

**SEWAGE FACILITIES PLANNING MODULE**

**ALBION RESIDENTIAL–BUTLER STREET  
CITY OF PITTSBURGH  
ALLEGHENY COUNTY, PENNSYLVANIA**

**Prepared by:**

**CIVIL & ENVIRONMENTAL CONSULTANTS, INC.**

**CEC Project 324-265**

**February 2024**



**Civil & Environmental Consultants, Inc.**

## **TABLE OF CONTENTS**

APPENDIX A – SEWAGE FACILITIES PLANNING MODULE – COMPONENT 3
APPENDIX B – SEWAGE FACILITIES PLANNING MODULE – COMPONENT 4A
APPENDIX C – SEWAGE FACILITIES PLANNING MODULE – COMPONENT 4C
APPENDIX D – SITE LOCATION MAP
APPENDIX E – PROJECT NARRATIVE
APPENDIX F – ALTERNATIVE SEWAGE FACILITIES ANALYSIS
APPENDIX G – SANITARY SEWER FLOW CALCULATIONS
APPENDIX H – PWSA FLOW MONITORING RESULTS / CALCULATIONS
APPENDIX I – PENNSYLVANIA HISTORICAL AND MUSEUM COMMISSION CORRESPONDENCE
APPENDIX J – PNDI PROJECT ENVIRONMENTAL REVIEW RECEIPT
APPENDIX K – PLOT PLAN
APPENDIX L – WATER SERVICE AVAILABILITY LETTER
APPENDIX M – RESOLUTION FOR PLAN REVISION FOR NEW LAND DEVELOPMENT
APPENDIX N – TRANSMITTAL LETTER FOR SEWAGE FACILITIES PLANNING MODULE
APPENDIX O – CLEARANCE LETTERS

---

**APPENDIX A**

**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)

1. Project Name Albion-Butler Street

2. Brief Project Description Albion Residential, LLC. is proposing to construct a new mixed-use building with ground level parking and retail, upper-level multi-family dwellings, driveways, storm water management controls, landscape areas, and hardscape areas, etc.

**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
Battistone	Martina	F		Senior Environmental Planner

Additional Individual Last Name	First Name	MI	Suffix	Title
---------------------------------	------------	----	--------	-------

Municipality Mailing Address Line 1	Mailing Address Line 2
Department of City Planning	200 Ross Street, Suite 4

Address Last Line -- City	State	ZIP+4
Pittsburgh	PA	15219

Area Code + Phone + Ext.	FAX (optional)	Email (optional)
412-255-2138		martina.battistone@pittsburghpa.gov



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

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

Albion-Butler Street

Site Location Line 1  
5255 Butler St.

Site Location Line 2

Site Location Last Line -- City Pittsburgh	State PA	ZIP+4 15201	Latitude 40.482109	Longitude -79.953627
---	-------------	----------------	-----------------------	-------------------------

Detailed Written Directions to Site Driving eastbound on I-376 from the City of Pittsburgh, take exit 70C onto I-279, then take exit 1D onto PA-28. Continue and make a right onto 40<sup>th</sup> St Bridge and then take a left onto Foster St. once off the bridge. At the end of Foster St. take a left onto 44<sup>th</sup> St. and then take the next right onto Plummer St. Continue until you merge onto Butler St. at the stoplight. Continue on Butler St. until you reach the intersection with McCandless Ave.

Description of Site

**Site Contact (Developer/Owner)**

Last Name Yule	First Name Andrew	MI	Suffix	Phone 312-335-2652	Ext.
-------------------	----------------------	----	--------	-----------------------	------

Site Contact Title Vice President of Development	Site Contact Firm (if none, leave blank) Albion Residential, LLC.
---	--

FAX	Email ayule@albion-residential.com
-----	---------------------------------------

Mailing Address Line 1 1900 Spring Rd #216	Mailing Address Line 2
---	------------------------

Mailing Address Last Line -- City Oak Brook	State IL	ZIP+4 60523
--	-------------	----------------

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

Last Name Zhukas	First Name Nelson	MI	Suffix
---------------------	----------------------	----	--------

Title Project Consultant	Consulting Firm Name Civil & Environmental Consultants, Inc.
-----------------------------	---

Mailing Address Line 1 700 Cherington Parkway	Mailing Address Line 2
--	------------------------

Address Last Line -- City Moon Township	State PA	ZIP+4 15208	Country
--	-------------	----------------	---------

Email nzhukas@cecinc.com	Area Code + Phone	Ext.	Area Code + FAX
-----------------------------	-------------------	------	-----------------

**E. AVAILABILITY OF DRINKING WATER SUPPLY**

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

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

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

Name of water company: PWSA

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

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

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

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

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

**1. COLLECTION SYSTEM**

a. Check appropriate box concerning collection system

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

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

b. Answer questions below on collection system

Number of EDU's and proposed connections to be served by collection system. EDU's 140

Connections 2

Name of:

existing collection or conveyance system BUTLER STREET - 24" VCP COMBINED SEWER  
McCANDLESS AVE - 24" VCP COMBINED SEWER

owner THE PITTSBURGH WATER AND SEWAGE AUTHORITY

existing interceptor ALLEGHENY RIVER INTERCEPTOR

owner THE 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

NPDES Permit Number for existing facility 25984

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 ALCOsan

Name of Responsible Agent Zach Hughes

Agent Signature [Signature]

Date 6/21/2023

(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 NBZ.

**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 55,804 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>	3,037,279	10,630,477	5,000	202,000	77,341	270,694
<b>Conveyance</b>		2,900,000	600,000	700,000	606,000	707,000
<b>Treatment</b>	250,000,000	250,000,000	194,200,000	250,000,000	248,000,000	295,000,000

3. Collection and Conveyance Facilities

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

YES NO

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

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

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

b. Collection System

Name of Agency, Authority, Municipality PWSA

Name of Responsible Agent Robert Herring

Agent Signature  Robert Herring  
2023.07.12 11:23:46 - 04:00 Date 7/12/2023

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

c. Conveyance System

Name of Agency, Authority, Municipality ALCOSAN

Name of Responsible Agent Zach Hughes

Agent Signature *Zach Hughes*

Date 6/21/2023

4. Treatment Facility

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

YES NO

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

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

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

- b. Name of Agency, Authority, Municipality ALCOSAN

Name of Responsible Agent Zach Hughes

Agent Signature *Zach Hughes*

Date 6/21/2023

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

Yes No

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

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

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

Yes No

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

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

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

4. Collection and Conveyance Facilities

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

Yes No

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

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

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

- b. Collection System

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

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

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

Date \_\_\_\_\_

- c. Conveyance System

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

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

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

Date \_\_\_\_\_

5. Treatment Facility

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

Yes No

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

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

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

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

**(For completion by the municipality)**

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

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

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

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

**Yes No**

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



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

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

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

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

Nelson Zhukas

Name (Print)

Signature

Project Consultant

02/09/2024

Title

Date

700 Cherrington Parkway, Moon township PA 15108

412-275-2994

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 \$7,000 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.

$$\#140 \quad \text{Lots (or EDUs)} \times \$50.00 = \$7,000$$

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)

---

**APPENDIX B**

**SEWAGE FACILITIES PLANNING MODULE – COMPONENT 4A**

---



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

---

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

---

### **Background**

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

### **Who Should Complete the Component?**

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

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

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

---

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

---

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

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

---

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

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

---

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

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

---

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

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



COMMONWEALTH OF PENNSYLVANIA  
 DEPARTMENT OF ENVIRONMENTAL PROTECTION  
 BUREAU OF CLEAN WATER

DEP Code #:

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

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

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

Project Name  
Albion Residential - Butler St

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

1. Date plan received by municipal planning agency 8/24/2023
2. Date review completed by agency 9/14/2023

**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?<br>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?<br>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?<br>If yes, describe impacts _____            |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | 6. Will any known historical or archaeological resources be impacted by this project?<br>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?<br>If yes, describe impacts _____      |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 8. Is there a municipal zoning ordinance?   |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | 9. Is this proposal consistent with the ordinance?<br>If no, describe the inconsistencies <u>In review</u>                                |
| <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 type="checkbox"/>            | <input checked="" 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 type="checkbox"/>            | <input checked="" type="checkbox"/> | 13. Is this proposal consistent with the ordinance?<br>If no, describe the inconsistencies <u>In review</u>  |
| <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 Pendergast  
 Title: Senior Environmental Planner  
 Signature: *Kyla Pendergast*  
 Date: 9/14/2023  
 Name of Municipal Planning Agency: Department of City Planning  
 Address 200 Ross Street, 4<sup>th</sup> Floor, Pittsburgh, PA 15219  
 Telephone Number: 412-255-2676

**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.

---

**APPENDIX C**

**SEWAGE FACILITIES PLANNING MODULE – COMPONENT 4C**

---



---

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

---

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

---

### Background

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

### Who Should Complete the Component?

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

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

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

---

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

---

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

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

---

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

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

---

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

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

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

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



**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

Albion Residential

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

1. Date plan received by county or joint county health department 8/15/2023

Agency name Allegheny County Health Department (ACHD)

2. Date review completed by agency 8/21/2023

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

Yes No

1. Is the proposed plan consistent with the municipality's Official Sewage Facilities Plan?

If no, what are the inconsistencies? \_\_\_\_\_

2. Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality?

If yes, describe \_\_\_\_\_

3. Is there any known groundwater degradation in the area of this proposal?

If yes, describe \_\_\_\_\_

4. The county or joint county health department recommendation concerning this proposed plan is as follows: ACHD recommends approval. Please see attached letter.

