
DEP Code No.

SEWAGE FACILITIES PLANNING MODULE

for

PROJECT WILLOW
4215 Willow St,
City of Pittsburgh,
Allegheny County, Pennsylvania

Prepared For:

Camp Eight Capital
800 Westchester Avenue, Suite N-349
Rye Brook, NY 10573

Prepared By:

Langan Engineering and Environmental Services, LLC

2400 Ansys Drive, Suite 403
Canonsburg, Pennsylvania 15317

LANGAN

March 2025
250173801

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Transmittal Letter and Correspondence



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)
 PA DEP Southwest Regional Office
 400 Waterfront Drive
 Pittsburgh, PA 15222-4745

Date _____

Dear Sir/Madam:

Attached please find a completed sewage facilities planning module prepared by _____
(Name)

Langan Engineering & Environmental Services, LLC for Project Willow
(Title) (Name)

a subdivision, commercial ,or industrial facility located in Pittsburgh

Allegheny County.
(City, Borough, Township)

Check one

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

OR

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

Check Boxes

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

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

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

Municipal Secretary (print)

Signature

Date

CORRESPONDENCE

07/29/2024

Fawaz Bahar
Langan Engineering
2400 Ansys Dr, Canonsburg PA 15317-0403

RE: Water and Sewer Availability
108 43rd St, Pittsburgh PA 15201-3139

Dear Fawaz Bahar

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

Water service available: Yes

Sewer service available: Yes

6" 43rd Street
6" Willow Street

18" Willow Street
53" 42nd Street

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

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

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

Wendy M. Dean

Wendy M. Dean
Engineering Tech II



Pittsburgh
Water & Sewer
Authority

Permit Number: HYD-641-0524

Date Issued: 05/24/2024

Permit Type: Hydrant Flow Test

Expiration Date: N/A

Permit Holder:

Nathaniel King **+17043411017**
108 43rd St, Pittsburgh PA
15201-3139

Scope of Work:

Hydrant flow test performed by PWSA staff using the following hydrants:

Flow Hydrant: **A78 & A75**
Pressure Hydrant: **A77**

Procedure:

Call PWSA at (412) 665-3744 or (412) 716-9001 to schedule the flow test.

Restrictions:

A. PERMIT FOR USE: No person shall use any fire hydrant without first applying to the PWSA which may issue a permit upon evaluation of the request. The permit fee shall include costs for compensation of inspection by Authority personnel and those costs incurred for billing.

B. RESTRICTIONS & RESPONSIBILITY: This permit is restricted to the hydrant(s) listed above, and it is understood the permission for these fire hydrants will be granted only to responsible persons/firms.

C: BACKFLOW PREVENTION: The applicant is to provide a backflow prevention device at their own cost. The device shall be in working order for the entire duration of the use of a meter.

D. PROHIBITED USES: The use of fire hydrant(s) in freezing weather or when the ground is frozen is not permitted. The outside air temperature must be at least 40° F and rising.

E. CANCELLATIONS: The PWSA may cancel this permit in cases of water shortage, cold weather, damage to private or City property resulting from hydrant use, or whenever the public interest requires.

A handwritten signature in black ink, reading 'Felicia Daniels'.

Permit Technician

December 26, 2024

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

Subject: Tap Allocation Authorization Letter

Dear Mr. Ryan:

Please be advised that the Pittsburgh Water and Sewer Authority (PWSA) authorizes the tap allocations associated with the following Project:

Project Name:	108 43 rd Street
Project Address:	108 43 rd Street Pittsburgh, PA 15201
Net Flow, gpd:	17,980
EDU's, 350gpd/EDU:	51

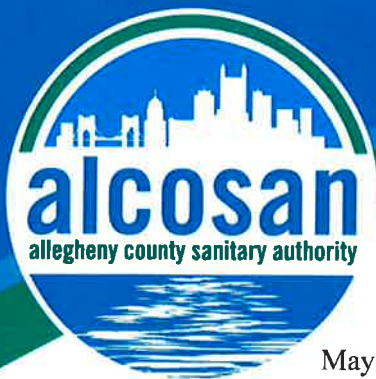
Our review is based on information provided by others under the assumption that this information was accurate and complete. Should you have any questions, please do not hesitate to contact me directly at x5370 or ZRinker@pgh2o.com.

Sincerely,

Zach Rinker Zach Rinker
2024.12.26
15:32:08 -05'00'

Zach Rinker, PE
Project Manager

cc: CityGrows – Application Number DEV-511-1224



May 16, 2025

Members of the Board

Shannah Tharp-Gilliam, Ph.D.
Chair Person

Emily Kinkad
Sylvia Wilson
Harry Readshaw
Darrin Kelly
Theresa Kail-Smith
Patrick J. Catena

Arletta Scott Williams
Executive Director

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

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

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

Karen Fantoni, CPA, CGMA
*Director
Finance*

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

Jeanne K. Clark
*Director
Governmental Affairs*

Julie Motley-Williams
*Director
Administration*

Erica LaMar Motley
*Director
Scholastic Programs*

Ms. Rachel McCune
Langan Engineering & Environmental Services, LLC
2400 Ansys Drive, Suite 403
Canonsburg, PA 15317-0403

**Re: Project Willow
City of Pittsburgh, Ward 9 - Allegheny County
PA DEP Sewage Facilities Planning Module
ALCOSAN Point of Connection, Regulator A-28**

Ms. McCune:

We have reviewed the Component 3 Planning Module for the referenced project located in Ward 9 of the City of Pittsburgh. The project will generate peak flows of 17,980 gpd in the ALCOSAN Allegheny River Interceptor and Woods Run Treatment Plant.

The capacity at the ALCOSAN A-28 structure is approximately 4.18 MGD. The monitored peak dry weather flows are 696,000 gpd. Dry weather capacity exists for this connection. However, the ALCOSAN Allegheny River Interceptor and the Woods Run Treatment Plant do not have the capacity for the flows generated by tributary communities during wet weather periods. This limitation will be addressed as ALCOSAN implements its Clean Water Plan.

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

Sincerely,

ALLEGHENY COUNTY SANITARY AUTHORITY

Shawn P. McWilliams, EIT
Project Engineer

cc: Christina Dean (w/o attachment) Zach Rinker/ PgH2O (w/o attachment)
Leslie Sanford (w/o attachment) Mahbuba Iasmin/ PADEP (w/o attachment)
Michael Lichte (w/o attachment) Issa Tijani/ ACHD (w/o attachment)

COUNTY OF



ALLEGHENY

SARA INNAMORATO
COUNTY EXECUTIVE

August 15, 2025

Nathaniel King, PE
Langan Engineering & Environmental Services, Inc
2400 Ansys Drive, Canonsburg
Pennsylvania, 15212

RE: SEWAGE FACILITIES PLANNING MODULE
Project Willow- City of Pittsburgh
Allegheny County, Pennsylvania

Dear Mr. King:

Enclosed is a signed copy of Component 4C, County or Joint County Health Department Review, for the above-referenced development. This Planning Module Component was received on June 24, 2025. The project proposes the following:

Project Description:	Camp Eight (the Owner) plans to build a 6-story multi-family residential building of about ±81, 500 square feet, featuring approximately 98 units. The design includes internal parking, impervious walkways and driveways, as well as pervious landscaping and street trees.
Sewage Flow:	17,890 GPD
Conveyance:	Sewage from proposed development will be conveyed by PWSA to the Allegheny River Interceptor and ultimately transported to ALCOSAN at Wood Run Road for treatment.
Sewer's Owner:	PWSA (collection), ALCOSAN (interceptor)
Sewage Treatment Plant:	ALCOSAN

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



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



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

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

Sincerely,

A handwritten signature in blue ink, appearing to read 'Issa Tijani', with a stylized, cursive script.

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

Enclosure

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

APPENDIX B

Resolution for Plan Revision for New Land Development

Resolution No. _____

CITY OF PITTSBURGH

Introduced:

Bill No:

Committee: Intergovernmental Affairs Committee

Status:

Sponsored by:

Resolution adopting Plan Revision to the City of Pittsburgh's Official Sewage Facilities Plan for Project Willow, 4215 Willow St, Pittsburgh, PA 15201.

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

WHEREAS, Camp Eight Capital has proposed the development of a certain parcel of land Project Willow, located at 4215 Willow St, Pittsburgh, PA 15201, Allegheny County, on parcel 80-N-30 in the Ninth Ward of the City of Pittsburgh and described in the attached Sewage Facilities Planning Module (the "Planning Module") for land development and proposes that project be served by use of existing connections to the City of Pittsburgh sewage systems; and

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

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

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

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

Said Planning Module includes the proposed Project Willow, located at 4215 Willow St, Pittsburgh, PA 15201, Allegheny County, on parcel 80-N-30 in the Ninth Ward of the City of Pittsburgh.

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

Effective Date: _____

Passed in Council: _____

Approved: _____

Recorded in R.B. ___ page _____ in City Clerk's Office.

Fiscal Impact Statement
Updated 1/29/2020 to satisfy City Code §219.07

<i>Department</i>	Law
<i>Preparer</i>	Cameron Crowe
<i>Standing Committee Representative</i>	Nathaniel King (LANGAN) 724-514-5100
<i>Type of Legislation</i>	Other

Description of Legislation

Camp Eight Capital has proposed the development of a certain parcel of land Project Willow, located at 4215 Willow St, Pittsburgh, PA 15201, Allegheny County, on parcel 80-N-30 in the Ninth Ward of the City of Pittsburgh and described in the attached Sewage Facilities Planning Module (the "Planning Module") for land development and proposes that project be served by use of existing connections to the City of Pittsburgh sewage systems; and

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

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

JDE Account Information

N/A

Additional Operational Costs

N/A

Impact on City Revenue

N/A

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

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

List the name of the awarded vendor and its qualifications.

Other Respondents

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

Selection Criteria

Describe the selection or scoring criteria.

Selection Committee Representation

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

Waiver Justification

If a waiver was granted, explain the justification.

EORC Synopsis

Insert synopsis that was presented.

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

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

Attachments

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

City of Pittsburgh
Sewer Facilities Planning Module Questionnaire

PROJECT NAME: Project Willow

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

Residential and parking

2) What is the proposed use for the property?

Residential building

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

The proposed stormwater management system includes green infrastructure practices such as green roof and detention vaults.

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

After the implementation of the proposed stormwater management system, the development will result in a net negative change in stormwater flow.

APPENDIX C

Component 3, Narrative Description of Project, Supporting Documentation



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 #
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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 Project Willow

2. Brief Project Description Camp Eight Capital (the Owner) is proposing to construct an approximately ±81,500 square foot 6-story multi-family residential building, consisting of approximately 98 units. The proposed building will also include internal parking and the proposed site area will consist of impervious walkways and driveways, and pervious lawn/landscaping and street trees.

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

Municipality Name	County	City	Boro	Twp
City of Pittsburgh	Allegheny	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Municipality Contact Individual - Last Name	First Name	MI	Suffix	Title
Prendergast	Kyla			Senior Environmental Planner
Additional Individual Last Name	First Name	MI	Suffix	Title
Municipality Mailing Address Line 1	Mailing Address Line 2			
200 Ross Street	Suite 400			
Address Last Line -- City	State	ZIP+4		
Pittsburgh	PA	15219		
Area Code + Phone + Ext.	FAX (optional)	Email (optional)		

412-255-2241

kyla.prendergast@pittsburghpa.gov

C. SITE INFORMATION (See Section C of instructions)

Site (Land Development or Project) Name

Project Willow

Site Location Line 1

4215 Willow St

Site Location Line 2

Site Location Last Line -- City

Pittsburgh

State

PA

ZIP+4

15201

Latitude

40.472407,

Longitude

-79.963449

Detailed Written Directions to Site: From PA-28 N, take 40th St Bridge to Foster St. exit at Forbes Avenue exit. Proceed north and turn left onto 42nd St. Then turn right on Willow St.

Description of Site Camp Eight Capital (the Owner) is proposing to construct an approximately ±81,500 square foot 6-story multi-family residential building, consisting of approximately 98 units. The proposed building will also include internal parking and the proposed site area will consist of impervious walkways and driveways, and pervious lawn/landscaping and street trees.

Site Contact (Developer/Owner)

Last Name

McNamara

First Name

Dan

MI

Suffix

Phone

Ext.

Site Contact Title

Site Contact Firm (if none, leave blank)

Camp Eight Capital

FAX

Email

dan@campeight.com

Mailing Address Line 1

800 Westchester Avenue

Mailing Address Line 2

Suite N-349

Mailing Address Last Line -- City

Rye Brook

State

NY

ZIP+4

10573-1399

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

Last Name

McCune

First Name

Rachel

MI

Suffix

Title

Project Manager

Consulting Firm Name

Langan Engineering & Environmental Services, LLC

Mailing Address Line 1

2400 Ansys Drive

Mailing Address Line 2

Suite 403

Address Last Line -- City

Canonsburg

State

PA

ZIP+4

15317-0403

Country

USA

Email

rmccune@langan.com

Area Code + Phone

724-514-5145

Ext.

