327-0599 Fax: (724) 733-4897
Email: DGRAPER@FM6INC.US

8. CERTIFICATION

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


applicant/project proponent signature

10/01/2025
date

**SECTION H –
ALTERNATIVE ANALYSIS**

PROJECT ALTERNATIVES ANALYSIS

For the 37th Street Apartments

Applicant: MOA Number 2, LLC

Sewage Conveyance and Treatment Alternatives:

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

The adjacent land uses include existing multi-story dwelling units, and single-family residences that are typical of a mixed urban environment. The property is proposed to be developed in its entirety with no additional future development occurring on adjacent tracts. This project is considered an “urban” redevelopment.

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

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

CONSISTENCY COMPONENTS

COMPONENT 4A – MUNICIPALITY PLANNING AGENCY REVIEW

COMPONENT 4C – COUNTY HEALTH AGENCY REVIEW



COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF CLEAN WATER

DEP Code #:
02001-21-11

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

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

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

Project Name

Central Catholic High School

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

1. Date plan received by municipal planning agency 3/25/26

2. Date review completed by agency 4/9/26

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

Yes

No

1. Is there a municipal comprehensive plan adopted under the Municipalities Planning Code (53 P.S. 10101, *et seq.*)?

 N/A

2. Is this proposal consistent with the comprehensive plan for land use?

If no, describe the inconsistencies _____

3. Is this proposal consistent with the use, development, and protection of water resources?

If no, describe the inconsistencies _____

4. Is this proposal consistent with municipal land use planning relative to Prime Agricultural Land Preservation?

5. Does this project propose encroachments, obstructions, or dams that will affect wetlands?

If yes, describe impacts _____

6. Will any known historical or archaeological resources be impacted by this project?

If yes, describe impacts _____

7. Will any known endangered or threatened species of plant or animal be impacted by this project?

If yes, describe impacts _____

8. Is there a municipal zoning ordinance?

9. Is this proposal consistent with the ordinance?

If no, describe the inconsistencies _____

in review under
BDA-2025-00853

10. Does the proposal require a change or variance to an existing comprehensive plan or zoning ordinance?

11. Have all applicable zoning approvals been obtained?

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

17. Name, title and signature of planning agency staff member completing this section:
 Name: Kyla Prendergast
 Title: Senior Environmental Planner
 Signature: *Kyla Prendergast*
 Date: 4/9/2026
 Name of Municipal Planning Agency: Department of City Planning
 Address 412 Boulevard of the Allies, 2nd Floor, Pittsburgh, PA 15219
 Telephone Number: 412-522-6551

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

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

The planning agency must complete this component within 60 days.

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

COUNTY OF



ALLEGHENY

SARA INNAMORATO
COUNTY EXECUTIVE

April 9, 2026

Daniel Graper, PM
Fahringer McCarty Grey Inc
1610 Golden Mile Hwy
Monroeville, PA 15146

RE: SEWAGE FACILITIES PLANNING MODULE
37th Street Apartments – City of Pittsburgh
Allegheny County, Pennsylvania

Dear Mr. Graper:

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 March 25, 2026. The project proposes the following:

Project Description:	The project consists of razing the existing building on the tax parcel and combining it with four additional tax parcels, resulting in a total of approximately 18,200 square feet (0.41 acres).
Sewage Flow:	6,000 GPD
Conveyance:	Sewage from proposed development will be conveyed by PWSA to the Allegheny River Interceptor and ultimately transported to ALCOSAN for treatment.
Sewer's Owner:	PWSA (collection), ALCOSAN (interceptor)
Sewage Treatment Plant:	ALCOSAN

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



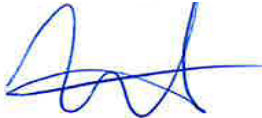
ALLEGHENY COUNTY HEALTH DEPARTMENT
WATER POLLUTION CONTROL & SOLID WASTE MANAGEMENT
• 836 FULTON STREET • PITTSBURGH, PA 15233
PHONE: 412.578.8040 • FAX: 412.578.8053
WWW.ALLEGHENYCOUNTY.US/HEALTHDEPARTMENT



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

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

Sincerely,



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

Enclosure

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



DEP Code #: _____

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

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

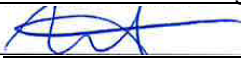
SECTION A. PROJECT NAME (See Section A of instructions)

Project Name
37th Street Apartments

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

1. Date plan received by county or joint county health department 3/25/2026
Agency name Allegheny County Health Department (ACHD)
2. Date review completed by agency 4/8/2026

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

- | | | |
|-------------------------------------|-------------------------------------|---|
| Yes | No | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 1. Is the proposed plan consistent with the municipality's Official Sewage Facilities Plan?
If no, what are the inconsistencies? _____ |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 2. Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality?
If yes, describe _____ |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 3. Is there any known groundwater degradation in the area of this proposal?
If yes, describe _____ |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 4. The county or joint county health department recommendation concerning this proposed plan is as follows: <u>ACHD recommends approval. Please see attached letter.</u> |
| | | 5. Name, title and signature of person completing this section:
Name: <u>Issa Tijani</u>
Title: <u>Environmental Health Engineer</u>
Signature: <u></u>
Date: <u>4/8/2026</u>
Name of County Health Department: <u>Allegheny County Health Department</u>
Address: <u>836 Fulton Street, Pittsburgh, PA 15233</u>
Telephone Number: <u>412-578-8046</u> |

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

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

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