5. Name, title and signature of person completing this section:

Name: Gina Caliguri

Title: Environmental Health Administrator II/Compliance Officer

Signature: 

Date: 8/21/2023

Name of County Health Department: Allegheny County Health Department

Address: 3901 Penn Avenue, Building #5, Pittsburgh, PA 15224

Telephone Number: 412-578-8388

**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.

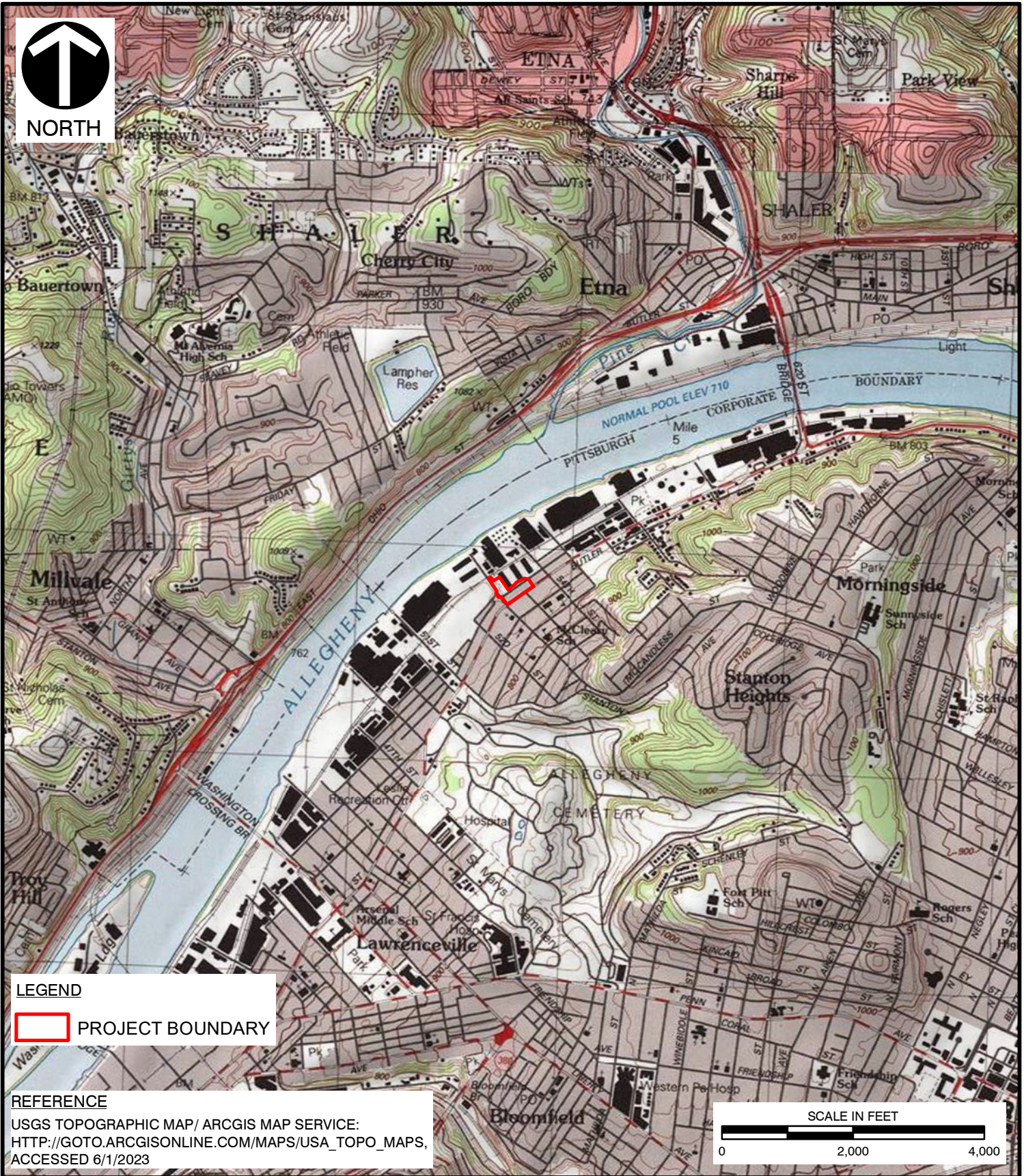
---

**APPENDIX D**

**SITE LOCATION MAP**

---



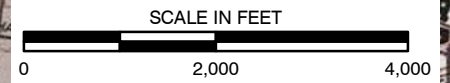


**LEGEND**

 PROJECT BOUNDARY

**REFERENCE**

USGS TOPOGRAPHIC MAP/ ARCGIS MAP SERVICE:  
[HTTP://GOTO.ARCGISONLINE.COM/MAPS/USA\\_TOPO\\_MAPS](http://goto.arcgisonline.com/maps/usa_topo_maps),  
 ACCESSED 6/1/2023



**Civil & Environmental Consultants, Inc.**

700 Cherrington Parkway - Moon Township, PA 15108

412-429-2324 · 800-365-2324

www.cecinc.com

**ALBION RESIDENTIAL LLC**  
**ALBION RESIDENTIAL - BUTLER STREET**  
**CITY OF PITTSBURGH**  
**ALLEGHENY COUNTY, PENNSYLVANIA**

**SITE LOCATION MAP**

DRAWN BY:	NTP	CHECKED BY:	DRAFT	APPROVED BY:	* Hand signature on file	DRAFT	FIGURE NO:	1
DATE:	6/1/2023	SCALE:	1" = 2,000'	PROJECT NO:	324-265			



---

**APPENDIX E**

**PROJECT NARRATIVE**

---

**PROJECT NARRATIVE**  
**ALBION RESIDENTIAL – BUTLER STREET**  
**CITY OF PITTSBURGH, ALLEGHENY COUNTY, PENNSYLVANIA**

On behalf of Albion Residential, LLC, Civil & Environmental Consultants, Inc. (CEC) is submitting a Sewage Facilities Planning Module for the proposed Albion Residential – Butler Street project. This project narrative is being submitted in accordance with the requirements of Component 3, Section F of the Sewage Facilities Planning Module.

The proposed project is located in the 10<sup>th</sup> Ward of the City of Pittsburgh, Allegheny County, Pennsylvania. The project site is located at 5255 Butler Street, northeast of the intersection McCandless Avenue and Butler Street in the Lawrenceville neighborhood of the City of Pittsburgh. The site currently consists of a building previously used as a firehouse, as well as a cleared lot with a mix of asphalt and grassed areas.

Albion Residential, LLC is proposing to construct a new mixed-use building with ground-level parking and retail, upper-level multi-family dwellings, driveways, stormwater management controls, landscape areas, and hardscape areas. The building previously used as a firehouse will be incorporated into the development. The proposed building will include 196 one-bedroom apartment units, 69 two-bedroom apartment units, 10 more than two-bedroom apartment units, and a coffee shop and retail space on the ground floor.

Regarding the proposed sanitary sewage, the flow was calculated based on PADEP & PWSA guidelines. The proposed net increase in flow from the development is calculated to be 55,804 GPD. Based on PADEP calculations that assume that one EDU is equal to 400 GPD, there are 140 EDU's that will be generated from the proposed development. Sanitary sewer flow estimate calculations are included in Appendix G.

Since the proposed development shall generate more than 4,000 GPD, PWSA required the MLCS undergo flow monitoring for a period of 30 days. CEC hired Drnach Environmental Inc. to perform the flow monitoring via MH119R001 starting on April 19<sup>th</sup>, 2023. After a period of 30 days, the peak flow value that was recorded was approximately 201,628 GPD. The maximum flow depth

that was observed was approximately 1.5 in. This information was used to conduct hydraulic flow calculations, which are included in Appendix H of this planning module. The existing sewer slope (0.7%) was determined based on PWSA's "Most Limited Capacity Sewer (MLCS) Spreadsheet" dated March 28<sup>th</sup>, 2023. This spreadsheet is included in appendix L of this planning module.

#### Sewage Conveyance Information:

The proposed sewage flows generated from the development will be collected from the proposed development via two new private 8" laterals. One lateral will be conveyed to the PWSA 24" VCP combined sewer in Butler Street. The second lateral will be conveyed to the PWSA 24" VCP combined sewer in McCandless Avenue. Both PWSA public combined sewers ultimately connect to the ALCOSAN Allegheny River Interceptor at connection point A-32. All sewage flows will ultimately be conveyed to ALCOSAN's Woods Run treatment facility located near Brighton Heights.

Albion Residential, LLC is planning to start construction in spring 2024.

---

**APPENDIX F**

**ALTERNATIVE SEWAGE FACILITIES ANALYSIS**

---

**ALTERNATE SEWAGE FACILITIES ANALYSIS  
ALBION RESIDENTIAL – BUTLER STREET  
CITY OF PITTSBURGH  
ALLEGHENY COUNTY, PENNSYLVANIA**

On behalf of Albion Residential, LLC, Civil and Environmental Consultants, Inc. (CEC) presents this Alternative Sewage Facilities Analysis to accompany the Sewage Facilities Planning Module for the Albion Residential – Butler Street project. The proposed project is located at 5255 Butler Street in the Lawrenceville neighborhood of the city of Pittsburgh, Allegheny County, Pennsylvania. Refer to the Site Location Map (Figure 1) provided in Appendix D.

There are no means for an Alternative Sewage Facilities Analysis due to the following:

- The site location consists of a previously developed urban setting and existing on-site soils do not lend itself to on-lot treatment.
- Public sanitary sewer lines are accessible.



---

**APPENDIX G**

**SANITARY SEWER FLOW CALCULATIONS**

---

**Project Name:** Albion Butler Street

**Location:** City of Pittsburgh, Allegheny County, Pennsylvania

**CEC Project No.:** 324-265

**Prepared by:** NBZ

5/11/2023

**Checked by:** GJK

5/11/2023

### Proposed Sewage Flows (Preliminary)

Albion Butler Street (Mixed-Use Development)				
Description	Number of Units	Unit	Flow Rate/Unit (GPD/Unit)	Total (GPD)
Apartments (1 Bedroom/Studio) <sup>1</sup>	196	Apartments	150	29,400
Apartments (2 Bedroom) <sup>1</sup>	69	Apartments	300	20,700
Apartment more than 2 Bedrooms <sup>1</sup>	10	Apartments	400	4,000
Coffee Shoppe (kitchen waste only, single-service utensils) <sup>3</sup>	168	Patrons	3	504
Retail Store (per public toilet) <sup>3</sup>	2	Toilets	400	800
Retail Store (per public sink) <sup>3</sup>	2	Sinks	200	400

Total: **55,804** GPD  
PADEP EDU<sup>4</sup>: 139.51 EDU  
Round to: **140** EDU  
  
PWSA EDU<sup>5</sup>: 186.01 EDU  
Round to: **187** EDU

**Notes:**

1. Number of units provided by Architect.
2. Number of Patrons for Coffee Shoppe based on average seating for 1,000 sf dining area (18 sf/person) and 3 turn-overs per day.
3. Number of fixtures based on 1 unisex bathroom with 1 toilet and 1 sink for a retail space.
4. In accordance with PADEP Sewage Facilities Planning Module, for community sewer system projects, one EDU is equal to a sewage flow of 400 gpd.
5. In accordance with the Pittsburgh Water and Sewer Authority Procedures Manual for Developers, one EDU is equal to a sewage flow of 300 gpd.