Area Code + FAX

724-514-5101

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 60

Connections 1

Name of:

existing collection or conveyance system existing 18-inch combination sewer in Willow Street

owner Pittsburgh Water

existing interceptor Allegheny River

owner Allegheny County Sanitary Authority (ALCOSAN)

2. WASTEWATER TREATMENT FACILITY

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

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

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

Name of existing facility ALCOSAN Woods Run WWTP

NPDES Permit Number for existing facility PA0025984

Clean Streams Law Permit Number _____

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

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

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

Name of Permittee Agency, Authority, Municipality ALCOSAN

Name of Responsible Agent Shawn P. McWilliams, EIT

Agent Signature Shawn P. McWilliams Date 05/16/2025

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

4. WETLAND PROTECTION

YES NO

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

5. PRIME AGRICULTURAL LAND PROTECTION

YES NO

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

6. HISTORIC PRESERVATION ACT

YES NO

- ☒ ☐ Sufficient documentation is attached to confirm that this project is consistent with DEP Technical Guidance 012-0700-001 *Implementation of the PA State History Code* (available online at the DEP website at www.dep.state.pa.us, select "subject" then select "technical guidance"). As a minimum this includes copies of the completed Cultural Resources Notice

(CRN), a return receipt for its submission to the PHMC and the PHMC review letter.

7. PROTECTION OF RARE, ENDANGERED OR THREATENED SPECIES

Check one:

- ☒ The "Pennsylvania Natural Diversity Inventory (PNDI) Project Environmental Review Receipt" resulting from my search of the PNDI database and all supporting documentation from jurisdictional agencies (when necessary) is/are attached.
- ☐ A completed "Pennsylvania Natural Diversity Inventory (PNDI) Project Planning & Environmental Review Form," (PNDI Form) available at www.naturalheritage.state.pa.us, and all required supporting documentation is attached. I request DEP staff to complete the required PNDI search for my project. I realize that my planning module will be considered incomplete upon submission to the Department and that the DEP review will not begin, and that processing of my planning module will be delayed, until a "PNDI Project Environmental Review Receipt" and all supporting documentation from jurisdictional agencies (when necessary) is/are received by DEP.

Applicant or Consultant Initials _____.

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

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

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

1. Waters designated for Special Protection

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

2. Pennsylvania Waters Designated As Impaired

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

3. Interstate and International Waters

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

4. Tributaries To The Chesapeake Bay

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

Name of Permittee Agency, Authority, Municipality _____

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

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

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

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

1. Project Flows 17,980 gpd
2. Total Sewage Flows to Facilities (pathway from point of origin through treatment plant)

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

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

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

	a. Design and/or Permitted Capacity (gpd)		b. Present Flows (gpd)		c. Projected Flows in 5 years (gpd) (2 years for P.S.)	
	Average	Peak	Average	Peak	Average	Peak
Collection	2,023,802	7,083,308	67,000	153,000	51,294	179,529
Conveyance	<u>4,180,000</u>	<u>4,180,000</u>	<u>565,000</u>	<u>696,000</u>	<u>588,800</u>	<u>721,100</u>
Treatment	<u>250,000,000</u>	<u>250,000,000</u>	<u>177,000,000</u>	<u>250,000,000</u>	<u>217,000,000</u>	<u>295,000,000</u>

3. Collection and Conveyance Facilities

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

YES NO

- a. ☐ ☒ This project proposes sewer extensions or tap-ins. Will these actions create a hydraulic overload within five years on any existing collection or conveyance facilities that are part of the system?

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

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

b. Collection System

Name of Agency, Authority, Municipality Pittsburgh Water

Name of Responsible Agent Zach Rinker

Agent Signature Zach Rinker

Zach Rinker

Date 2025.04.01

15:54:59 -04'00'

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

c. Conveyance System

Name of Agency, Authority, Municipality ALCOSAN

Name of Responsible Agent Shawn P. McWilliams, EIT

Agent Signature Shawn P. McWilliams

Date 05/16/2025

4. Treatment Facility

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

YES NO

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

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

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

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

- b. Name of Agency, Authority, Municipality ALCOSAN

Name of Responsible Agent Shawn P. McWilliams, EIT

Agent Signature Shawn P. McWilliams

Date 05/16/2025

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

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

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

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

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

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

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

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

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

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

O. SEWAGE MANAGEMENT (See Section O of instructions)

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

Yes No

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

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

2. Project Flows 17,980 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.



Rachel McCune

Name (Print)

Project Manager

Title

2400 Ansys Drive, Suite 403

Canonsburg, PA 15317

Address

Signature

03/07/2025

Date

724-514-5100

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 \$ 3,000.00 payable to "Commonwealth of PA, DEP". Include DEP code number on check. I understand DEP will not begin review of my project unless it receives the fee and determines the fee is correct. If the fee is incorrect, DEP will return my check or money order, send me an invoice for the correct amount. I understand DEP review will NOT begin until I have submitted the correct fee.
- ☐ I request to be exempt from the DEP planning module review fee because this planning module creates **only** one new lot and is the **only** lot subdivided from a parcel of land as that land existed on December 14, 1995. I realize that subdivision of a second lot from this parcel of land shall disqualify me from this review fee exemption. I am furnishing the following deed reference information in support of my fee exemption.

County Recorder of Deeds for _____ County, Pennsylvania

Deed Volume _____ Book Number _____
Page Number _____ Date Recorded _____

R. REVIEW FEE (continued)

Formula:

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

$$\# \underline{60} \text{ Lots (or EDUs)} \times \$50.00 = \$ \underline{3,000.00}$$

The fee is based upon:

- The number of lots created or number of EDUs whichever is higher.
- For community sewer system projects, one EDU is equal to a sewage flow of 400 gallons per day.

2. For a surface or subsurface discharge system, use the appropriate one of these formulae.

- A. A new surface discharge greater than 2000 gpd will use a flat fee:

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

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

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

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

The fee is based upon:

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

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

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

SECTION F SEWAGE FACILITIES PLANNING MODULE COMPONENT 3

**Re: Project Narrative
Project Willow
City of Pittsburgh, Allegheny County, Pennsylvania
Langan Project No.: 250173801**

The project site is on City of Pittsburgh parcel 80-N-30. The project site is located west of the intersection of Willow Street and 43rd Street. The existing site is occupied by an existing building, a parking lot, gravel, and minimal pervious open space bound by Willow Street, 43rd Street, the Ice House Studios Building, a parking lot, and The Foundry at 41st Building in the City of Pittsburgh. Camp Eight Capital (the Owner) is proposing to construct an approximately ±81,500 square foot 6-story multi-family residential building, consisting of approximately 98 units. The proposed building will also include internal parking and the proposed site area will consist of impervious walkways and driveways, and pervious lawn/landscaping and street trees. The proposed development will be owned and operated by the Willow Street Land, LLC.

The sanitary service for the project will be provided by one proposed on-site gravity sewer lateral. One 10-inch PVC Sch 40 sanitary lateral will connect from the proposed building to the existing 18-inch PWSA combination sewer in Willow Street, downstream of existing PWSA MH080N009, via an existing wye connection. Sewage is ultimately conveyed to the Allegheny County Sanitary Authority (ALCOSAN) Wastewater Treatment Facility in Pittsburgh, PA. This ultimate method (to serve the development in the long term, five years or more) will provide for disposal of the total combined daily flow of 17,980 gallons per day (60 EDU's). A reference for the approximate sewage flow for the proposed development can be found in Appendix C. The proposed laterals and private sanitary lines will remain private and will not create any undue financial burdens to the City of Pittsburgh, PWSA, or ALCOSAN.

Since the proposed development is located within a distressed PWSA sewershed, flow monitoring was conducted in accordance with PWSA's DEP SFPM permit review process. Flow monitoring at the most limited capacity downstream PWSA manhole MH080N009 was completed for 30 days between February 01, 2025 and March 02, 2025 by Drnach Environmental, Inc. Data was collected continuously in 5 minute intervals for the full 30 days, recording head (in), velocity (fps), flow (mgd), and precipitation (in). The results from this flow monitoring was used to update the dry flow data of the existing collection system in Section J of Component 3.

Dry flow calculations were obtained by removing all data points that occurred during and within 6 hours of completion of precipitation events while flow monitoring was taking place. The dry flow data was then averaged for each day (24-hr period). The maximum average was used as the Present Average Flow for the dry flow capacity calculations in Section J. The Present Peak Flow was calculated by multiplying the Present Average Flow by a peak factor of 3.5 for the dry flow capacity calculations in Section J. A summary of the daily/peak dry flow averages have been included in Appendix L. The dry flow capacity was calculated for the most limited capacity

sewer that was monitored based on pipe capacity information provided by PWSA. These capacities were included in Section J.

The proposed water facilities for the proposed building will consist of one 6-inch fire service connection to the existing 6-inch PWSA water main located in Willow Street. A 4-inch domestic service line will tee off the 6-inch fire service lateral from Willow Street. The proposed water demand is anticipated to be 17,980 gallons per day, or 60 EDUs.

ANTICIPATED SEWAGE FLOW REFERENCE

Existing and Proposed Sanitary Pipe Calculations
Project Willow
Willow St 18-in VCP Combination Sewer
Most Limited Capacity Sewer
Dry Flow Comparison Calculations

Given Information	
Pipe Location:	Willow St
Pipe Type:	VCP
Pipe Diameter (IN):	18
Slope:	1.45%
Manning's n Value:	0.015
Peak Factor:	3.5

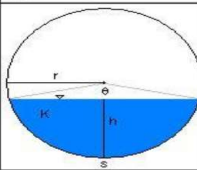
Solve for Existing Peak Flow ⁽¹⁾	
Present Peak Flow (GPD):	153,000
Present Avg. Flow (GPD):	67,000

Solve for Design (Full) Flow	
Radius of Pipe, r (IN):	9.0
Flow Area, K (IN ²):	254.47
Wetted Perimeter (IN):	56.55
Hydraulic Radius (IN):	4.500
Hydraulic Radius (FT):	0.375
Velocity (FT/S):	6.20
Design Peak Flow (CFS):	10.96
Design Peak Flow (GPD):	7,083,308
Design Avg. Flow (GPD):	2,023,802

Summary	
Anticipated Flow Contribution (GPD) ⁽²⁾ :	17,980
Present Average Flow (GPD):	67,000
Present Peak Flow (GPD):	153,000
Design/Permitted Average Capacity (GPD):	2,023,802
Design/Permitted Peak Capacity (GPD):	7,083,308
Average Projected Flow (GPD)	51,294
Peak Projected Flow (GPD)	179,529

$$V = \frac{k}{n} R^{2/3} S^{1/2} \quad k = 1.4859 \text{ ft}^{1/3} / \text{s} \quad Q = VA$$

- Existing Flow Data monitored at most limited capacity sewer; data provided by Drnach Environmental, Inc. on 03/04/2025.
- Flow estimation based on PA Code Title 25, Chapter 73, Paragraph 73.17.

step	solve for	if flow depth < radius
		
1	circular segment height	$h = d$
2	central angle	$\theta = 2 \arccos \left(\frac{r-h}{r} \right)$
3	circular segment area	$K = \frac{r^2 (\theta - \sin \theta)}{2}$
4	arc length	$s = r \times \theta$
5	flow area	$A = K$
6	wetted perimeter	$P_w = s$
7	hydraulic radius	$R_h = \frac{A}{P_w}$

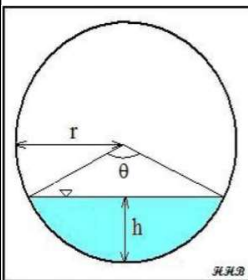


Sewage Facilities Planning Module
Chapter 94 Consistency Determination
Hydraulic Calculations Spreadsheet for Flow Monitoring

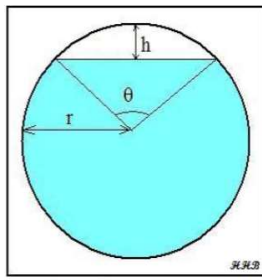
PROJECT NAME: PROJECT WILLOW
PWSA PROJECT NUMBER: SFPM-136-0125
PWSA REVIEWER: MIDORI BRIDGES
DATE: March 4, 2024

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 ³	Volumetric flowrate
n	Unitless	Manning Roughness Coeff.
A	ft ²	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

$$Q = \left(\frac{1.49}{n}\right) \times A \times R^{2/3} \times S^{1/2}$$

$$R = \frac{A}{P}$$

$$\theta = 2 \times \cos^{-1} \left(\frac{r-h}{r} \right)$$

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

OR

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

$$P_{<50\% \text{ Full}} = r \times \theta$$

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

Section B: Data for Calculations

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

Proposed Project Flows		
Variable	Value	Units
Q _p	17,980	gpd

Variable	Value	Units
Material	VCP	
n	0.015	unitless
S	0.015	ft/ft
h		ft
D	1.50	ft
P.F.	3.5	unitless

Section C: Calculations for Design and/or Permitted Capacities



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

Design Capacity, Average		
Variable	Value	Unit
$Q_{d, avg}$	2,029,783	gpd

Design Capacity, Peak		
Variable	Value	Unit
D	1.500	ft
r	0.750	ft
A	1.767	ft ²
P	4.712	ft
R	0.375	ft
$Q_{d, peak}$	10.99	cfs
$Q_{d, peak}$	7,104,242	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
$Q_{ex, avg}$	67,000	gpd

Present Flows, Peak		
Variable	Value	Unit
$Q_{ex, peak}$	153,000	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
$Q_{proj, avg}$	51,294	gpd
$Q_{proj, peak}$	179,529	gpd