---

**APPENDIX H**

**PWSA FLOW MONITORING RESULTS / CALCULATIONS**

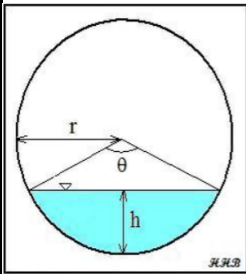
---

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

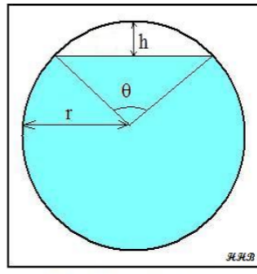
**PROJECT NAME:** Albion - Butler Street  
**PERFORMED BY (CEC):** NBZ  
**CHECKED BY (CEC):** DMK  
**DATE:** June 8, 2023

**LEGEND:** Input Data Output Data

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



Partially Full Pipe Flow Parameters  
(Less Than Half Full)



Partially Full Pipe Flow Parameters  
(More Than Half Full)

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

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

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

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

**Section B: Data for Calculations**

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

Proposed Project Flows		
Variable	Value	Units
Q <sub>p</sub>	55,804	gpd

Variable	Value	Units
Material	VCP	
n	0.015	unitless
S	0.007	ft/ft
h	0.127	ft
D	2.00	ft
P.F.	3.5	unitless

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

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

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

Design Capacity, Average		
Variable	Value	Unit
$Q_{d, avg}$	3,037,279	gpd

Design Capacity, Peak		
Variable	Value	Unit
D	2.000	ft
r	1.000	ft
A	3.142	ft <sup>2</sup>
P	6.283	ft
R	0.500	ft
$Q_{d, peak}$	16	cfs
$Q_{d, peak}$	10,630,477	gpd

#### Section D: Calculations for Present Flows

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

Present Flows, Average		
Variable	Value	Unit
$Q_{ex, avg}$	5,000	gpd

Present Flows, Peak		
Variable	Value	Unit
$Q_{ex, peak}$	202,000	gpd

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

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

Projected Flow Calculations		
Variable	Value	Unit
$Q_{proj, avg}$	77,341	gpd
$Q_{proj, peak}$	270,694	gpd

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

Variable	PWSA, gpd	Applicant, gpd	Difference, gpd	Difference, %
$Q_{d, avg}$	3,037,279		3,037,279	100%
$Q_{d, peak}$	10,630,477		10,630,477	100%
$Q_{ex, avg}$	5,000		5,000	100%
$Q_{ex, peak}$	202,000		202,000	100%
$Q_{proj, avg}$	77,341		77,341	100%
$Q_{proj, peak}$	270,694		270,694	100%

---

**APPENDIX I**

**PENNSYLVANIA HISTORICAL AND MUSEUM COMMISSION  
CORRESPONDENCE**

---

**DEP/PHMC POLICIES AND PROCEDURES  
IMPLEMENTATION OF THE HISTORY CODE  
LIST OF EXEMPTIONS  
May 2006**

These DEP Permits are Exempt...	...Unless these qualifying conditions apply.
<b>FOR ALL BUREAUS</b>	Permitted activities which may affect Historic Resources on the National Register of Historic Places are not exempt regardless of size.
<b>A. BUREAU OF AIR QUALITY</b>  Air Quality Plan  Air Quality Operating Permit	Exempt unless more than 10 acres of earth disturbance.
<b>B. BUREAU OF WASTE MANAGEMENT</b>  Projects which do not involve earth disturbance  Facilities operating under permit-by-rule provisions	
<b>C. BUREAU OF RADIATION PROTECTION</b>  Naturally Occurring and Accelerator Produced Radioactive Materials (NARM) Licenses	
<b>D. BUREAU OF OIL AND GAS MANAGEMENT</b>  Individual Well Permits (normally only ½ to 1½ acre in size)  DEP contracts for plugging wells  Well registration  Pillar Permits  Underground Injection Control Permit  NGPA Gas Well Classification Determinations  Clean Streams Law Part II Permits for disposal wells and treatment facilities	Exempt unless more than 10 acres of earth disturbance.

**DEP/PHMC POLICIES AND PROCEDURES  
IMPLEMENTATION OF THE HISTORY CODE  
LIST OF EXEMPTIONS  
May 2006**

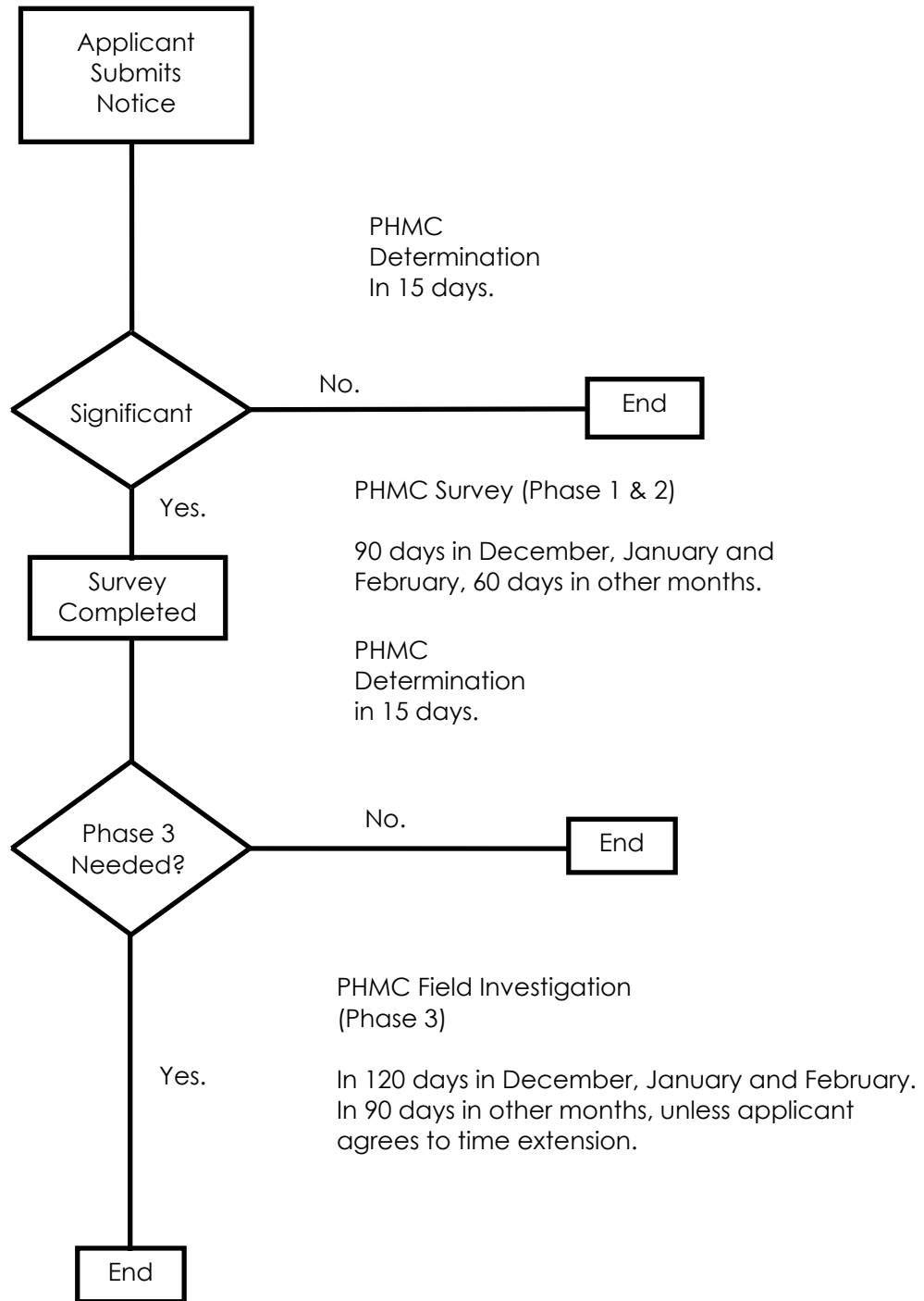
These DEP Permits are Exempt...	...Unless these qualifying conditions apply.
<b>FOR ALL WATER MANAGEMENT BUREAUS</b>	The following Water Management permits are exempt unless the project also requires a NPDES Individual Permit for Storm Water Discharges Associated with Construction Activities (NPDES Construction Permit) <u>and</u> the earth disturbance is greater than 10 acres.
<b>E. BUREAU OF WATERSHED MANAGEMENT</b> <ul style="list-style-type: none"> <li>I. Division of Waterways, Wetlands and Stormwater Management <ul style="list-style-type: none"> <li>1. Chapter 105 Emergency Permit</li> <li>2. Chapter 105 General Permit</li> <li>3. NPDES General Permit for Storm Water Discharges Associated with Construction Activities (NPDES Construction Permit)</li> <li>4. NPDES Individual Permit for Storm Water Discharges Associated with Construction Activities (NPDES Construction Permit)</li> </ul> </li> <li>II. Division of Water Use Planning <ul style="list-style-type: none"> <li>1. Water Allocation Permit</li> </ul> </li> <li>III. Division of Conservation Districts and Nutrient Management <ul style="list-style-type: none"> <li>1. CAFOs</li> </ul> </li> </ul>	Exempt unless more than 10 acres of earth disturbance.
<b>F. BUREAU OF WATER STANDARDS AND FACILITY REGULATION</b> <ul style="list-style-type: none"> <li>I. Division of Planning and Permits <ul style="list-style-type: none"> <li>1. National Pollutant Discharge Elimination System (NPDES) Permit for Sewage Discharge</li> <li>2. Water Quality Management (Permit - Sewage Treatment Plants, Pump Stations or Sewer Extensions)</li> <li>3. General National Pollutant Discharge Elimination System (NPDES) Permits</li> <li>4. National Pollutant Discharge Elimination System (NPDES) Permit for Industrial Wastewater</li> <li>5. General Water Quality Management Permits.</li> <li>6. Water Quality Management Permit (Industrial Wastewater)</li> </ul> </li> </ul>	



These DEP Permits are Exempt...	...Unless these qualifying conditions apply.
<p>7. Planning Approval Under the Sewage Facilities Act</p> <ul style="list-style-type: none"> <li>a. Component 1 – Exception to the Requirement to Revise the Official Plan</li> <li>b. Component 2 – Individual and Community Onlot Disposal of Sewage</li> <li>c. Component 3 – Sewage Collection and Treatment Facilities</li> <li>d. Component 3s – Small Flow Treatment Facilities</li> <li>e. Exemption from Sewage Facilities Planning</li> </ul> <p>II. Division of Operations Monitoring and Training</p> <ul style="list-style-type: none"> <li>1. Public Water Supply Permits that do not involve any earth moving activity</li> <li>2. Public Water Supply Permits for wells</li> <li>3. Other Public Water Supply Permits</li> </ul>	<p>Exempt unless more than 10 acres of each disturbance.</p> <p>Exempt unless more than 10 acres of earth disturbance.</p> <p><del>Exempt unless more than 10 acres of earth disturbance.</del></p> <p>Exempt unless more than 10 acres of earth disturbance.</p>
<p><b>G. BUREAU OF WATERWAYS ENGINEERING</b></p> <p>I. Division of Dam Safety</p> <ul style="list-style-type: none"> <li>1. Limited Power Permit – Major Water Power Project</li> </ul>	
<p><b>H. BUREAU OF MINING AND RECLAMATION</b></p> <p>Permit Renewals/Transfers</p> <p>Permits for Small Non-Coal Mining (<math>\leq 2,000</math> tons per year)</p> <p>Permits for Non-Coal Mining <math>&lt; 10,000</math> tons per year</p> <p>Coal/Non-Coal Exploration Notices</p> <p>Deep Mine Provisions</p> <p>Bonding authorizations within an approved Surface Mining Permit</p> <p>Strip mine reclamation using on-site previously disturbed material</p> <p>Portals without permanent linings or facings</p> <p>Exploratory drilling or well drilling</p> <p>Abandoned mine refuse pile grading or fire extinguishment</p> <p>Drainage control work in previously disturbed areas</p>	

These DEP Permits are Exempt...	...Unless these qualifying conditions apply.
Abandoned coal refuse piles	
<p><b>I. BUREAU OF ABANDONED MINE RECLAMATION (March 31, 1993 memo between Bureau and BHP of PHMC)</b></p> <p>Strip mine reclamation using on-site previously disturbed material</p> <p>Backfilling or flushing deep mines</p> <p>Backfilling or capping vertical mine openings</p> <p>Portals without permanent linings or facings</p> <p>Exploratory drilling or well drilling</p> <p>Abandoned mine refuse pile grading or fire extinguishment</p> <p>Abandoned deep mine dangerous gas venting projects</p> <p>Drainage control work in previously disturbed areas</p> <p>Abandoned coal refuse piles</p>	

### PHMC'S TIME FRAMES



---

**APPENDIX J**

**PNDI PROJECT ENVIRONMENTAL REVIEW RECEIPT**

---

## 1. PROJECT INFORMATION

Project Name: **Albion Residential - Butler**

Date of Review: **6/8/2023 04:26:06 PM**

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

Project Area: **2.68 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: **40.482206, -79.953234**

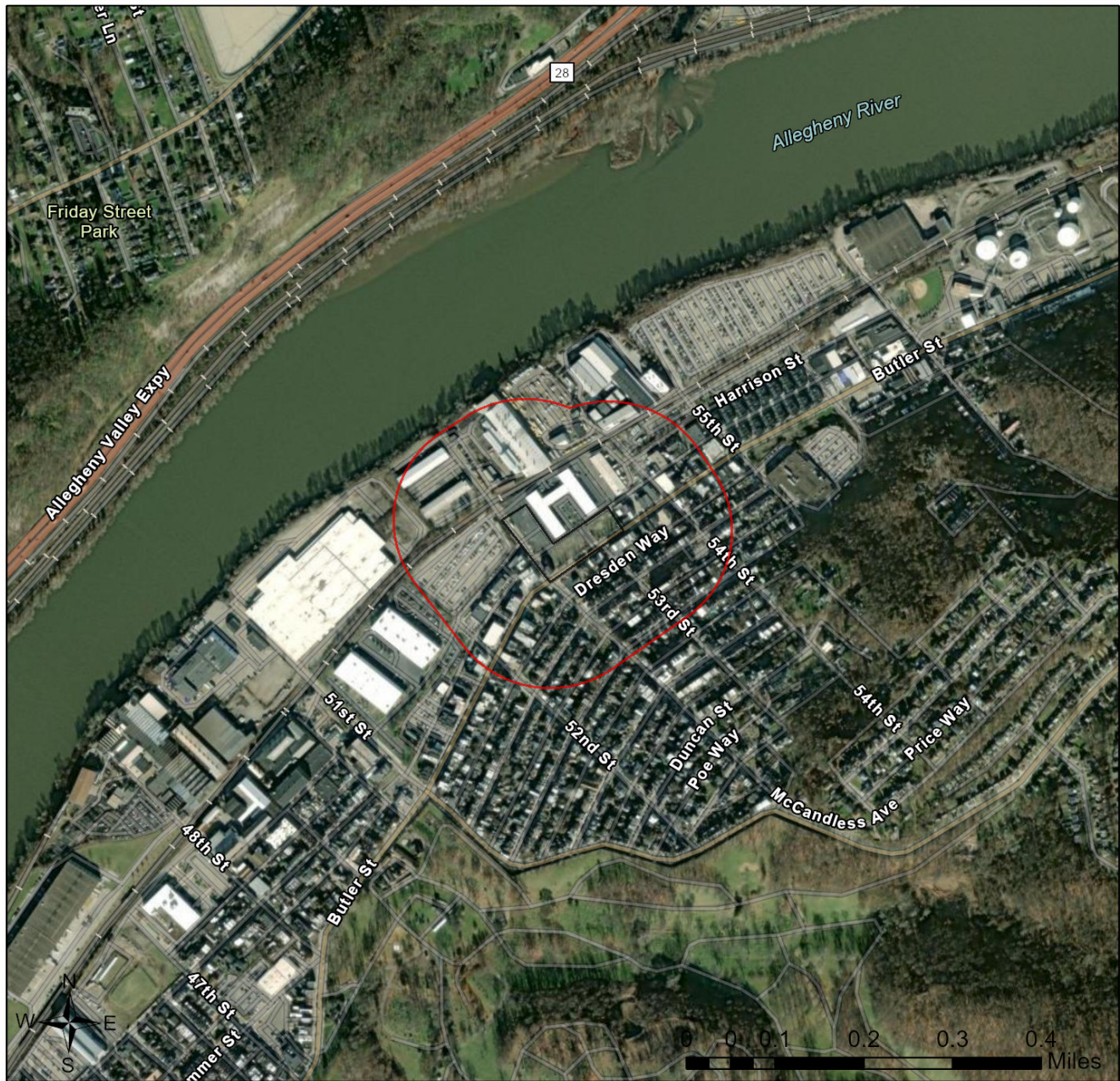
Degrees Minutes Seconds: **40° 28' 55.9431" N, 79° 57' 11.6428" W**

## 2. SEARCH RESULTS

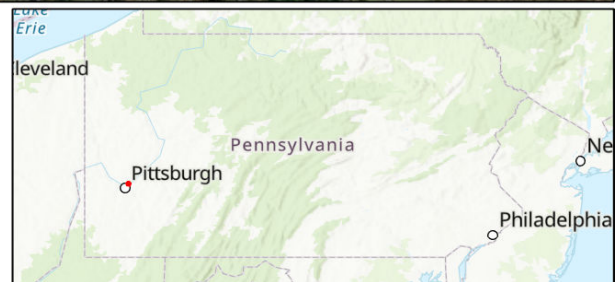
Agency	Results	Response
PA Game Commission	No Known Impact	No Further Review Required
PA Department of Conservation and Natural Resources	No Known Impact	No Further Review Required
PA Fish and Boat Commission	<b>Potential Impact</b>	<b>FURTHER REVIEW IS REQUIRED, See Agency Response</b>
U.S. Fish and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

As summarized above, Pennsylvania Natural Diversity Inventory (PNDI) records indicate there may be potential impacts to threatened and endangered and/or special concern species and resources within the project area. If the response above indicates "No Further Review Required" no additional communication with the respective agency is required. If the response is "Further Review Required" or "See Agency Response," refer to the appropriate agency comments below. Please see the DEP Information Section of this receipt if a PA Department of Environmental Protection Permit is required.

### Albion Residential - Butler



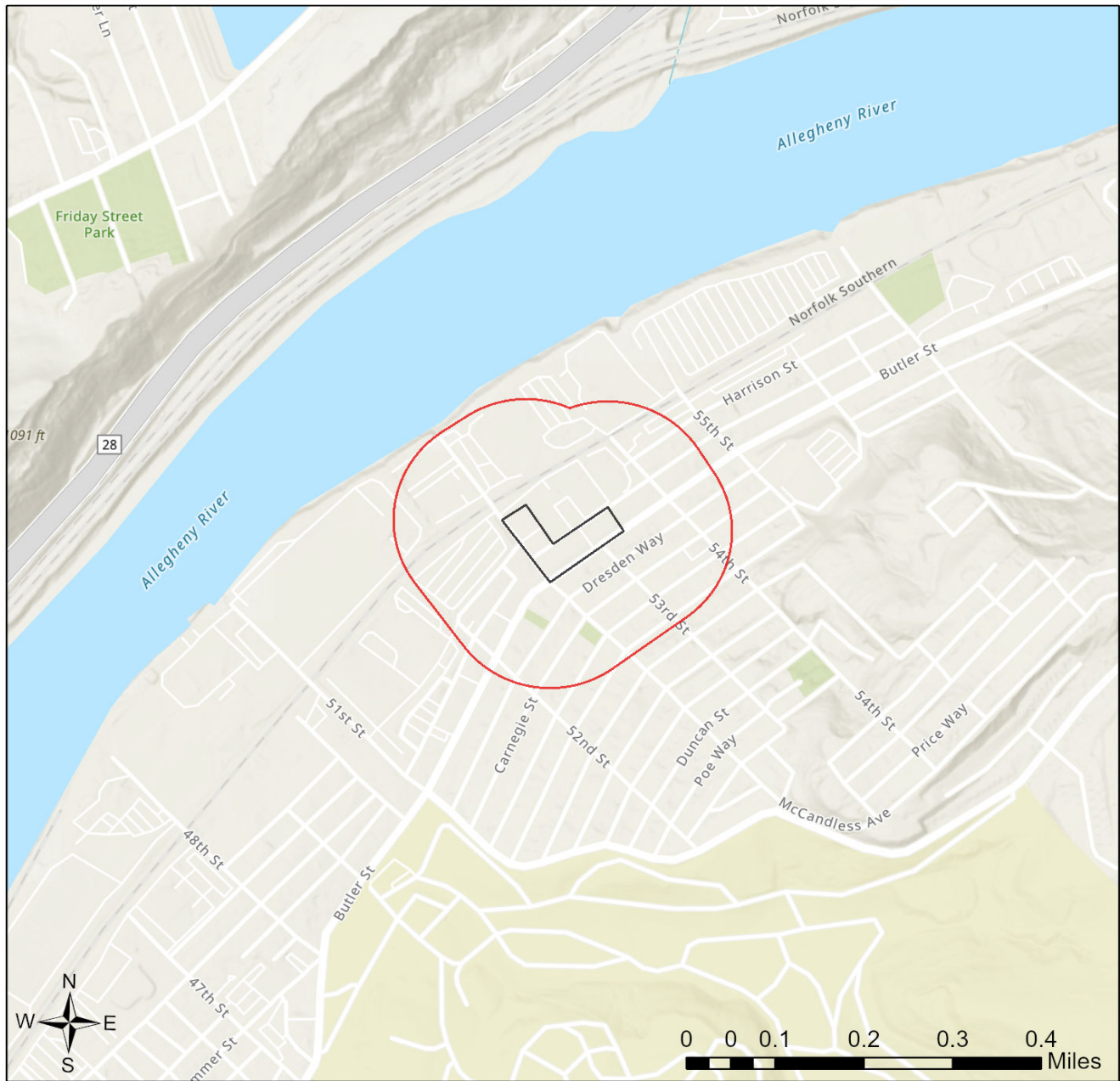
- Buffered Project Boundary
- Project Boundary





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



### Albion Residential - Butler



-  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:

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

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

Scientific Name	Common Name	Current Status
Sensitive Species**		Endangered

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

##### RESPONSE:

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



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

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

## WHAT TO SEND TO JURISDICTIONAL AGENCIES

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

\*If information was requested by USFWS, applicants must email, or mail, project information to [IR1\\_ESPenn@fws.gov](mailto:IR1_ESPenn@fws.gov) to initiate a review. USFWS will not accept uploaded project materials.