Section F: Compare Results with Applicant's Submission

Variable	PWSA, gpd	Applicant, gpd	Difference, gpd	Difference, %
$Q_{d, avg}$	2,029,783	2,023,802	5,981	0%
$Q_{d, peak}$	7,104,242	7,083,308	20,934	0%
$Q_{ex, avg}$	67,000	67,000	0	0%
$Q_{ex, peak}$	153,000	153,000	0	0%
$Q_{proj, avg}$	51,294	51,294	0	0%
$Q_{proj, peak}$	179,529	179,529	0	0%

PROPOSED SANITARY PIPE CALCULATIONS
Project Willow

Q_{max}	Based on Total Units Discharging
Q_{design}	$Q_{max} / 3.5$
Q_{full}	$1.49/n * A_{pipe} * R^{2/3} * S^{1/2}$
Q_{half}	FLOW AT HALF FULL = $0.48 * Q_{full}$
V_{max}	VELOCITY AT 80% FULL = $1.15 * Q_{full} / A_{pipe}$
V_{half} , (fps)	VELOCITY OF FLOW AT HALF FULL = $Q_{half} / (A_{pipe} * 0.5)$
PIPE SIZED ACCORDINGLY	CHECKS IF Q_{design} IS LESS THAN Q_{half}

FROM BLDG TO EXISTING 18-INCH IN WILLOW STREET (PWSA CON1)

MINIMUM SLOPE WITHIN THIS ENTIRE RUN = 2.0%

MATERIAL	PVC	Q_{full} , cfs	Q_{full} , gpd	Q_{half} , cfs	Q_{half} , gpd	V_{max} , fps	V_{half} , fps
LENGTH, ft	29	4.69	3,031,513	2.25	1,455,126	9.89	8.60
DIAMETER, in	10						
SLOPE	2.70%	PIPE SIZED ACCORDINGLY: TRUE					
n	0.01	$V_{max} < 10$ fps: TRUE					
Q_{max} , gpd	17,980	$V_{half} > 2$ fps: TRUE					
Q_{design} , gpd	5,137						



APPENDIX D

Alternative Sewage Facilities Analysis

SECTION H SEWAGE FACILITIES PLANNING MODULE COMPONENT 3

**Re: Alternative Sewage Facilities Analysis
Project Willow
City of Pittsburgh, Allegheny County, Pennsylvania
Langan Project No.: 250173801**

The project site is on City of Pittsburgh parcel 80-N-30. The project site is located west of the intersection of Willow Street and 43rd Street. The project site is located west of the intersection of Willow Street and 43rd Street. The existing site is occupied by an existing building, a parking lot, gravel, and minimal pervious open space bound by Willow Street, 43rd Street, the Ice House Studios Building, a parking lot, and The Foundry at 41st Building in the City of Pittsburgh. Camp Eight Capital (the Owner) is proposing to construct an approximately ±81,500 square foot 6-story multi-family residential building, consisting of approximately 98 units. The proposed building will also include internal parking and the proposed site area will consist of impervious walkways and driveways, and pervious lawn/landscaping and street trees. The proposed development will be owned and operated by the Willow Street Land, LLC.

The sanitary service for the project will be provided by one proposed on-site gravity sewer lateral. One 10-inch PVC Sch 40 sanitary lateral will connect from the proposed building to the existing 18-inch PWSA combination sewer in Willow Street, downstream of existing PWSA MH080N009, via an existing wye connection. Sewage is ultimately conveyed to the Allegheny County Sanitary Authority (ALCOSAN) Wastewater Treatment Facility in Pittsburgh, PA. This ultimate method (to serve the development in the long term, five years or more) will provide for disposal of the total combined daily flow of 17,980 gallons per day (60 EDU's). A reference for the approximate sewage flow for the proposed development can be found in Appendix C. The proposed laterals and private sanitary lines will remain private and will not create any undue financial burdens to the City of Pittsburgh, PWSA, or ALCOSAN.

Alternative methods of sewage disposal that could be considered include on-site subsurface disposal systems (septic systems) and an individual package wastewater treatment plant. The existing developments in the area are all currently connected to the public sewer system; therefore, an on-site septic system would not be consistent with the neighboring buildings, nor would it be a practical solution to provide adequate service for the site. The nearest discharge point from the site for a surface water discharge is the Allegheny River, approximately 850-feet northwest of the site. The distance, topography, and infrastructure between the site and surface water discharge point make this option infeasible. A package wastewater treatment plant with discharge to the Allegheny River is not feasible due to the size and cost of the system relative to the project size.

APPENDIX E

Public Notice

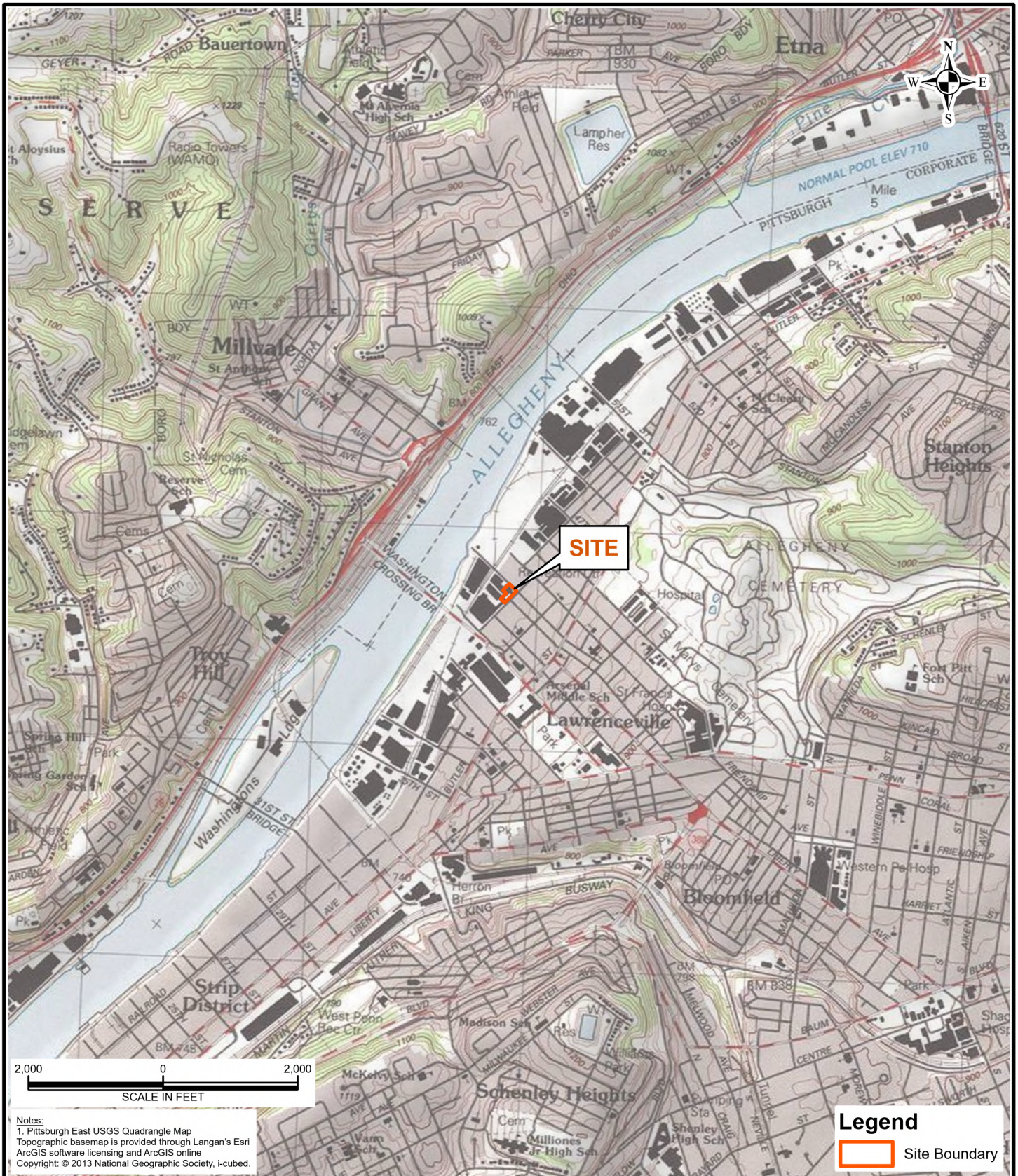
**SECTION P
SEWAGE FACILITIES PLANNING
MODULE COMPONENT 3**

**Re: Public Notice
Project Willow
City of Pittsburgh, Allegheny County, Pennsylvania
Langan Project No.: 250173801**

A public notification is not required for this project since no items in Section P of Component 3 (Appendix C) were applicable to this project.

APPENDIX F

USGS Map and Plot Plans



LANGAN

Langan Engineering and
 Environmental Services, LLC
 2400 Ansys Drive, Suite 403
 Canonsburg, PA 15317-9540

T: 724.514.5100 F: 724.514.5101
 www.langan.com

Project

**CAMP8
 -THE FOUNDRY**

PITTSBURGH

ALLEGHENY COUNTY

PA

Figure Title

**SITE
 LOCATION
 MAP**

Project No.

250173801

Date

6/13/2024

Scale

1" = 2,000 feet

Drawn By

CH

Figure

1

ALTA / NSPS Land Title Survey

for 4107 Willow Street

City of Pittsburgh, County of Allegheny,

Commonwealth of Pennsylvania

GENERAL NOTES:

1. BEARINGS AND DISTANCES ARE BASED ON THE NORTH AMERICAN DATUM 1983, GRID NORTH STATE COORDINATE SYSTEM, SOUTH ZONE.
2. THE UNDERGROUND UTILITIES SHOWN ON THIS SURVEY HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION, MARKINGS PROVIDED BY THE UTILITY COMPANIES AND EXISTING DRAWINGS OBTAINED FROM THE UTILITY COMPANIES. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. ALL UTILITIES SHOWN ARE SCHEMATIC IN NATURE AND SHOULD BE ASSUMED APPROXIMATE AND FOR REFERENCE ONLY. ALL UTILITIES SHOULD BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY/ALL CONSTRUCTION.
3. THE UNDERGROUND PUBLIC WATER, SEWER AND GAS LINES SERVING THIS PROPERTY WERE NOT MARKED AT TIME OF SURVEY.
4. AS PER THE DATE OF THE SURVEY, THERE WAS NO OBSERVED EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS ON THE SUBJECT PREMISES.
5. AS PER THE DATE OF THE SURVEY, THERE WAS NO OBSERVED EVIDENCE OF PROPOSED CHANGES IN STREET RIGHTS-OF-WAY LINES OR EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
6. AS PER THE DATE OF THE SURVEY, THERE WAS NO OBSERVED EVIDENCE OF THE SUBJECT PREMISES BEING USED AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL.
7. NO MONUMENTS PLACED AT BOUNDARY CORNERS OF THIS PROPERTY. BOUNDARY SURVEY BASED ON PRIOR RECORDED PLAN.
8. 126 PARKING SPACES AND 4 HANDICAPPED PARKING SPACES WERE OBSERVED AT TIME OF SURVEY AND ARE SHOWN HEREON.
9. BEARINGS HAVE BEEN ROTATED 0°22'04" WEST OF PREVIOUSLY RECORDED AS IN PLAN BOOK 286, PG 103 TO REFLECT NAD83 GRID NORTH.
10. THE PROPERTY CONSISTS OF THE ENTIRETY OF TAX PARCEL IDENTIFICATION NUMBER 49-A-322 AND NO OTHER PROPERTY.
11. FROM OBSERVED EVIDENCE AS SHOWN HEREON, GAS, ELECTRIC, STORM, SEWER, SANITARY SEWER, TELEPHONE AND WATER LINES AND SERVICES ARE AVAILABLE FOR THE SUBJECT PROPERTY.
12. FROM OBSERVED EVIDENCE ONLY, THERE ARE NO OIL OR GAS WELLS OR PIPELINES LOCATED ON THE PROPERTY.
13. NO OBSERVED EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
14. NO OBSERVED EVIDENCE OF WETLAND MARKERS
15. TOTAL NUMBER OF RESIDENTIAL UNITS ON THE PROPERTY: 182 UNITS AS PROVIDED

EXHIBIT "A" - LEGAL DESCRIPTION: (AS PROVIDED)

AS PER CHICAGO TITLE INSURANCE COMPANY TITLE COMMITMENT NUMBER: PIT221243-1ST REVISED BEARING AN EFFECTIVE DATE OF APRIL 12, 2022.

FIRST DESCRIBED:

All that certain lot or piece of ground situate in the 9th Ward of the City of Pittsburgh, County of Allegheny and Commonwealth of Pennsylvania, being all of Lot A in Fort Willow Developers Subdivision Plan No. 1 Amended of record in the Department of Real Estate of Allegheny County in Plan Book Volume 286, page 103.

Being Tax Parcel No. 49-A-322.

Being the same property conveyed to The Foundry at 41st, LP, a Pennsylvania limited partnership, by deed from Fort Willow Developers, LP, a Pennsylvania limited partnership, dated November 16, 2015 and recorded in Deed Book Volume 16200, page 35; as amended by Corrective Deed dated December 29, 2015 and recorded December 30, 2015 in Deed Book Volume 16242, page 529.

Together with the appurtenant parking easement set forth in Easement Agreement between Ice Factory Limited Partnership and The Foundry at 41st, LP, dated February 25, 2016 and recorded February 29, 2016 in Deed Book Volume 16301, page 241.