### Check-list of Minimum Materials to be submitted:

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

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

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

\_\_\_ **SIGNED** copy of a Final Project Environmental Review Receipt

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

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

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

## 4. DEP INFORMATION

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

## 5. ADDITIONAL INFORMATION

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

For a list of species known to occur in the county where your project is located, please see the species lists by county found on the PA Natural Heritage Program (PNHP) home page ([www.naturalheritage.state.pa.us](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)

### 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 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)

### 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: Nelson Zhukas  
Company/Business Name: Civil & Environmental Consultants, Inc.  
Address: 700 Cherrington Parkway  
City, State, Zip: Moan Twp. PA 15108  
Phone: (412) 275-2994 Fax: ( )  
Email: nzhukas@celinc.com

## 8. CERTIFICATION

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

  
applicant/project proponent signature

06-14-2023  
date

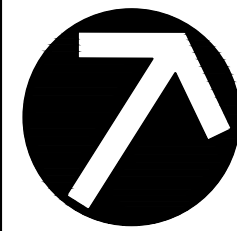
---

**APPENDIX K**

**PLOT PLAN**

---





NORTH

LIMIT OF ELECTRIC RELOCATION. DLCO WILL COORDINATE CONNECTIONS OF SERVICES TO THE NEW LOCATION.

PROPOSED WATERLINE TERMINATION REFER TO PWSA TAP AND TERMINATION PLANS.

PROVIDE CLEANOUT AND VENT

PROPOSED 8" SDR-26 PVC SANITARY LATERAL CONNECTION TO PWSA SEWER

DLCO WILL COORDINATE CONNECTIONS OF SERVICES TO THE NEW LOCATION.

COORDINATE GAS LINE CONNECTION TO BE PERFORMED BY PEOPLES GAS COMPANY.

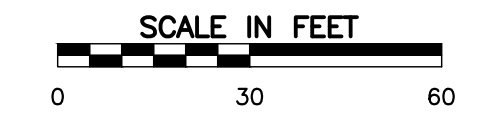
DLCO TO RELOCATE EXISTING OVERHEAD TOWARD RAILROAD. DLCO WILL COORDINATE CONNECTIONS OF SERVICES TO THE NEW LOCATION.

PROPOSED BUILDING APPROX. 24,100 SQ. FT.

PROPOSED BUILDING APPROX. 24,600 SQ. FT.

PROPOSED BUILDING APPROX. 15,800 SQ. FT.

TONGDEE BUTLER STREET CONSOLIDATION PLAN



- REFERENCE**
- FIELD SURVEY BY CIVIL & ENVIRONMENTAL CONSULTANTS, INC. DATED 10-28-2022.
  - BUILDING FOOTPRINT FROM FILE "23-05-05 SITE PLAN.DWG" PROVIDED BY HARTSHORNE PLUNKARD ARCHITECTURE ON 05-05-2023.
  - FOR INFORMATION REGARDING 40' ACCESS EASEMENT FROM BUTLER STREET, REFER TO DEED BOOK VOLUME 17690 PAGE 184.

**PA. ONE CALL SERIAL NO.: 20222620516**

**CALL BEFORE YOU DIG!**

PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE-STOP CALL PENNSYLVANIA ONE CALL SYSTEM, INC. 1-800-242-1776

PENNSYLVANIA ACT 287 (1974) AS AMENDED BY ACT 50 (2017) REQUIRES NO LESS THAN 3 WORKING DAYS NOTICE NOR MORE THAN 10 WORKING DAYS NOTICE FROM EXCAVATORS WHO ARE ABOUT TO DIG, DRILL, BLAST, AUGER, BORE, GRADE, TRENCH, OR DEMOLISH WHEN IN THE CONSTRUCTION PHASE. FOR LOCATION REQUESTS IN THE STATE OF PENNSYLVANIA, CALL TOLL FREE 1-800-242-1776. UNDERGROUND UTILITIES HAVE BEEN PLOTTED FROM PLANS AND MARKINGS COMBINED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF THOSE UNDERGROUND UTILITIES (C/ASCE 38-2, QUALITY LEVEL C). OTHER UNDERGROUND UTILITIES MAY EXIST WHICH ARE NOT SHOWN AS A RESULT OF INFORMATION NOT BEING PROVIDED BY THE UTILITY OWNERS. HOWEVER, LACKING EDUCATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT OR CONTRACTOR IS ADVISED THAT EXCAVATION MAY BE NECESSARY. IN THE EVENT OF DAMAGE OR VIOLATION OF ACT 50, EXCAVATORS AND PROJECT OWNERS ARE REQUIRED TO FILE AN ALLEGED VIOLATION REPORT (AVR) WITHIN TEN (10) DAYS OF THE OCCURRENCE. DESIGNERS ARE REQUIRED TO FILE AN AVR WITHIN THIRTY (30) DAYS OF THE OCCURRENCE. FACILITY OWNERS ARE REQUIRED TO FILE AN AVR WITHIN THIRTY (30) DAYS OF THE OCCURRENCE. DAMAGE IN EXCESS OF \$2,500 OR IF AN EXCAVATOR HAS DAMAGED THE FACILITY MORE THAN TWICE IN 6 MONTHS, REGARDLESS OF THE RESPONSIBLE PARTY, ALL STAKEHOLDERS ARE REQUIRED TO FILE AN AVR.

**LEGEND**

- EXISTING PROPERTY LINE
- EXISTING EASEMENT
- EXISTING RIGHT-OF-WAY
- EXISTING INDEX (MAJOR) CONTOUR
- EXISTING INTERMEDIATE (MINOR) CONTOUR
- EXISTING FENCE LINE
- EXISTING CURB
- EXISTING EDGE OF PAVEMENT
- EXISTING RAILROAD
- EXISTING STRUCTURE
- EXISTING STORM PIPE
- EXISTING WATER LINE
- EXISTING SANITARY SEWER LINE
- EXISTING GAS LINE
- EXISTING OVERHEAD WIRE
- EXISTING ELECTRIC LINE
- EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING MAILBOX
- EXISTING FLAG POLE
- EXISTING SIGN
- EXISTING AC UNIT
- EXISTING LIGHT STANDARD
- EXISTING STORM MANHOLE
- EXISTING CATCH BASIN
- EXISTING SQUARE INLET
- EXISTING ROOF DRAIN
- EXISTING CLEAN OUT (CO)
- EXISTING VENT
- EXISTING WATER MANHOLE
- EXISTING WATER BOX (WB)
- EXISTING FIRE HYDRANT
- EXISTING FIRE DEPARTMENT CONNECTION
- EXISTING GAS BOX (GB)
- EXISTING GAS METER
- EXISTING TREE, DECIDUOUS
- EXISTING TELEPHONE MANHOLE
- EXISTING ELECTRIC MANHOLE
- EXISTING ELECTRIC CONTROL BOX
- EXISTING ELECTRIC METER
- EXISTING MANHOLE (UTILITY UNKNOWN)
- EXISTING COMBINATION MANHOLE
- EXISTING DETECTABLE WARNING STRIP
- EXISTING ASPHALT WEDGE CURB
- EXISTING DOOR SILL
- PROPOSED BUILDING
- PROPOSED CURB
- PROPOSED SIDEWALK
- PROPOSED ARTIFICIAL TURF
- PROPOSED STAMPED CONCRETE
- PROPOSED LIMITS OF DISTURBANCE
- PROPOSED INDEX (MAJOR) CONTOUR
- PROPOSED INTERMEDIATE (MINOR) CONTOUR
- PROPOSED SLOPE LABEL
- PROPOSED SPOT ELEVATION
- TOP OF WALL ELEVATION
- BOTTOM OF WALL ELEVATION
- TOP OF CURB ELEVATION
- BOTTOM OF CURB ELEVATION
- PROPOSED STORM PIPE
- PROPOSED GREEN ROOF
- PROPOSED STORM MANHOLE
- PROPOSED SANITARY SEWER
- PROPOSED SANITARY MANHOLE
- PROPOSED SANITARY CLEANOUT
- PROPOSED WATER LINE
- PROPOSED ELECTRIC
- PROPOSED GAS LINE
- PROPOSED COMMUNICATION LINE

AREA FOR CITY APPROVAL STAMP

**Civil & Environmental Consultants, Inc.**  
700 CHERRINGTON PARKWAY - MOON TOWNSHIP, PA - 15108  
412-429-2324 - 800-365-2324  
www.ccec.com