SECOND DESCRIBED:

All that certain lot or piece of ground situate in the 9th Ward of the City of Pittsburgh, County of Allegheny and Commonwealth of Pennsylvania, being more full bounded and described as follows:

Beginning at a point on the southwesterly corner of Willow Street and 43rd Street; thence North 45° 25' West, along the line of 43rd Street, a distance of 26 feet to a point; thence South 45° 15' West along the line of property now or formerly of Mill Equipment and Engineering Corp., a distance of 66.88 feet to a point; thence South 45° 25' East along the line of property of now or formerly of Mill Equipment and Engineering Corp., a distance of 26 feet to a point along the line of Willow Street; thence North 45° 15' East along the line of Willow Street; thence North 45° 15' along the line of said Willow Street a distance of 66.88 feet to a point at the corner of Willow Street and 43rd Street, at the place of beginning.

Being Tax Parcel No. 80-N-41.

Being the same property conveyed to Fort Willow Developers, LP, a Pennsylvania limited partnership, by deed from Daniel Robinson and Akirah Robinson, husband and wife, dated September 26, 2017 and recorded September 27, 2017 in Deed Book Volume 16956, page 314.

THIRD DESCRIBED:

All that certain lot or piece of ground situate in the 9th Ward of the City of Pittsburgh, County of Allegheny and Commonwealth of Pennsylvania, being Lot B in Fort Willow Developers Subdivision Plan No. 1 Amended of record in the Department of Real Estate of Allegheny County in Plan Book Volume 286, page 103.

Being Tax Parcel No. 80-N-30.

Being part of the same property conveyed to Fort Willow Developers, LP, a Pennsylvania limited partnership, by deed from Regional Industrial Development Corporation of Southwestern Pennsylvania, dated February 14, 2014 and recorded February 19, 2014 in Deed Book Volume 15518, page 1.

SCHEDULE B - SECTION 2 ITEMS

AS PER CHICAGO TITLE INSURANCE COMPANY TITLE COMMITMENT NUMBER: PIT221243-1ST REVISED BEARING AN EFFECTIVE DATE OF APRIL 12, 2022.

8. Sewer line within the legal limits of 42nd Street as vacated by Ordinance No. 209 of City of Pittsburgh approved June 18, 1954 and right of the city to maintain and repair same and terms and conditions of said ordinance.
THIS ITEM AFFECTS THE SUBJECT PREMISES AND IS PLOTTED AND SHOWN HEREON.
9. Notice of disposition of hazardous waste set forth in deed from Regional Industrial Development Corporation of Southwestern Pennsylvania to Fort Willow Developers, LP, dated February 14, 2014 and recorded in Deed Book Volume 15518, page 1.
10. The following matters shown on Fort Willow Developers Subdivision Plan No. 1 Amended recorded in Plan Book Volume 286, page 103:
 - a. Proposed public utility easement along the northeasterly boundary of the Land.
THIS ITEM AFFECTS THE SUBJECT PREMISES AND IS PLOTTED AND SHOWN HEREON.
 - b. Green Boulevard and bike path easement.
THIS ITEM AFFECTS THE SUBJECT PREMISES AND IS PLOTTED AND SHOWN HEREON.
11. Terms and conditions of Easement Agreement between Ice Factory Limited Partnership and The Foundry at 41st, LP dated February 25, 2016 and recorded in Deed Book Volume 16301, page 241.
THIS ITEM AFFECTS THE SUBJECT PREMISES AND IS PLOTTED AND SHOWN HEREON.
12. Right of way from The Foundry at 41st, LP to Duquesne Light Company dated August 4, 2016 and recorded in Deed Book Volume 16493, page 370.
THIS ITEM AFFECTS THE SUBJECT PREMISES AND IS PLOTTED AND SHOWN HEREON.
13. Agreement between The Foundry at 41st, LP and Lisa Javornick and Raymond Czachowski dated October 11, 2016 and recorded April 28, 2017 in Deed Book Volume 16777, page 241.
THIS ITEM AFFECTS THE SUBJECT PREMISES AND IS NOT PLOTTABLE.
14. Environmental Covenant by The Foundry at 41st LP, dated May 6, 2019 and recorded in Deed Book Volume 17631, page 461.
THIS ITEM AFFECTS THE SUBJECT PREMISES AND IS NOT PLOTTABLE.
15. Instrument for the Declaration of Restrictions and Covenants by Fort Willow Developers, LP and The Foundry at 41st, LP, dated February 11, 2022 and recorded in Deed Book Volume 18789, page 69.
THIS ITEM AFFECTS THE SUBJECT PREMISES AND IS PLOTTED AND SHOWN HEREON.
16. Street Opening Agreement between Fort Willow Developers, L.P. and Duquesne Light Company, dated August 25, 2017 and recorded in Deed Book Volume 16935, page 570.
THIS ITEM DOES NOT AFFECT SUBJECT PREMISE.

FLOOD ZONE NOTE:

BY GRAPHIC PLOTTING ONLY, THE SUBJECT PREMISES, AS SHOWN ON FEMA FIRM MAP COMMUNITY PANEL NO. 42003C0352H, BEARING AN EFFECTIVE DATE OF 09/26/2014.

AS PER LOMR-F, CASE NUMBER 19-03-0352A, DATED MAY 06, 2019, STATING THAT THE STRUCTURE ON SUBJECT PREMISE IS REMOVED FROM FLOOD ZONE.

FLOOD ZONE X: AREA OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE

FLOOD ZONE AE (ONE OF THE SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD): THE 1% ANNUAL FLOOD (100-YEAR FLOOD), ALSO KNOWN AS THE BASE FLOOD, IS THE FLOOD THAT HAS A 1% CHANCE OF BEING EQUALED OR EXCEEDED IN ANY GIVEN YEAR. THE SPECIAL FLOOD HAZARD AREA IS THE AREA SUBJECT TO FLOODING BY THE 1% ANNUAL CHANCE FLOOD. AREAS OF SPECIAL FLOOD HAZARD INCLUDE ZONES A, AE, AH, AO, AR, A99, V, AND VE. THE BASE FLOOD ELEVATION IS THE WATER-SURFACE ELEVATION OF THE 1% ANNUAL CHANCE FLOOD. ZONE AE BEING THE AREA WHERE BASE FLOOD ELEVATIONS HAVE BEEN DETERMINED.

ZONING INFORMATION:

THE SUBJECT PREMISES LIES WITHIN THE RIV-IMU - RIVERFRONT INDUSTRIAL MIXED USE IN THE NINTH WARD OF THE CITY OF PITTSBURGH.

ZONING DISTRICT: RIV-IMU - RIVERFRONT INDUSTRIAL MIXED USE

MIN. LOT SIZE: NONE REQUIRED

MAX. LOT COVERAGE: NONE REQUIRED

MIN. FRONT SETBACK: NONE REQUIRED

MIN. REAR SETBACK: 5 FT. - SINGLE UNIT, TWO UNIT AND THREE UNIT RESIDENTIAL
NONE REQUIRED - OTHER USES

MAX. BUILDING HEIGHT: 60 FT. (NOT TO EXCEED 4 STORIES)

ZONING INFORMATION WAS OBTAINED FROM:

CITY OF PITTSBURGH ZONING & MUNICIPAL CODE WEBSITES:
<http://gis.pittsburghpa.gov/zonetest/>

CITY OF PITTSBURGH
DEPARTMENT OF CITY PLANNING
200 ROSS STREET, FOURTH FLOOR
PITTSBURGH, PA 15219
PH.: (412) 255-2200

UTILITY SERVICE INFORMATION:

WATER & SANITARY SEWER
PITTSBURGH WATER & SEWER AUTH. (P.W.S.A.)
1200 PENN AVE 2ND FLOOR
PITTSBURGH, PA 15222-4204

SANITARY SEWER
ALLEGHENY COUNTY SANITARY AUTH.
(ALCOSAN)
3300 PREBLE AVENUE
PITTSBURGH, PA 15233

STORM SEWER
PITTSBURGH CITY DEPT. OF PUBLIC WORKS
611 SECOND AVE.
PITTSBURGH, PA 15219

ELECTRIC
DUQUESNE LIGHT COMPANY
2645 NEW BEAVER AVE.
PITTSBURGH, PA 15233

GAS
PEOPLES NATURAL GAS CO., LLC
1201 PITT ST.
PITTSBURGH, PA 15221

EQUITABLE GAS COMPANY
225 N. SHORE DR.
PITTSBURGH, PA 15212

TELEPHONE
VERIZON PENNSYLVANIA, LLC
15 E. MONTGOMERY AVE.
PITTSBURGH, PA 15212

CABLE
COMCAST CABLEVISION
1530 CHARTIERS AVE.
PITTSBURGH, PA 15204

Waterfront Corporate Park III, Suite 101
2020 Georgewine Drive
Sewickley, PA 15143
P: 724-444-1100
F: 724-444-1104
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Civil Engineering | Land Development | Structure Design
Land Planning | Landscape Architecture | Environmental

Prepared For:

The Foundry at 41st, L.P.
P.O. Box 371
Sewickley, PA 15143

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Know what's below.
Call before you dig.

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DATE ISSUED: MAY 23, 2022

PLAN REVISIONS	
DATE	DESCRIPTION
1	
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Situate In: 9th Ward- City of Pittsburgh,
Allegheny County, Pennsylvania

Project Name:

FOUNDRY AT 41ST
4107 WILLOW STREET

Drawing Name:

ALTA/NSPS LAND TITLE SURVEY

Project No:

161139

Drawing No:

1 of 3



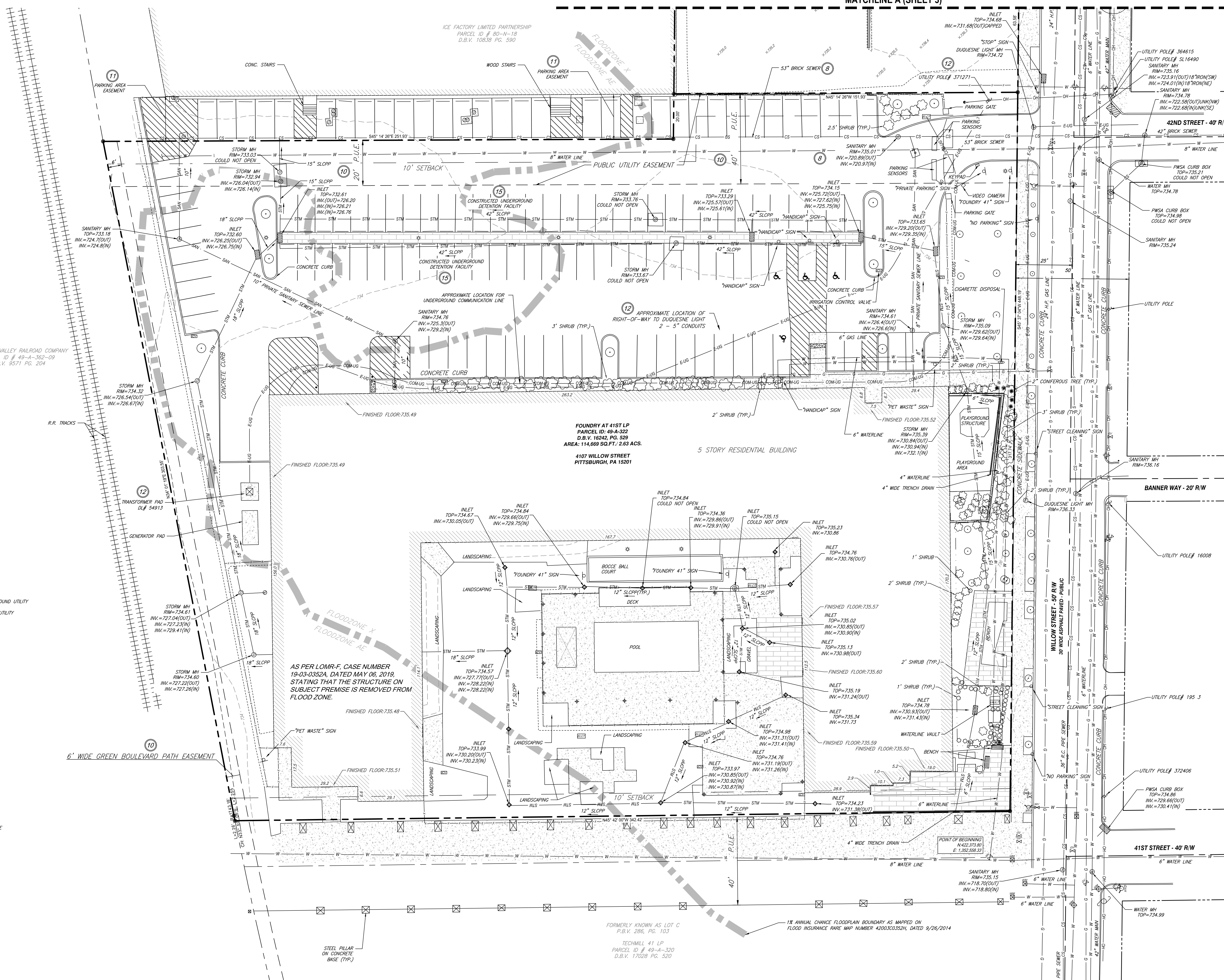
Date of Plan: MAY 23, 2022

By:

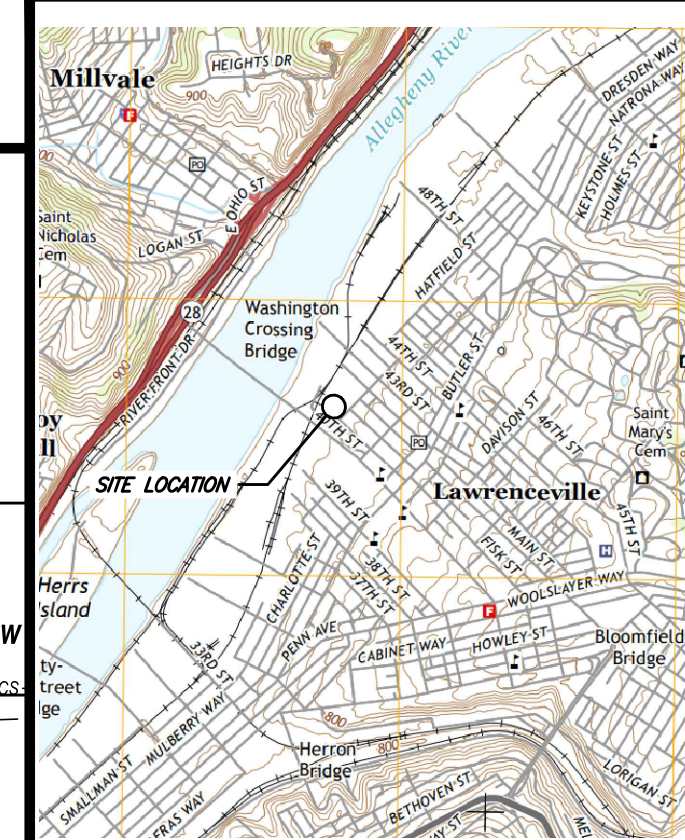
Gregory B. Jones
Gregory B. Jones, PLS PA Registration No. SU052331E

LEGEND

	SUBJECT PROPERTY
	PROPERTY ADJACENT
	PROPERTY EASEMENT
	ROAD CENTERLINE
	ROAD LEGAL R/W
	FLOOD BOUNDARY
	LANDSCAPING
	MAJOR CONTOUR
	MINOR CONTOUR
	FENCE LINE
	TRAIL
	COMMUNICATION UNDERGROUND UTILITY
	ELECTRIC UNDERGROUND UTILITY
	ELECTRIC MANHOLE
	ELECTRIC TRANSFORMER
	ELECTRIC VAULT
	GAS UTILITY
	GAS METER
	GAS VALVE
	SAN-STM COMBO UTILITY
	SANITARY UTILITY
	SANITARY CLEAN OUT
	SANITARY MANHOLE
	STORM UTILITY
	CATCH BASIN
	YARD DRAIN
	STORM MANHOLE
	WATER UTILITY
	WATER MANHOLE
	WATER METER
	WATER VALVE
	IRRIGATION CONTROL VALVE
	FIRE HYDRANT
	PAVERS
	CONCRETE
	ADA RAMP
	NO PARKING STRIP
	BOLLARD
	LIGHT POLE
	LIGHT POST
	SINGLE POST SIGN
	HANDICAP PARKING PAINT
	CONIFEROUS TREE
	DECIDUOUS TREE
	SHRUB



Site Location Map:



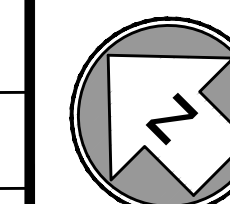
General Notes:

1. MERIDIAN SHOWN HEREON IS BASED ON GRID NORTH PER GPS OBSERVATIONS CONDUCTED IN PENNSYLVANIA SOUTH STATE PLANE NAD 83. INTERIOR ANGLES FOR THE EXISTING PROPERTIES SHOWN HEREON ARE BASED UPON DEEDS OF RECORD.
2. THE UNDERGROUND UTILITIES SHOWN ON THIS SURVEY HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION, MARKINGS PROVIDED BY THE UTILITY COMPANIES AND EXISTING DRAWINGS OBTAINED FROM THE UTILITY COMPANIES. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. ALL UTILITIES SHOWN ARE SCHEMATIC IN NATURE AND SHOULD BE ASSUMED APPROXIMATE AND FOR REFERENCE ONLY. ALL UTILITIES SHOULD BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY/ALL CONSTRUCTION.
3. HORIZONTAL CONTROL SHOWN HEREON ARE REFERENCED IN PENNSYLVANIA SOUTH STATE PLANE NAD 83. VERTICAL CONTROL IS NAVD 88.



Drawing Scale:
1" = 20'

GRID NORTH



Waterford Corporate Park III, Suite 101
2000 Georgetown Drive
Seewickley, PA 15143



Civil Engineering | Land Development | Structure Design
Land Planning | Landscape Architecture | Environmental

Prepared For:

The Foundry at 41st, L.P.
P.O. Box 371
Seewickley, PA 15143

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DATE ISSUED: MAY 23, 2022

DATE	DESCRIPTION
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Situate In: 9th Ward - City of Pittsburgh, Allegheny County, Pennsylvania

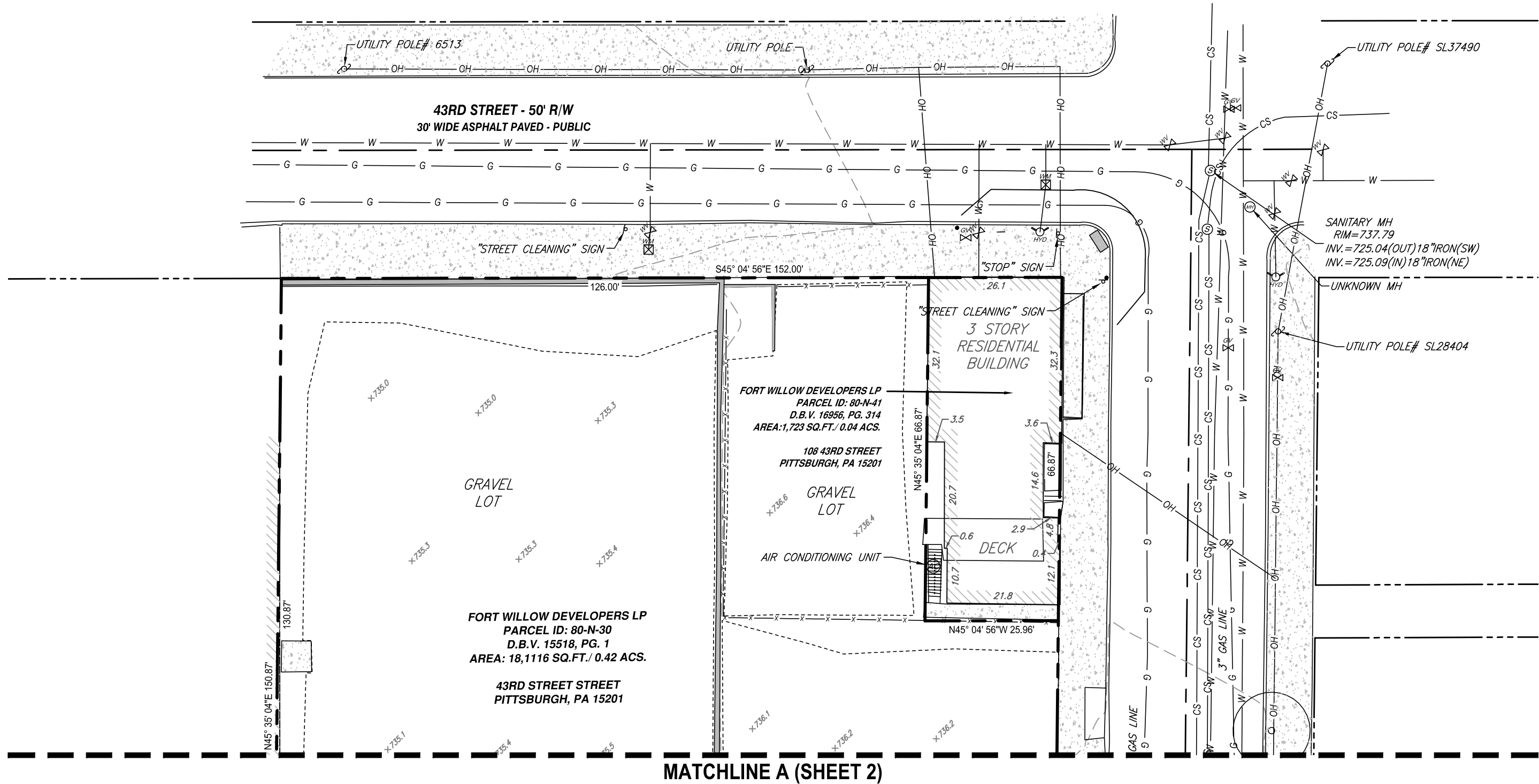
Project Name:

FOUNDRY AT 41ST
4107 WILLOW STREET

Drawing Name:

ALTA/NSPS LAND TITLE SURVEY

Project No: **161139** Drawing No: **2 of 3**



LEGEND

---	SUBJECT PROPERTY
---	PROPERTY ADJOINER
---	PROPERTY EASEMENT
---	ROAD CENTERLINE
---	ROAD LEGAL R/W
---	FLOOD BOUNDARY
---	LANDSCAPING
---	MAJOR CONTOUR
---	MINOR CONTOUR
---	FENCE LINE
---	TRAIL
---	COMM-UG
---	ELECTRIC UNDERGROUND UTILITY
⊕	ELECTRIC MANHOLE
⊗	ELECTRIC TRANSFORMER
⊖	ELECTRIC VAULT
—G—G—	GAS UTILITY
—G—G—	GAS METER
—G—G—	GAS VALVE
—CS—CS—	SAN-STM COMBO UTILITY
—SAN—SAN—	SANITARY UTILITY
⊕	SANITARY CLEAN OUT
⊕	SANITARY MANHOLE
—STM—STM—	STORM UTILITY
⊕	CATCH BASIN
⊕	YARD DRAIN
⊕	STORM MANHOLE
—W—W—	WATER UTILITY
⊕	WATER MANHOLE
⊕	WATER METER
⊕	WATER VALVE
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⊕	FIRE HYDRANT
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Site Location Map:



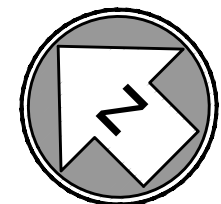
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Civil Engineering | Land Development | Structure Design
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DATE ISSUED: MAY 23, 2022

PLAN REVISIONS	
DATE	DESCRIPTION
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Situate In: 9th Ward- City of Pittsburgh,
Allegheny County, Pennsylvania

Project Name:

FOUNDRY AT 41ST
4107 WILLOW STREET

Drawing Name:

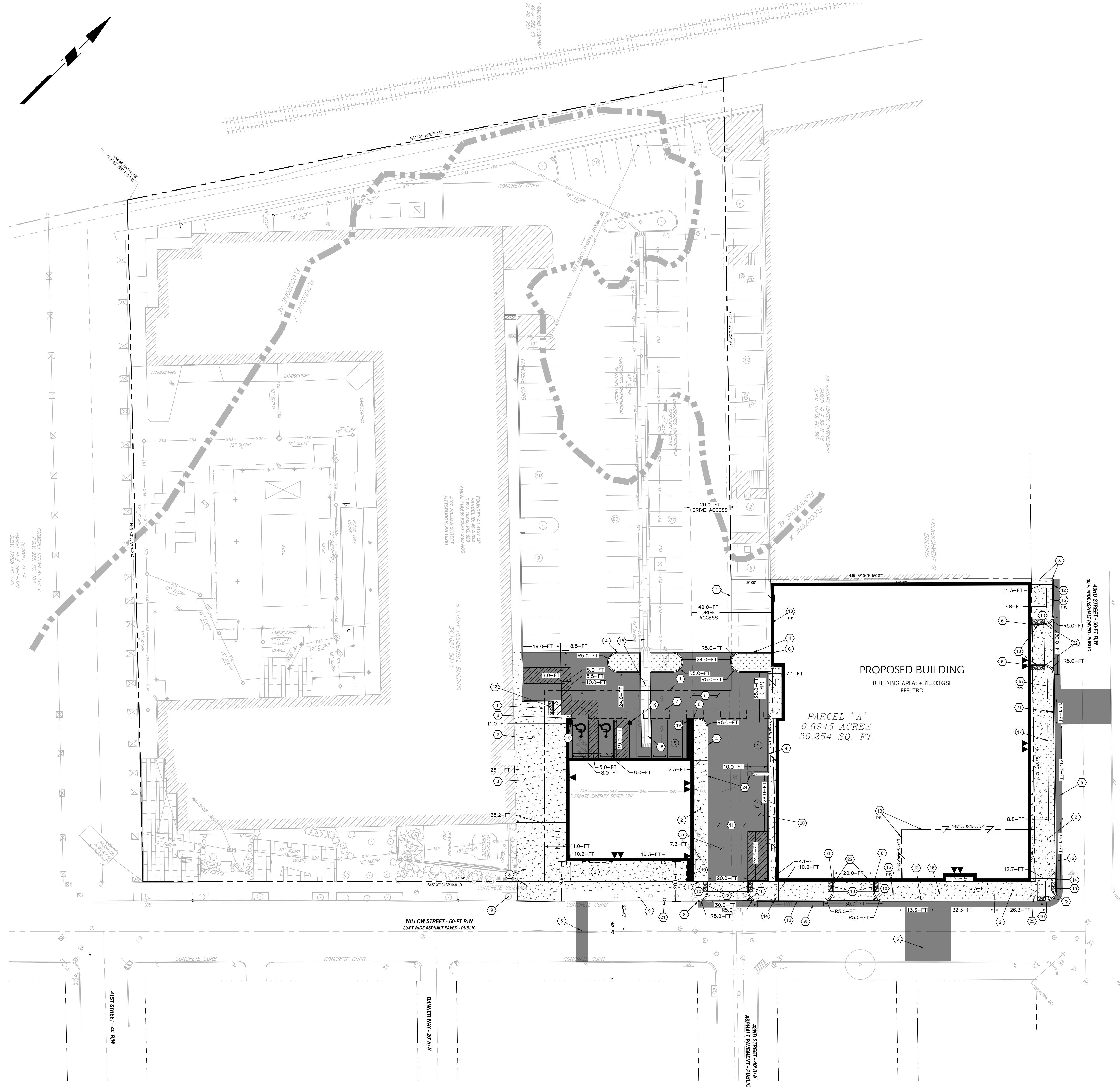
ALTA/NSPS LAND TITLE SURVEY

Project No:

161139

Drawing No:

3 of 3



- PLAN KEYNOTES**
1. PROPOSED PROPERTY LINE.
 2. CONCRETE SIDEWALK.
 3. PLAZA AREA (TO BE COORDINATED).
 4. 6-IN CURB.
 5. ASPHALT PAVEMENT.
 6. CONCRETE CURB TO MEET BUILDING.
 7. BUILDING OVERHANG. COORDINATE W/ ARCHITECTURAL PLANS.
 8. CONCRETE PAVEMENT AND CURB TO MEET EXISTING IN-LINE AND AT GRADE.
 9. LANDSCAPING TO REMAIN.
 10. DEPRESSED CURB.
 11. SHARED ACCESS DRIVEWAY BENEATH BUILDING OVERHANG.
 12. 7-IN CONCRETE CURB.
 13. PROPERTY LINE TO BE REMOVED.
 14. RE-INSTALL STOP SIGN. COORDINATE W/ CITY OF PITTSBURGH.
 15. 10-FT X 3-FT TREE PITS WITHIN PUBLIC SIDEWALK. COORDINATE W/ LANDSCAPE ARCHITECT AND CITY OF PITTSBURGH.
 16. 32.25-FT X 3-FT TREE PIT WITHIN PUBLIC SIDEWALK. COORDINATE W/ LANDSCAPE ARCHITECT AND CITY OF PITTSBURGH.
 17. 48.25-FT X 3-FT TREE PIT WITHIN PUBLIC SIDEWALK. COORDINATE W/ LANDSCAPE ARCHITECT AND CITY OF PITTSBURGH.
 18. EXISTING BELOW-GRADE STORMWATER VAULT, EXISTING PAVERS, PROPOSED CURB AND PAVING TO REMAIN. COORDINATE W/ OWNER.
 19. BUILDING COLUMN (TYP).
 20. LOADING SPACE. COORDINATE W/ ARCHITECT.
 21. RE-INSTALL CITY SIGN. COORDINATE W/ CITY OF PITTSBURGH.
 22. ADA RAMP AND DETECTABLE WARNING SURFACE. COORDINATE W/ CITY OF PITTSBURGH.
 23. RE-INSTALL STREET CLEANING SIGN. COORDINATE W/ CITY OF PITTSBURGH.
 24. PARKING ACCESS GATE & STRUCTURE. COORDINATE W/ OWNER.

LEGEND		
	EXISTING	PROPOSED
PROPERTY LINE	---	---
PROPERTY LINE TO BE REMOVED	---	---
BUILDING LINE	---	---
BUILDING OVERHANG	---	---
CONCRETE CURB	---	---
FENCE	---	---
DOOR	---	---
BOLLARD	---	---
SIGN	---	---
CONCRETE SIDEWALK	---	---
ASPHALT PAVEMENT	---	---
LANDSCAPED AREA	---	---
ADA DETECTABLE WARNING SURFACE	---	---

All dimensions and existing conditions shall be checked and verified by Contractor at the site. Any discrepancy shall be reported to the Architect in writing.

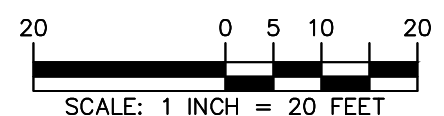
Project Number 22162
Date 12.31.2024
Revisions

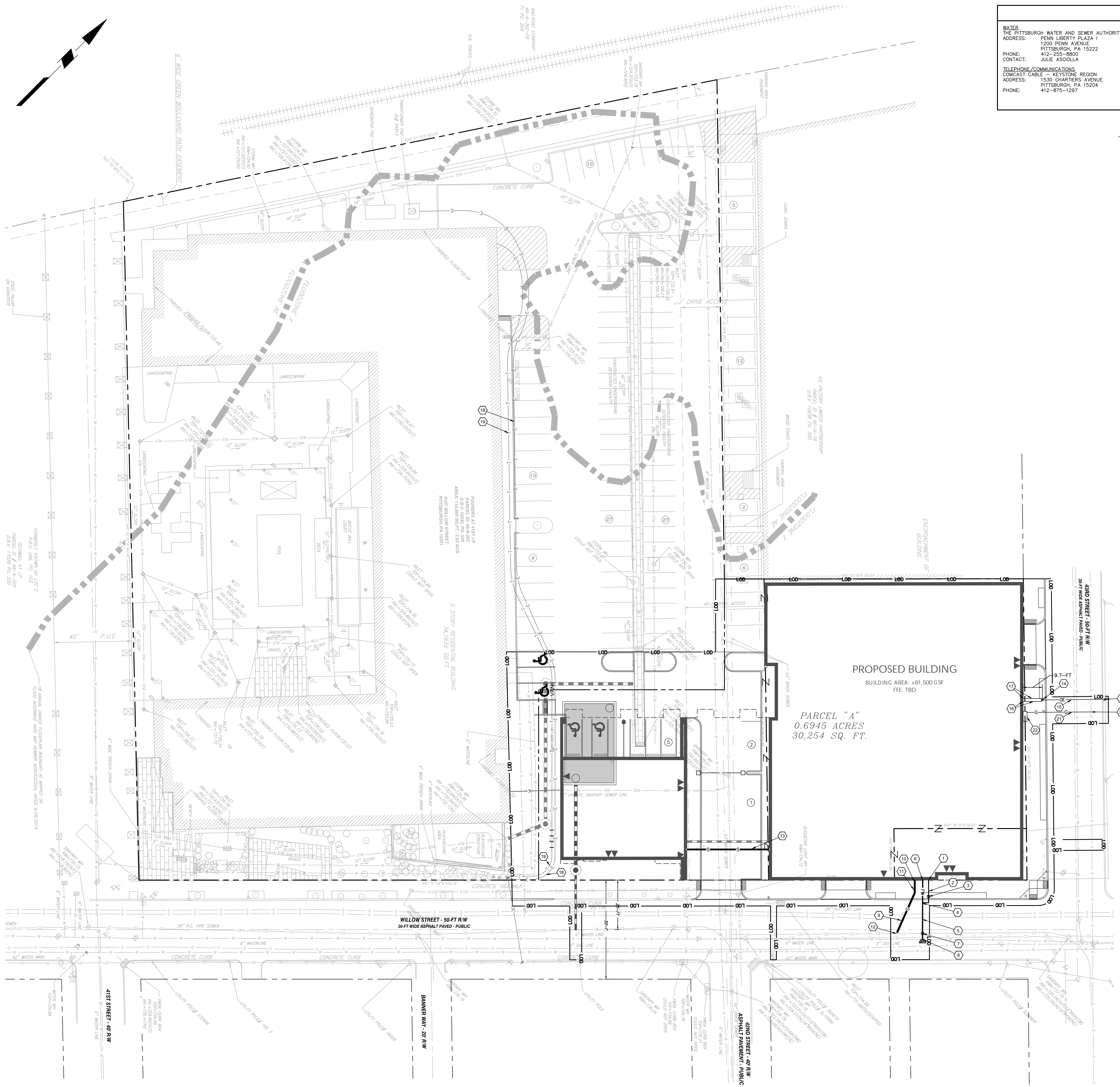
SITE PLAN
Sheet No.

CS101

Foundry Residential Development
Camp Eight Capital
4107 Willow Street
Pittsburgh, PA 15201

Indovina Associates Architects
3185 Penn Avenue
Pittsburgh, PA 15201
p 412.363.3850
f 412.248.4185



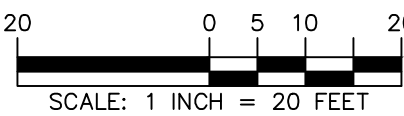


UTILITY PROVIDERS		
WATER THE PITTSBURGH WATER AND SEWER AUTHORITY ADDRESS: PENN LIBERTY PLAZA I 1200 PENN AVENUE PITTSBURGH, PA 15222 412-255-8800 JULIE ASCIOLLA PHONE: CONTACT:	GAS PEOPLES NATURAL GAS COMPANY LLC ADDRESS: 575 NORTH SHORE DRIVE, SUITE 600 PITTSBURGH, PA 15212 412-258-4479 PHONE:	COMMUNICATIONS VERIZON OF PA ADDRESS: 15 MONTGOMERY PLACE PITTSBURGH, PA 15212 412-237-2290 PHONE:
TELEPHONE/COMMUNICATIONS COMCAST CABLE - KEYSTONE REGION ADDRESS: 1530 CHARTERS AVENUE PITTSBURGH, PA 15204 412-875-1297 PHONE:	SEWER THE PITTSBURGH WATER AND SEWER AUTHORITY ADDRESS: PENN LIBERTY PLAZA I 1200 PENN AVENUE PITTSBURGH, PA 15222 412-255-8800 JULIE ASCIOLLA PHONE: CONTACT:	ELECTRICITY DUQUESNE LIGHT COMPANY ADDRESS: 2825 NEW BEAVER AVENUE PITTSBURGH, PA 15233 412-593-7812 EARL ELDER CONTACT:

PLAN KEYNOTES

1. APPROX. LOCATION OF PROPOSED 4-IN DIP DOMESTIC WATER SERVICE BUILDING CONNECTION. SEE MEP PLANS
2. 12 LF 4-IN DIP DOMESTIC SERVICE COORDINATE W/ PWSA
3. 4-IN GATE VALVE AND MEG BOX
4. PROPOSED 6-IN X 6-IN X 4-IN TEE FOR 4-IN DIP DOMESTIC SERVICE SPLIT COORDINATE W/ PWSA.
5. 19 LF 6-IN DIP WATER LINE COORDINATE W/ PWSA
6. APPROX. LOCATION OF PROPOSED 6-IN FIRE SERVICE BUILDING CONNECTION. SEE MEP PLANS
7. 6-IN GATE VALVE
8. PROPOSED 6-IN X 6-IN X 6-IN TAPPING TEE AND VALVE W/ THRUST BLOCK COORDINATE W/ PWSA. SEE NOTE 15 OF UTILITY NOTES ON SHEET CS002
9. 24 LF 10-IN PVC SCH 40 SANITARY LATERAL.
10. 5 LF 10-IN PVC SCH 40 SANITARY LATERAL. COORDINATE W/ MEP
11. HOUSE TRAP AND AIR VENT FOR SANITARY LATERAL. COORDINATE W/ MEP
12. SANITARY CONNECTION TO PWSA SEWER PER PWSA STANDARDS. 10-IN EXISTING TAP TO BE RE-USED. REFER TO APPROVED PWSA TAP-IN PLANS
13. INTERNAL ROUTING OF 10-IN SANITARY LINE. COORDINATE W/ MEP
14. PROPOSED UTILITY POLE FOR ELECTRIC AND TELECOM. COORDINATE W/ UTILITY PROVIDERS
15. 32 LF ELECTRIC & TELECOM OVERHEAD WIRES, COORDINATE W/ UTILITY PROVIDER
16. 10 LF UNDERGROUND ELECTRIC CONDUIT AND CONNECTION TO PROPOSED BUILDING. COORDINATE W/ UTILITY PROVIDER AND MEP
17. (2) 10 LF 4-IN UNDERGROUND TELECOM CONDUIT (VERIZON & COMCAST) AND CONNECTION TO PROPOSED BUILDING. COORDINATE W/ UTILITY PROVIDERS AND MEP
18. ELECTRIC CONDUIT PER RELOCATION PLANS (FOR REFERENCE ONLY)
19. TELECOMMUNICATIONS CONDUIT PER RELOCATION PLANS (FOR REFERENCE ONLY)
20. PROPOSED GAS LINE CONNECTION TO GAS MAIN. COORDINATE W/ MEP UTILITY PROVIDER AND MEP.
21. PROPOSED 32 LF GAS LINE, SIZE TBD. COORDINATE W/ MEP UTILITY PROVIDER AND MEP.
22. PROPOSED GAS METER AND CONNECTION TO BUILDING. COORDINATE W/ UTILITY PROVIDER AND MEP.