5275 BUTLER ST. PITTSBURGH, PA

ISSUANCES  
DATE 5/31/23 ISSUED FOR SCHEMATIC DESIGN

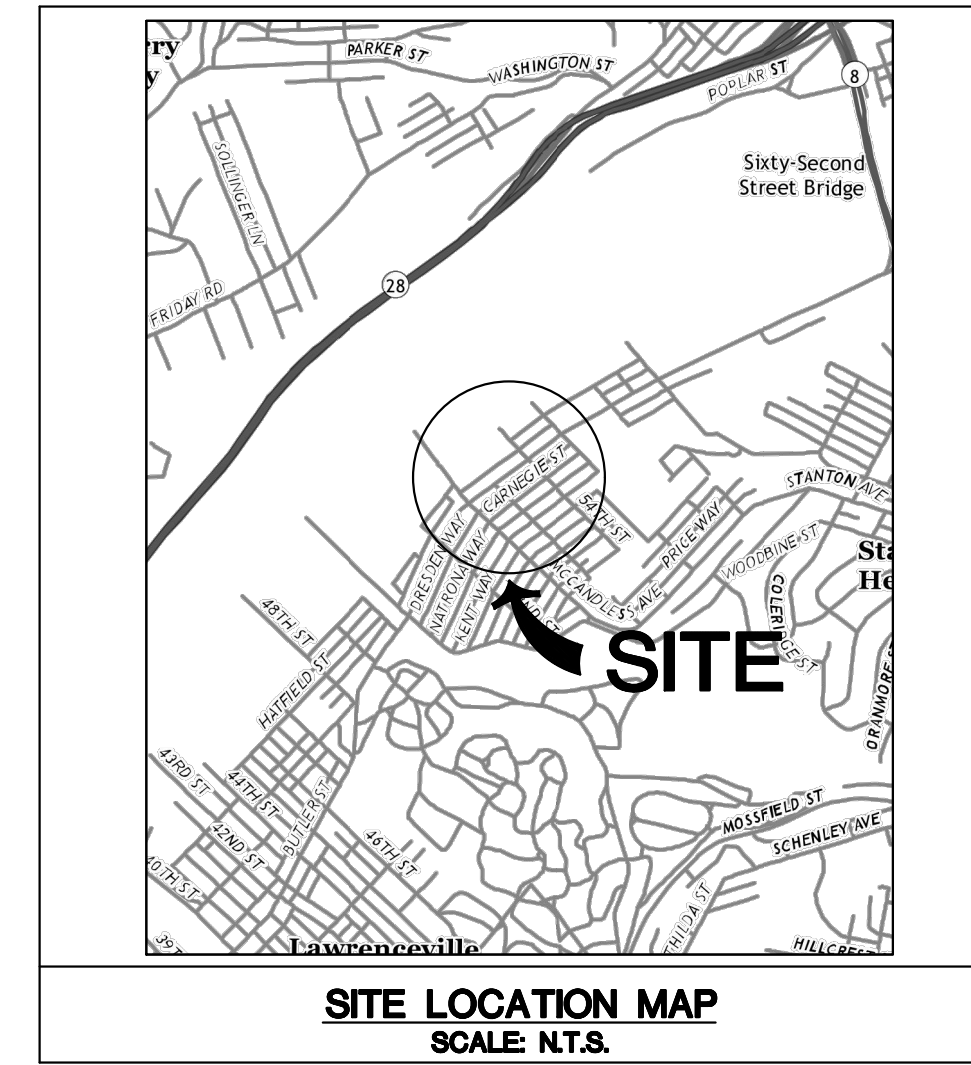
SCALE: 1" = 30'

SITE UTILITY PLAN

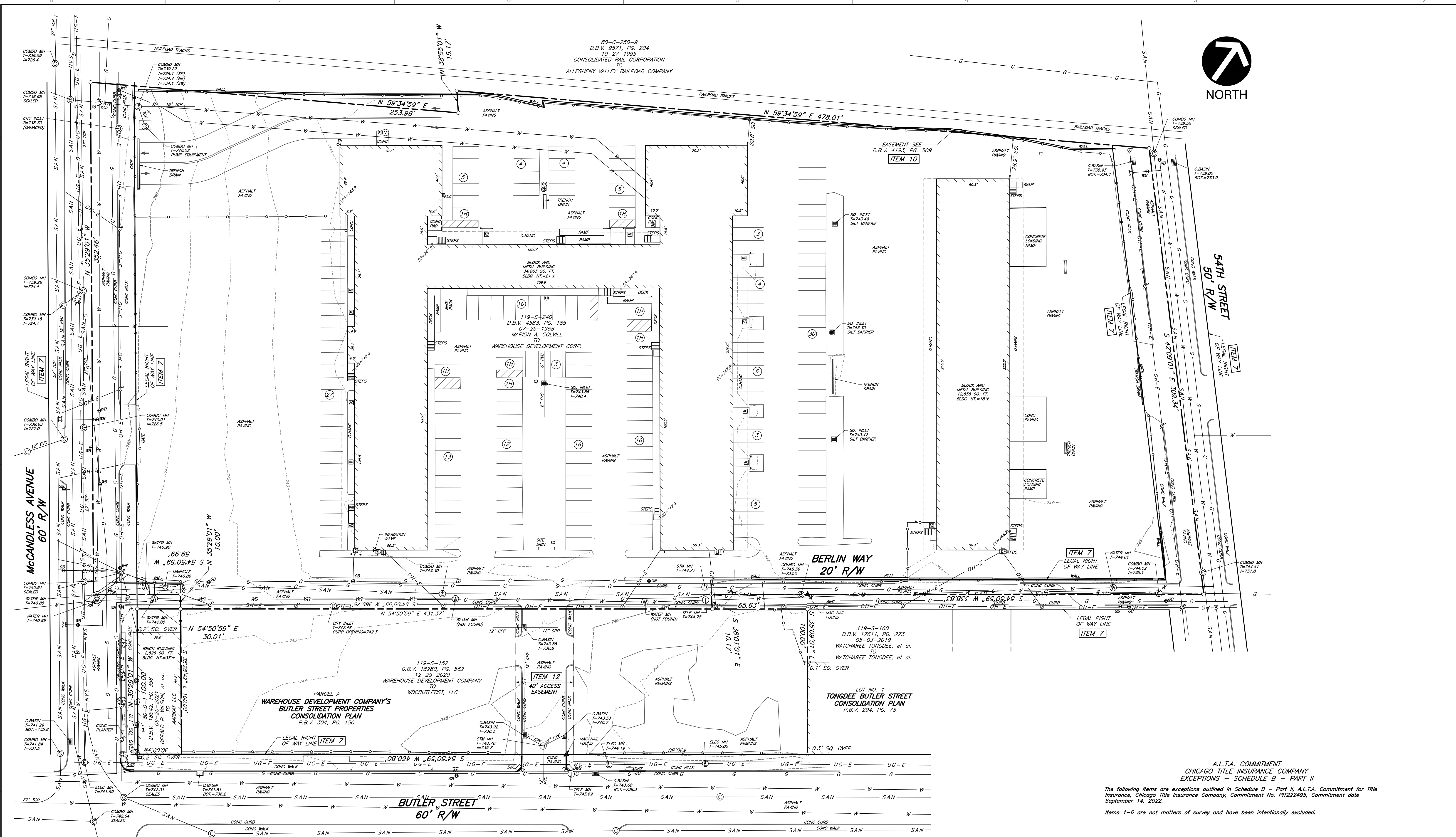
C500



REVISION RECORD		
NO.	DATE	DESCRIPTION



- LEGEND:**
- 740--- CONTOUR
  - SAN --- COMBINED SEWER LINE
  - ST --- STORM SEWER LINE
  - G --- GAS LINE
  - W --- WATER LINE
  - UG-E --- UNDERGROUND ELEC. LINE
  - OH-E --- OVERHEAD ELECTRIC
  - CC --- CURB CUT (CC)
  - MB MAILBOX
  - FP FLAG POLE
  - SIGN
  - AC UNIT
  - BOLLARD
  - LIGHT STANDARD
  - STORM MANHOLE
  - CATCH BASIN
  - SQUARE INLET
  - ROOF DRAIN
  - CLEAN OUT (CO)
  - VENT
  - WATER MANHOLE
  - WATER BOX (WB)
  - FIRE HYDRANT
  - FIRE DEPARTMENT CONNECTION
  - GAS BOX (GB)
  - GAS METER
  - TREE, DECIDUOUS
  - POWER POLE
  - GUY WIRE
  - TELEPHONE MANHOLE
  - ELECTRIC MANHOLE
  - ELECTRIC CONTROL BOX
  - ELECTRIC METER
  - MANHOLE (UTILITY UNKNOWN)
  - COMBINATION MANHOLE
  - DETECTABLE WARNING STRIP
  - AWC ASPHALT WEDGE CURB
  - DS DOOR SILL



**A.L.T.A. COMMITMENT**  
**CHICAGO TITLE INSURANCE COMPANY**  
**EXCEPTIONS - SCHEDULE B - PART II**

The following items are exceptions outlined in Schedule B - Part II, A.L.T.A. Commitment for Title Insurance, Chicago Title Insurance Company, Commitment No. PIT22495, Commitment date September 14, 2022.

Items 1-6 are not matters of survey and have been intentionally excluded.

**PROPERTY DESCRIPTION PER**  
**TITLE COMMITMENT NO. PIT22495**

All that certain lot or piece of ground situate in the 10th Ward of the City of Pittsburgh, County of Allegheny and Commonwealth of Pennsylvania, at the Northeast corner of Butler Street and McCondless Avenue and designated and described as follows:

Having a frontage of 30 feet on the Northernly line of Butler Street and extending back along McCondless Avenue Northwardly preserving the same width throughout 100 feet to a 20 foot alley. Being designated as tax parcel Block 80-D, Lot 1.

Being the same property that was conveyed by Gerald P. Wilson and Pamela Ann Wilson, husband and wife, to ABRKAT LLC by deed dated June 25, 2021 and recorded in Deed Book Volume 18242, page 356.

**PROPERTY DESCRIPTION PER**  
**TITLE COMMITMENT NO. PIT22497**

First Described:

All that certain lot or parcel of land situate in the 10th Ward of the City of Pittsburgh, Allegheny County, Pennsylvania, being known Parcel A in the Warehouse Development Company Butler Street Properties Consolidation Plan as recorded in the Department of Real Estate of Allegheny County, Pennsylvania, in Plan Book Volume 304, page 150.

Being designated as tax parcel Block 119-S, Lot 152.

Being the same property that was conveyed by Warehouse Development Company to WDCButlerSt LLC by deed dated December 29, 2020 and recorded in Deed Book Volume 18280, page 562.

Second Described:

THE FOLLOWING LEGAL DESCRIPTION IS FOR TEMPORARY USE ONLY. A SUBDIVISION PLAN MUST BE RECORDED WITH THE DEPARTMENT OF REAL ESTATE OF ALLEGHENY COUNTY.

All that certain lot or tract of land situate in the 10th Ward of the City of Pittsburgh, Allegheny County, and Commonwealth of Pennsylvania, being designated as Lot 1 in the Berlin Way Subdivision recorded in Plan Book Volume \_\_\_\_\_ page \_\_\_\_\_ in the Department of Real Estate of Allegheny County, Pennsylvania, being more particularly described as follows:

Beginning at the intersection of the Northernly right of way line of Butler Street, 60 feet wide, and the Easternly right of way line of McCondless Avenue, 60 feet wide, thence along the Easternly line of said McCondless Avenue North 37° 19' 41" West a distance of 120.00 feet to a point on the Northernly right of way line of Berlin Way, 20 feet wide, and said Easternly line of McCondless Avenue continuing along the Easternly line of said McCondless Avenue North 37° 19' 41" West a distance of 250.39 feet to a point thence leaving said line of McCondless Avenue through lands of now or formerly Warehouse Development Company as recorded in Deed Book Volume 4814, page 504, North 53° 00' 00" East a distance of 102.50 feet to a point; thence continuing through same South 37° 19' 41" East a distance of 250.39 feet to a point on the Northernly line of said Berlin Way; thence along said Northernly line of Berlin Way South 53° 00' 00" West a distance of 102.50 feet to a point on the Easternly line of said McCondless Avenue and the point and place of beginning.