LEGEND		
ROW BOUNDARY	EXISTING	PROPOSED
	CS	CS
COW SEWER	SAN	S
SANITARY MANHOLE	STM	STM
SANITARY SEWER	STM	STM
SANITARY CLEANOUT	STM	STM
STORM SEWER	STM	STM
INLET	STM	STM
STORM MANHOLE	STM	STM
WATER LINE	W	W
FIRE LINE	FW	FW
FIRE HYDRANT	FW	FW
WATER STRUCTURE	FW	FW
GAS LINE	G	G
TELECOM LINE	T	T
ELECTRIC LINE (OVERHEAD)	OE	OE
ELECTRIC LINE (UNDERGROUND)	EUG	EUG
ELECTRIC MANHOLE/STRUCTURE	OE	OE



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Pittsburgh, PA 15201
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f 412.248.4185

All dimensions and existing conditions shall be checked and verified by Contractor at the site. Any discrepancy shall be reported to the Architect in writing.

Project Number 22162
Date 12.31.2024
Revisions

UTILITY PLAN

Sheet No.

CU101

APPENDIX G

Cultural Resource Notice

**SECTION G
SEWAGE FACILITIES PLANNING
MODULE COMPONENT 3**

**Re: Cultural Resources Notice (CRN)
Project Willow
City of Pittsburgh, Allegheny County, Pennsylvania
Langan Project No.: 250173801**

Per DEP Document #0120-PM-PY0003a – Section F, a Cultural Resource Notice is not required for this project because the project area is less than 10 acres, and does not contain any existing historical buildings.

APPENDIX H

PNDI

1. PROJECT INFORMATION

Project Name: **Foundry Residences**

Date of Review: **9/7/2023 05:46:07 PM**

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

Project Area: **0.69 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: **40.472411, -79.963459**

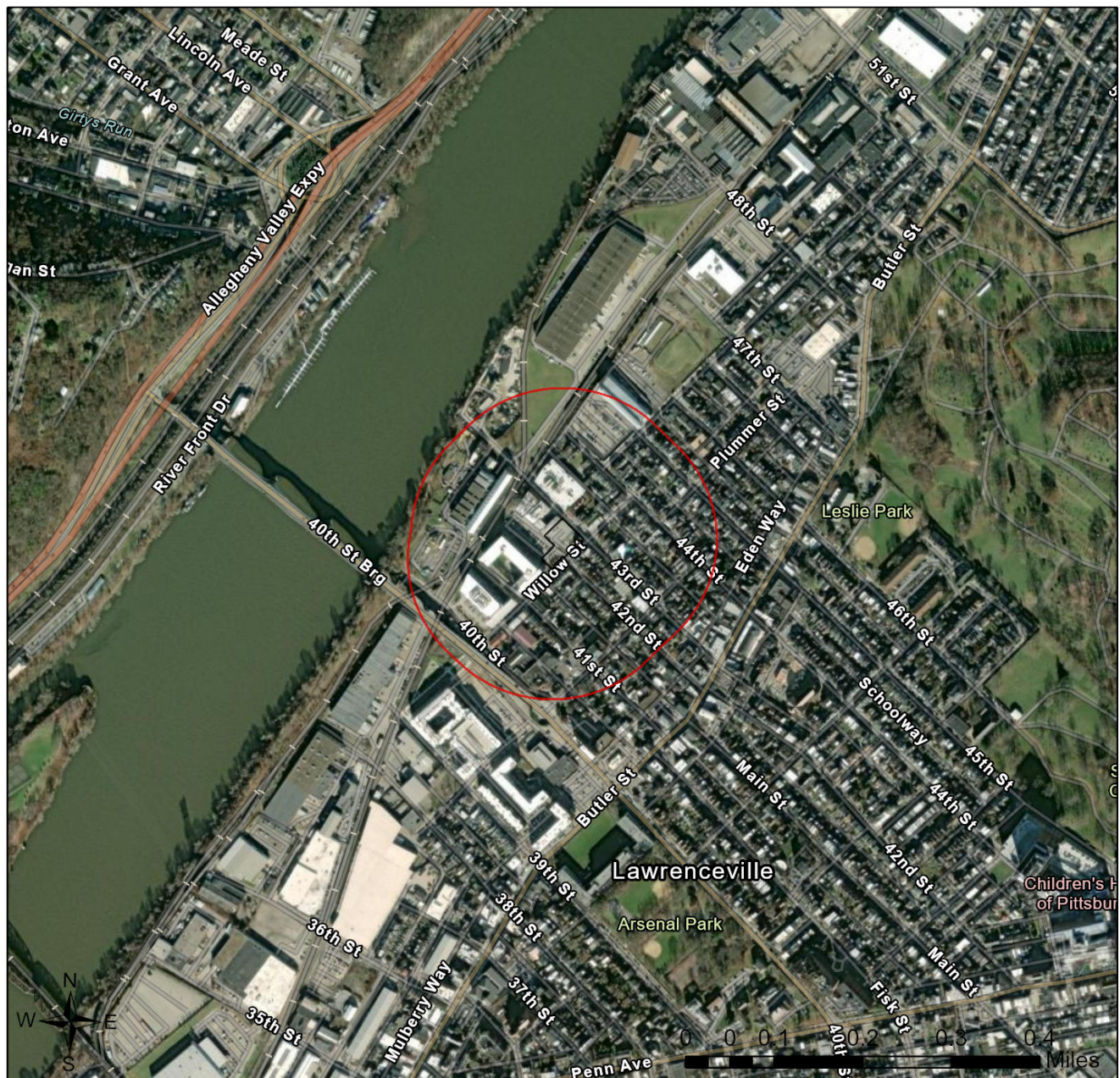
Degrees Minutes Seconds: **40° 28' 20.6793" N, 79° 57' 48.4510" W**



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	Potential Impact	FURTHER REVIEW IS REQUIRED, See Agency Response
U.S. Fish and Wildlife Service	Potential Impact	FURTHER REVIEW IS REQUIRED, See Agency Response

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.

Foundry Residences

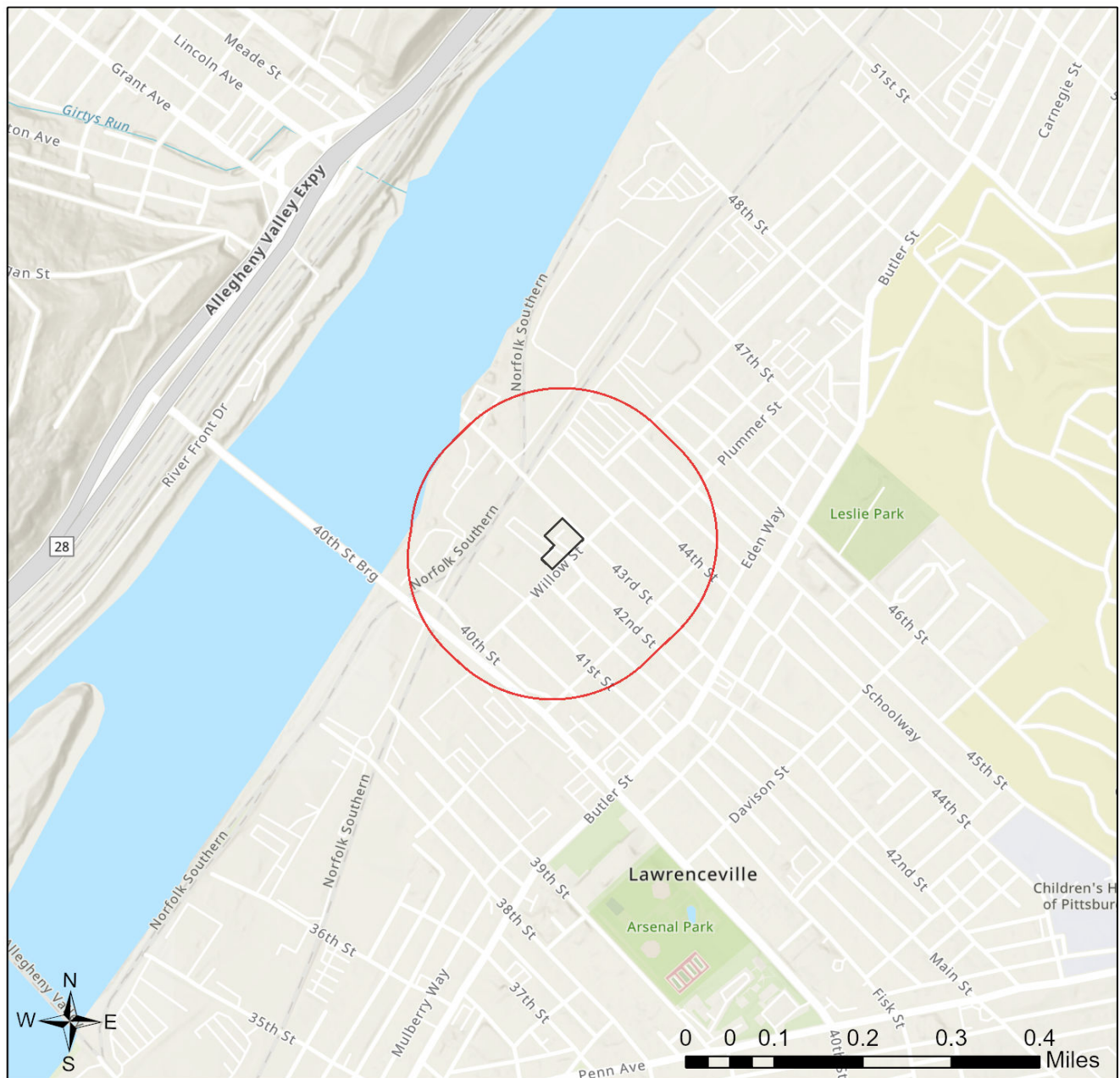




-  Buffered Project Boundary
-  Project Boundary



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

Foundry Residences



-  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: No forests, woodlots or trees will be affected by the project.

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

Your answer is: No

3. AGENCY COMMENTS

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

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

PA Game Commission

RESPONSE:

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

PA Department of Conservation and Natural Resources

RESPONSE:

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

PA Fish and Boat Commission

RESPONSE:

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
Obliquaria reflexa	Threehorn Wartyback	Special Concern Species*
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 to initiate a review. USFWS will not accept uploaded project materials.

Check-list of Minimum Materials to be submitted:

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

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

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

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

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

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

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

4. DEP INFORMATION

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

5. ADDITIONAL INFORMATION

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

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

6. AGENCY CONTACT INFORMATION

PA Department of Conservation and Natural Resources

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

PA Fish and Boat Commission

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

U.S. Fish and Wildlife Service

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

PA Game Commission

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

7. PROJECT CONTACT INFORMATION

Name: Kevin Katchko
Company/Business Name: Langan Engineering and Environmental Services
Address: 2400 Ansys Drive
City, State, Zip: Canonsburg, PA 15317-9540
Phone: (____) 570-817-3304 Fax: (____) _____
Email: kkatchko@langan.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.

Kevin Katchko

applicant/project proponent signature

09/07/2023

date



September 11, 2023

IN REPLY REFER TO

SIR# 58626

Langan Engineering and Environmental Services
Kevin Katchko
2400 Ansys Drive
Canonsburg, Pennsylvania 15317

**RE: Species Impact Review (SIR) – Rare, Candidate, Threatened and Endangered Species
PNDI Search No. 795125_1
Foundry Residences
Pittsburgh City: ALLEGHENY County**

Dear Kevin Katchko:

This responds to your inquiry about a Pennsylvania Natural Diversity Inventory (PNDI) Internet Database search “potential conflict” or a threatened and endangered species impact review. These projects are screened for potential conflicts with rare, candidate, threatened or endangered species under Pennsylvania Fish and Boat Commission jurisdiction (fish, reptiles, amphibians, aquatic invertebrates only) using the Pennsylvania Natural Diversity Inventory (PNDI) database and our own files. These species of special concern are listed under the Endangered Species Act of 1973, the Wild Resource Conservation Act, and the Pennsylvania Fish and Boat Code (Chapter 75), or the Wildlife Code.

An element occurrence of a rare, candidate, threatened, or endangered species under our jurisdiction is known from the vicinity of the proposed project. However, given the nature of the proposed project, the immediate location, or the current status of the nearby element occurrence(s), no adverse impacts are expected to the species of special concern.

This response represents the most up-to-date summary of the PNDI data and our files and is valid for two (2) years from the date of this letter. An absence of recorded species information does not necessarily imply species absence. Our data files and the PNDI system are continuously being updated with species occurrence information. Should project plans change or additional information on listed or proposed species become available, this determination may be reconsidered, and consultation shall be re-initiated.

If you have any questions regarding this review, please contact Nevin Welte at 814-470-6151 or c-nwelte@pa.gov and refer to the SIR # 58626. Thank you for your cooperation and attention to this important matter of species conservation and habitat protection.

Sincerely,

A handwritten signature in black ink, reading "Christopher A. Urban". The signature is written in a cursive, flowing style.

Christopher A. Urban, Chief
Natural Diversity Section

CAU//NTW/dn

PNDI # _____ USFWS Project # _____

U.S. FISH AND WILDLIFE SERVICE
110 Radnor Road, Suite 101, State College, PA 16801

This responds to your inquiry about a PNDI Internet Database search that resulted in a potential conflict with a federally listed, proposed or candidate species.