Second Described being part of tax parcel Block 119-S, Lot 240.

Second Described being part of the same property that was conveyed by Marion A. Colvill, Receiver for Roseade Foundry & Machine Company to Warehouse Development Company, by deed dated July 25, 1968 and recorded in Deed Book Volume 4583, page 185.

**SURVEYOR CERTIFICATION**

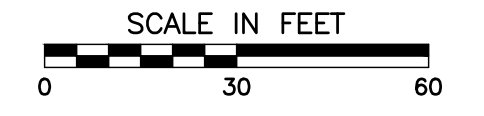
To: Albion-Residential and Chicago Title Insurance Company:

This is to certify that this map or plot and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/ACSP Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 2, 3, 4, 5, 7a, 7b, 7c, 8, 9, 11a, 13 and 16 of Table A thereof. The field work was completed on October 28, 2022.

Date of Plot or Map: June 12, 2023



Scott A. Wells, P.L.S.  
 Reg. No. 30-079231



**Civil & Environmental Consultants, Inc.**  
 700 Cherrington Parkway · Moon Township, PA 15108  
 Ph: 412.429.2324 · 800.365.2324 · Fax: 412.429.2114  
 www.cecbinc.com

**ALTA/NSPS**  
**LAND TITLE SURVEY**  
**10TH WARD, CITY OF PITTSBURGH**  
**ALLEGHENY COUNTY, PENNSYLVANIA**

DRAWN BY: RWO CHECKED BY: SAW APPROVED BY: SAW  
 DATE: 10-28-2022 DWG SCALE: 1"=30' PROJECT NO: 324-265

PREPARED FOR:  
 ALBION-RESIDENTIAL  
 1900 SPRING ROAD #216  
 OAK BROOK, IL 60523

DRAWING NO.:  
**ALTA**  
 SHEET 1 OF 1

**AREA TABULATION**

TAX PARCEL	SQ. FT.	ACRES	ADDRESS
80-D-1	3,000	0.0689	5255 BUTLER STREET PITTSBURGH, PA 15201
119-S-152	43,109	0.9896	BUTLER STREET PITTSBURGH, PA 15201
119-S-240	250,984	5.7618	5301 BUTLER STREET PITTSBURGH, PA 15201
<b>TOTAL</b>	<b>297,093</b>	<b>6.8203</b>	

**A.L.T.A. COMMITMENT**  
**CHICAGO TITLE INSURANCE COMPANY**  
**EXCEPTIONS - SCHEDULE B - PART II**

- The following items are exceptions outlined in Schedule B - Part II, A.L.T.A. Commitment for Title Insurance, Chicago Title Insurance Company, Commitment No. PIT22497, Commitment date September 14, 2022.
- Items 1-6 are not matters of survey and have been intentionally excluded.
7. All roads, public or private, in any way affecting the premises.  
 The right of way of McCondless Avenue, Butler Street, Berlin Way and 54th Street are plotted.  
 Drainage and slope easements along railroad rights of way.  
 Location of this item was unable to be determined. No documents provided on the item.
  8. Right of way granted to Duquesne Light Company as recited in deed from Westinghouse Electric Corporation to Roseade Foundry & Machine Co., dated October 28, 1964 and recorded in Deed Book Volume 4137, page 229.  
 This item is located on the subject property but is not plottable.
  10. Agreement between The Pennsylvania Railroad Company and Westinghouse Electric & Manufacturing Company, dated October 6, 1943 and recorded in Deed Book Volume 4193, page 509.  
 This item is not located on, but may serve the subject property and is plotted.
  11. Environmental Covenant between Warehouse Development Company and Commonwealth of Pennsylvania, Department of Environmental Protection, dated May 12, 2017 and recorded in Deed Book Volume 16807, page 513.  
 This item is located on the subject property but is not a survey related matter.
  12. Declaration of Easement by Warehouse Development Company, dated July 12, 2019 and recorded in Deed Book Volume 17890, page 184, as amended by First Amendment to Declaration of Easement by Warehouse Development Company, dated January 21, 202 and recorded in Deed Book Volume 17943, page 14.  
 This item is located on the subject property and is plotted.

**PA ONE CALL SERIAL NO. 20220620516**

PENNSYLVANIA ACT 287 (1974) AS AMENDED BY ACT 50 (2017) REQUIRES NO LESS THAN 3 WORKING DAYS NOTICE NOR MORE THAN 10 WORKING DAYS NOTICE FROM EXCAVATORS WHO ARE ABOVE TO DO, DRILL, BLAST, AUGER, BORE, GRADE, TRENCH, OR DEMOLISH WHEN IN THE CONSTRUCTION PHASE FOR LOCATION REQUESTS IN THE STATE OF PENNSYLVANIA. CALL TOLL FREE 1-800-242-1776.

UNDERGROUND UTILITIES HAVE BEEN PLOTTED FROM PLANS AND MARKINGS AND WILL BE CORRELATED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF THOSE UNDERGROUND UTILITIES. OTHER UNDERGROUND UTILITIES MAY EXIST WHICH ARE NOT SHOWN AS A RESULT OF INFORMATION NOT BEING PROVIDED BY THE UTILITY OWNER. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY COMPLETELY AND RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT OR CONTRACTOR IS ADVISED THAT EXCAVATION MAY BE NECESSARY.

---

**APPENDIX L**

**WATER SERVICE AVAILABILITY LETTER**

---

09/23/2022

Jerry Klodowski  
Civil and Environmental Consultants, Inc.  
700 Cherrington Pkwy, Coraopolis PA 15108-

**RE: Water and Sewer Availability**  
5255 Butler St, Pittsburgh PA 15201-2624

Dear Jerry Klodowski

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

8" McCandless Avenue  
8" Butler Street

Sewer service available: Yes

**24" Butler Street**  
**24" McCandless 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.

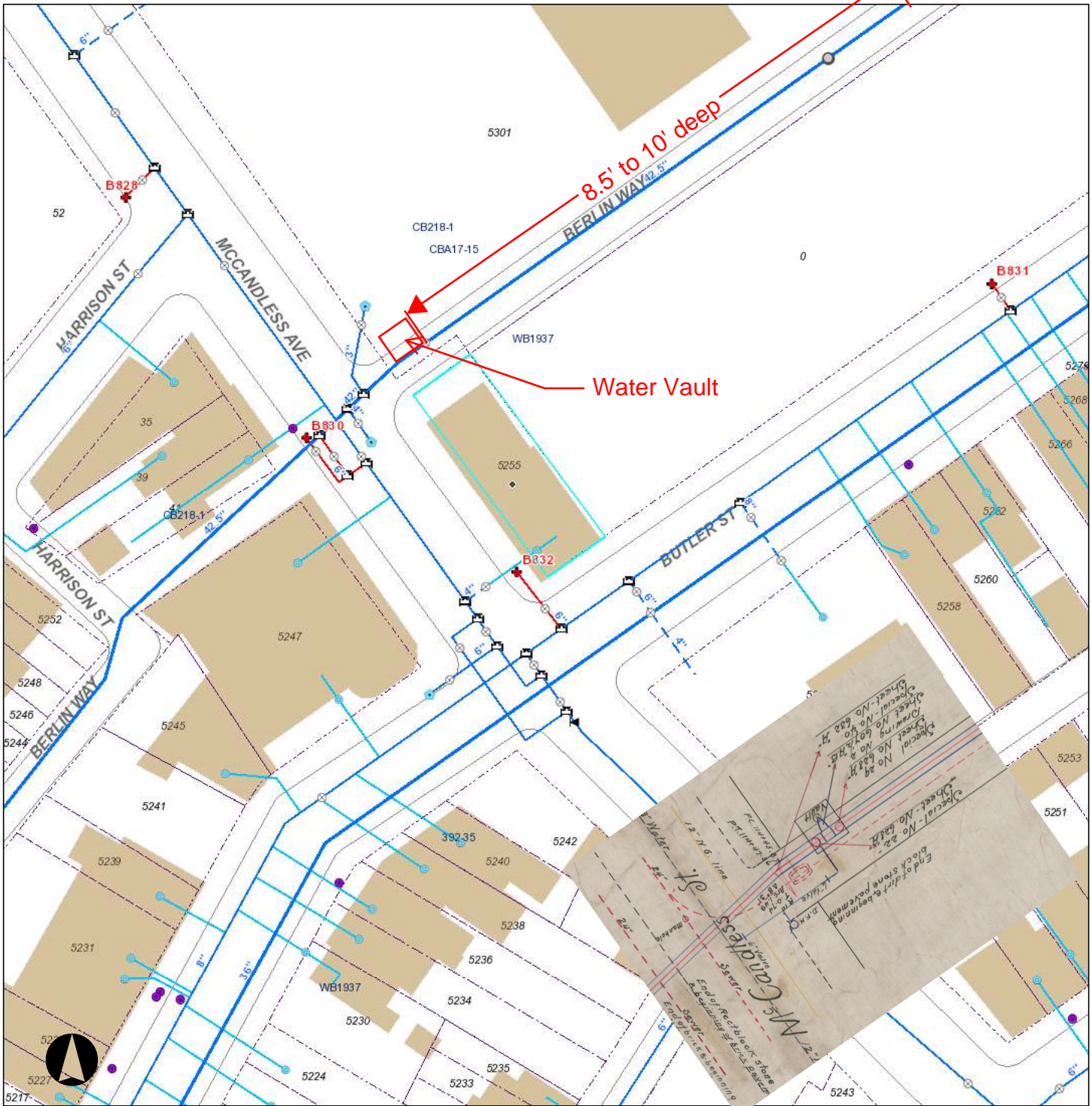
Sincerely,



Wendy M. Dean  
Engineering Tech II

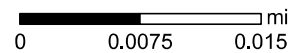


# 5255 Butler Street - Water



## Legend

WATER		SEWER	
Meter	Water Manhole	Manhole	Junction
Curb Box	Rising Main	Inlet	Green Infrastructure Underground Facilities
Water System Pump	Supply Main		
Hydrant	Transmission Main		
System Valve	Distribution Main		
Dividing Pressure Valve	Hydrant Branch		
Coupling	Private Main		
Tee	Water Service Line		
Cross			
Reducer			
End Cap			
Wash Out			
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			