PROJECT LOCATION INFORMATION

County: _____

Township: _____

USFWS COMMENTS EMAILED MAILED

To: _____

MISC INFORMATION

Date received by FWS: _____

Email: _____

Affiliation: _____

SPECIFIC PROJECT: _____

FISH AND WILDLIFE SERVICE COMMENT(s):

_____ ***NO EFFECT***

Except for occasional transient species, no federally listed, proposed or candidate species under our jurisdiction are known or likely to exist in the project area. Should project plans change, or if additional information on listed or proposed species becomes available, this determination may be reconsidered.

_____ ***NOT LIKELY TO ADVERSELY AFFECT***

The federally listed _____ occurs or may occur in or near the project area. However, based on our review of the information provided, including the project description and location (_____

_____),

no adverse effects to this species are likely to occur. If there is any change in the location, scale, scope, layout or design of the project, further consultation or coordination with the Service will be necessary.

The above determination is valid for two years from the date of this letter. In addition, this response relates only to federally listed, proposed, and candidate species under our jurisdiction, based on an office review of the proposed project's location and anticipated impacts. No field inspection of the project area has been conducted by this office. *Please reference the above PNDI # and USFWS Project # in any future correspondence regarding this project.*

This review was conducted by the biologist listed below. He/she can be contacted at 814-206-(Extension).

_____ Pamela Shellenberger (x7459)

_____ Melinda Turner (x7449)

_____ Nicole Ranalli (x7455)

_____ Jennifer Kagel (x7451)

_____ Richard Novak (x7477)

_____ Sze Wing Yu (x7461)

SIGNATURE:

Supervisor, Pennsylvania Field Office

APPENDIX I

Component 4A



COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF CLEAN WATER

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

Project Willow

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

1. Date plan received by municipal planning agency 04/01/20252. Date review completed by agency 04/30/2025

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"/> | <input type="checkbox"/> | 2. Is this proposal consistent with the comprehensive plan for land use?
If no, describe the inconsistencies _____ |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 3. Is this proposal consistent with the use, development, and protection of water resources?
If no, describe the inconsistencies _____ |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 4. Is this proposal consistent with municipal land use planning relative to Prime Agricultural Land Preservation? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 5. Does this project propose encroachments, obstructions, or dams that will affect wetlands?
If yes, describe impacts _____ |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 6. Will any known historical or archaeological resources be impacted by this project?
If yes, describe impacts _____ |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 7. Will any known endangered or threatened species of plant or animal be impacted by this project?
If yes, describe impacts _____ |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 8. Is there a municipal zoning ordinance? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 9. Is this proposal consistent with the ordinance?
If no, describe the inconsistencies <u>In Review</u> |
| <input checked="" type="checkbox"/> | <input 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? 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? If no, describe the inconsistencies _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	15. Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality? If yes, describe _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	16. Has a waiver of the sewage facilities planning requirements been requested for the residual tract of this subdivision?
<input type="checkbox"/>	<input type="checkbox"/>	If yes, is the proposed waiver consistent with applicable ordinances? If no, describe the inconsistencies _____
17. Name, title and signature of planning agency staff member completing this section: Name: <u>Gregory Miller</u> Title: <u>Senior Environmental Planner</u> Signature: <u><i>Gregory Miller</i></u> Date: <u>04/30/2025</u> Name of Municipal Planning Agency: <u>Pittsburgh Department of City Planning</u> Address <u>412 Boulevard of the Allies, Suite 201 Pittsburgh, PA 15219</u> Telephone Number: <u>412-738-9478</u>		

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 J

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

Project Willow

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

1. Date plan received by county or joint county health department 6/24/2025

Agency name Allegheny County Health Department (ACHD)

2. Date review completed by agency 8/15/2025

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: Issa Tijani

Title: Environmental Health Engineer

Signature: [Signature]

Date: 8/15/2025

Name of County Health Department: Allegheny County Health Department

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

Telephone Number: 412-578-8046

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 K

Completeness Checklist

Checklist



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

Completeness Checklist

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

Sewage Collection and Treatment Facilities

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

Municipal Action

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

Signature of Municipal Official

Date submittal determined complete

APPENDIX L

Flow Monitoring Data

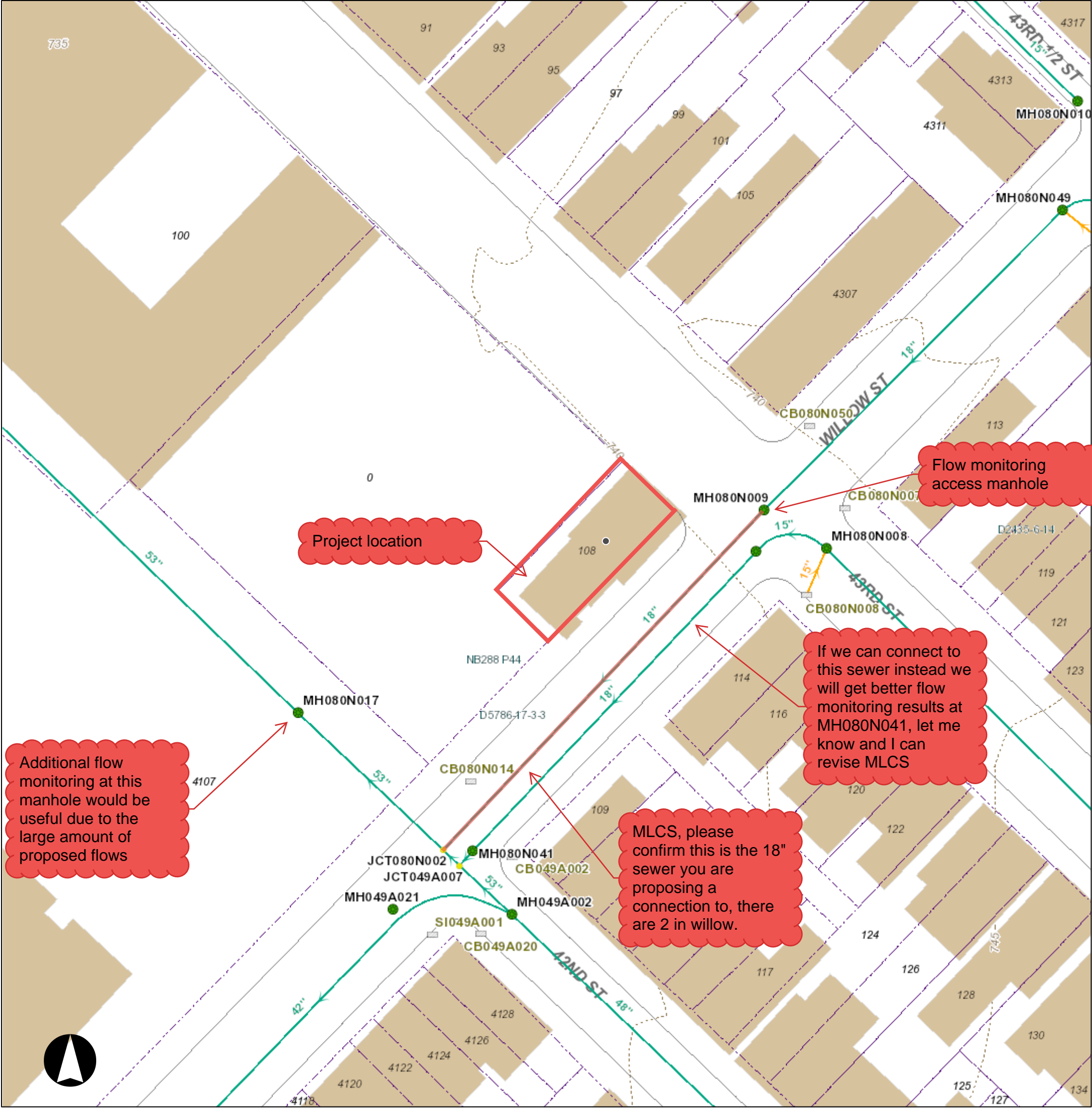
Most Limited Capacity Sewer (MLCS) Spreadsheet

PROJECT NAME:	108 43rd St
PWSA PROJECT NUMBER:	SFPM-136-0125
PWSA REVIEWER:	Midori Bridges
DATE:	January 14, 2025

LEGEND:	Output Data
	Input Data
	Questionable Data
	Hydraulically Limited Sewer

Upstream MH	Downstream MH	Upstream Invert	Downstream Invert	Length, ft	Diam., in.	Material	n	Area, sf	Wetted P, ft	Slope	Flow, gpd
MH080N009	JCT080N002	729.30	726.80	172.16	18	VCP	0.015	1.77	4.712	1.45%	7,109,477
JCT080N002	MH080N017	726.80	724.00	73.75	53	Brick	0.016	15.32	13.875	3.80%	191,945,826
MH080N017	MH080N004	724.00	723.50	327.61	53	Brick	0.016	15.32	13.875	0.15%	38,484,611
MH080N004	MH080N051	723.50	722.00	122.00	54	Brick	0.016	15.90	14.137	1.23%	114,813,800
MH080N051	JCT080N007	722.00	721.50	63.60	54	Brick	0.016	15.90	14.137	0.79%	91,808,908
JCT080N007	ADC080NA28	721.50	719.00	163.80	60	Brick	0.016	19.63	15.708	1.53%	169,418,724

108 43rd St MLCS



Legend

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

0 0.01 0.02 mi



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

Date: 1/14/2025

MH080N009

February 1, 2025 through March 2, 2025

Line Size: 18 inches									
Date	Average Daily Flow (MGD)	Minimum Hourly Flow (Time)	Minimum Hourly Flow (MGD)	Maximum Hourly Flow (Time)	Maximum Hourly Flow (MGD)	Total 24 hr. Precip. (inches)	Rainfall Duration (hours)	Max Rainfall Intensity (Time)	Max Rainfall Intensity (inches/hr)
02/01/2025	0.049	4:00 AM	0.033	11:00 PM	0.101	0.00	0.0		0.00
02/02/2025	0.071	4:00 AM	0.054	1:00 PM	0.086	0.02	1.0	4:00 PM	0.01
02/03/2025	0.070	11:00 PM	0.049	9:00 PM	0.092	0.00	0.0		0.00
02/04/2025	0.054	12:00 AM	0.037	9:00 PM	0.098	0.00	0.0		0.00
02/05/2025	0.066	12:00 PM	0.049	11:00 PM	0.096	0.05	1.0	11:00 PM	0.05
02/06/2025	0.080	11:00 AM	0.035	3:00 AM	0.424	0.38	5.5	3:00 AM	0.16
02/07/2025	0.039	3:00 AM	0.032	11:00 PM	0.052	0.00	0.0		0.00
02/08/2025	0.101	6:00 AM	0.032	5:00 PM	0.554	0.57	4.0	6:00 PM	0.24
02/09/2025	0.042	4:00 AM	0.032	12:00 AM	0.053	0.00	0.0		0.00
02/10/2025	0.045	5:00 AM	0.034	9:00 PM	0.064	0.00	0.0		0.00
02/11/2025	0.059	3:00 AM	0.035	9:00 PM	0.089	0.00	0.0		0.00
02/12/2025	0.068	3:00 AM	0.048	10:00 PM	0.102	0.03	1.8	4:00 PM	0.02
02/13/2025	0.060	11:00 PM	0.039	6:00 AM	0.180	0.17	3.8	6:00 AM	0.10
02/14/2025	0.049	3:00 AM	0.030	8:00 PM	0.086	0.00	0.0		0.00
02/15/2025	0.095	4:00 AM	0.046	12:00 PM	0.275	0.48	9.5	10:00 AM	0.14
02/16/2025	0.153	11:00 PM	0.047	4:00 AM	0.539	0.86	12.5	4:00 AM	0.15
02/17/2025	0.045	4:00 AM	0.035	12:00 PM	0.063	0.03	1.8	5:00 AM	0.02
02/18/2025	0.055	2:00 AM	0.033	8:00 PM	0.091	0.00	0.0		0.00
02/19/2025	0.067	1:00 AM	0.049	9:00 PM	0.085	0.00	0.0		0.00
02/20/2025	0.071	2:00 AM	0.055	9:00 PM	0.092	0.00	0.0		0.00
02/21/2025	0.072	2:00 AM	0.061	11:00 PM	0.087	0.01	0.5	6:00 AM	0.01
02/22/2025	0.070	2:00 AM	0.052	5:00 PM	0.094	0.00	0.0		0.00
02/23/2025	0.071	3:00 AM	0.061	5:00 PM	0.080	0.00	0.0		0.00
02/24/2025	0.071	2:00 AM	0.055	10:00 PM	0.087	0.00	0.0		0.00
02/25/2025	0.050	12:00 PM	0.036	8:00 AM	0.097	0.08	2.0	7:00 AM	0.04
02/26/2025	0.066	2:00 AM	0.033	6:00 PM	0.277	0.34	4.5	3:00 PM	0.12
02/27/2025	0.083	12:00 AM	0.031	10:00 PM	0.443	0.47	5.8	4:00 AM	0.14
02/28/2025	0.039	4:00 AM	0.034	11:00 PM	0.052	0.00	0.0		0.00
03/01/2025	0.064	6:00 AM	0.033	11:00 PM	0.095	0.06	1.8	10:00 AM	0.04
03/02/2025	0.071	3:00 AM	0.059	9:00 AM	0.086	0.00	0.0		0.00

Average	0.067	0.042	0.154
Minimum	0.039	0.030	0.052
Maximum	0.153	0.061	0.554

Total Flow 1.998 MG

3.56	55.3	Total
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