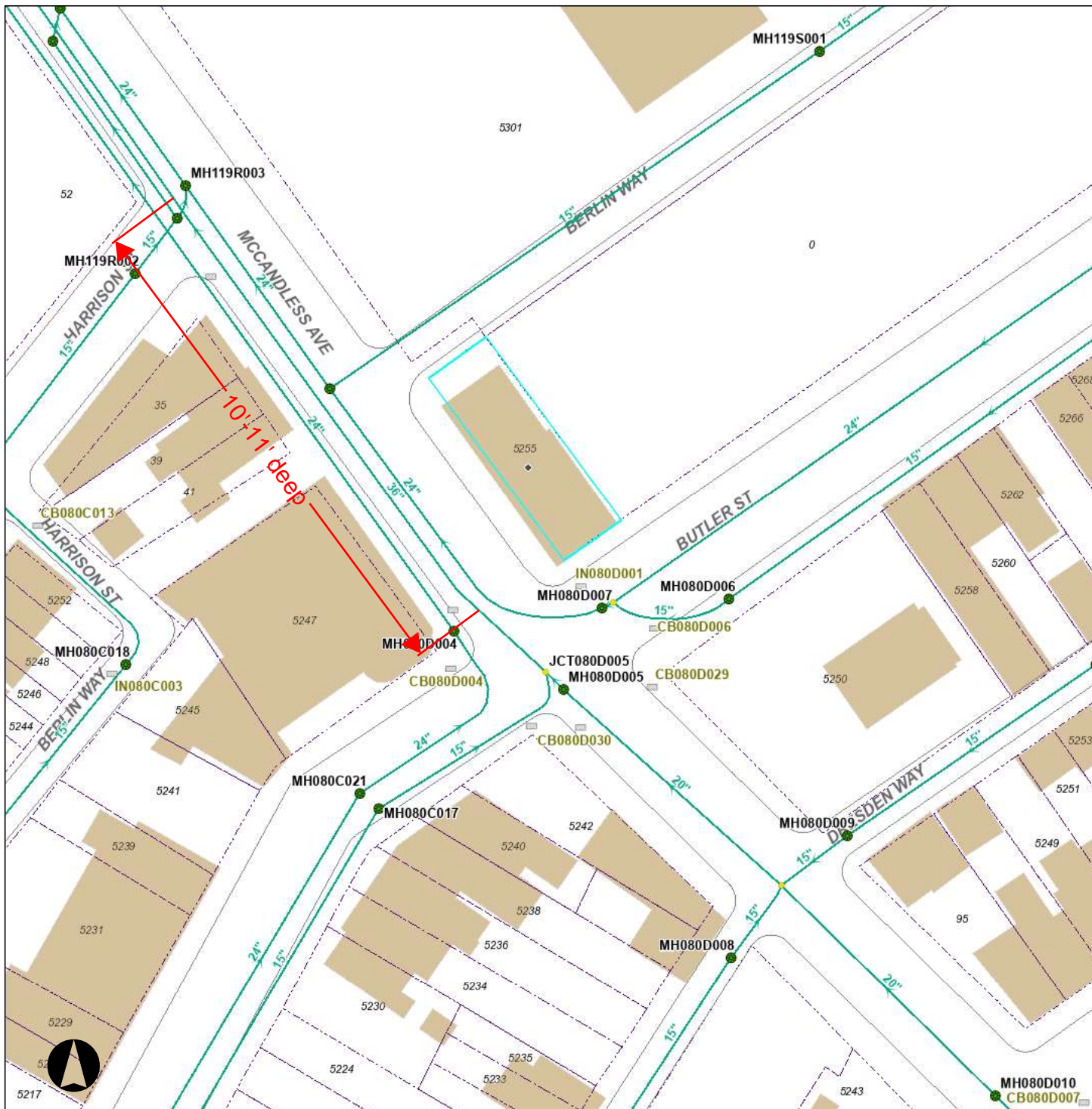


Neither the City of Pittsburgh nor the PWSA guarantees the accuracy of any of the information hereby made available, including but not limited to information concerning the location and condition of underground structures, and neither assumes any responsibility for any conclusions or interpretations 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: 9/23/2022

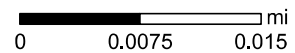


# 5255 Butler Street - Sewer



## Legend

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



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: 9/23/2022

---

**APPENDIX M**

**RESOLUTION FOR PLAN REVISION FOR NEW LAND DEVELOPMENT**

---

DEP Code No.
--------------

## RESOLUTION FOR PLAN REVISION FOR NEW LAND DEVELOPMENT

RESOLUTION OF THE (~~SUPERVISORS~~) (~~COMMISSIONERS~~) (COUNCILMEN) of Pittsburgh  
(~~TOWNSHIP~~) (~~BOROUGH~~) (CITY), Allegheny COUNTY, PENNSYLVANIA (hereinafter "the municipality").

**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 (DEP) adopted thereunder, Chapter 71 of Title 25 of the Pennsylvania Code, require the municipality to adopt an Official Sewage Facilities 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 land development conforms to a comprehensive program of pollution control and water quality management, and

**WHEREAS** Albion Residential, LLC has proposed the development of a parcel of land identified as  
land developer

Albion Residential – Butler Street, and described in the attached Sewage Facilities Planning Module, and  
name of subdivision

proposes that such subdivision be served by: (check all that apply),  sewer tap-ins,  sewer extension,  new treatment facility,  individual onlot systems,  community onlot systems,  spray irrigation,  retaining tanks,  other, (please specify). \_\_\_\_\_

**WHEREAS**, City of Pittsburgh finds that the subdivision described in the attached  
municipality

Sewage Facilities Planning Module conforms to applicable sewage related zoning and other sewage related municipal ordinances and plans, and to a comprehensive program of pollution control and water quality management.

**NOW, THEREFORE, BE IT RESOLVED** that the (~~Supervisors~~) (~~Commissioners~~) (Councilmen) of the (~~Township~~) (~~Borough~~) (City) of Pittsburgh hereby adopt and submit to DEP for its approval as a revision to the "Official Sewage Facilities Plan" of the municipality the above referenced Sewage Facilities Planning Module which is attached hereto.

I \_\_\_\_\_, Secretary, \_\_\_\_\_  
(Signature)

Township Board of Supervisors (~~Borough Council~~) (City Councilmen), hereby certify that the foregoing is a true copy of the ~~Township~~ (~~Borough~~) (City) Resolution # \_\_\_\_\_, adopted, \_\_\_\_\_, 20\_\_\_\_.

Municipal Address:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Seal of  
Governing Body

Telephone \_\_\_\_\_

---

**APPENDIX N**

**TRANSMITTAL LETTER FOR SEWAGE FACILITIES PLANNING  
MODULE**

---



**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)  
 Southwest Regional Office  
 400 Waterfront Drive  
 Pittsburgh PA 15222

Date \_\_\_\_\_

Dear Sir/Madam:

Attached please find a completed sewage facilities planning module prepared by Civil & Environmental Consultants, Inc. (Name)  
 \_\_\_\_\_ for Albion Residential, LLC (Name)  
 \_\_\_\_\_ (Title)  
 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.*

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

\_\_\_\_\_  
 Municipal Secretary (print)

\_\_\_\_\_  
 Signature

\_\_\_\_\_  
 Date

---

**APPENDIX O**  
**CLEARANCE LETTERS**

---



June 21, 2023

**Members of the Board**

- Sylvia C. Wilson  
*Chair Person*
- Shannah Tharp-Gilliam, Ph.D.
- Harry Readshaw
- Emily Kinkead
- Paul Klein
- Theresa Kail-Smith
- Darrin Kelly

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*

Phil Cole  
*Chief Information Officer  
Information Technology*

Nelson Zhukas  
Civil & Environmental Consultants, INC  
700 Cherrington Parkway  
Pittsburgh, PA 15108

**Re: Albion Residential – Butler Street  
City of Pittsburgh– Allegheny County  
PA DEP Sewage Facilities Planning Module  
ALCOSAN Regulator Structure A-32-00**

Dear Mr. Zhukas,

We have reviewed the Component 3 Planning Module for the referenced project to be located along Cliff Street – City of Pittsburgh. The project will generate a peak flow of 55,804 gpd in the ALCOSAN Allegheny River Interceptor and Woods Run Treatment Plant.

The capacity of the ALCOSAN A-32-00 regulator structure is approximately 2.90 MGD. The estimated peak dry weather flow is approximately 0.70 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 412-734-6266.

Sincerely,

**ALLEGHENY COUNTY SANITARY AUTHORITY**

Zach Hughes

**Attachment**

- |     |                              |                                      |
|-----|------------------------------|--------------------------------------|
| cc: | C. Dean (w/o attachment)     | Robert Herring/PWSA (w/o attachment) |
|     | D. Thornton (w/o attachment) | Mahuba Iasmin/PADEP (w/o attachment) |
|     | M. Lichte (w/o attachment)   | Gina Caliguri/ACHD (w/o attachment)  |



**COUNTY OF**



**ALLEGHENY**

**RICH FITZGERALD**  
COUNTY EXECUTIVE

August 21, 2023

Nelson Zhukas, Project Consultant  
Civil & Environmental Consultants, Inc.  
700 Cherrington Parkway  
Moon Township, PA 15108

**RE: SEWAGE FACILITIES PLANNING MODULE; ALLEGHENY COUNTY  
Albion Residential 5255 Butler Street, City of Pittsburgh**

Dear Mr. Zhukas:

Enclosed is a signed copy of Component 4C, County or Joint County Health Department Review, for the above-referenced development. The complete Planning Module Component was received on August 15, 2023. The project proposes the following:

Project Description:	Proposed mixed use building with a total of 275 apartment units, retail space, and parking.
Sewage Flow:	55,804 GPD
Conveyance:	Flows will be collected via 2 new private 8" laterals. One lateral will be conveyed to PWSA 24" VCP combined sewer in Butler Street. The second will be conveyed to the PWSA 24" VCP combined sewer in McCandless Ave. Both sewers ultimately connect to Allegheny River Interceptor at A-32, and then continue to the ALCOSAN Woods Run Treatment Plant.
Sewer's Owner:	PWSA (collection), ALCOSAN (interceptor)
Sewage Treatment Plant:	ALCOSAN

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



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





Mr. Nelson Zhukas  
August 21, 2023  
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, please contact Drew Grese, Plumbing Program Manager, at 412-578-8055.

The ACHD has no objection to the approval of this project. If you have any questions, please call me at 412-578-8388.

Sincerely,

A handwritten signature in black ink, appearing to read "Gina Caliguri", with a horizontal line extending to the right.

Gina Caliguri  
Environmental Health Administrator II/Compliance Officer  
Water Pollution Control & Solid Waste Management

Enclosure

cc: Regis Ryan, PA Department of Environmental Protection w/attachment  
Drew Grese, ACHD w/attachment