alcosan
allegheny county sanitary authority

March 31, 2025

Kyla Prendergast
PVE
2000 Georgetowne Drive Suite 101
Sewickley, PA 15143

Re: Herron Avenue Townhouse
City of Pittsburgh -- Allegheny County
PA DEP Sewage Facilities Planning Module
ALCOSAN Regulator Structure A-22-00

Dear Kyla Prendergast,

We have reviewed the Component 3 Planning Module for the referenced project to be located at 1228 Herron Ave, City of Pittsburgh. The project will generate a peak flow of 8,500 gpd in the ALCOSAN Allegheny River Interceptor and Woods Run Treatment Plant.

The capacity of the ALCOSAN A-22-00 regulator structure is 31.2 MGD. The estimated peak dry weather flow is approximately 10.8 MGD. Therefore, dry weather capacity exists for this connection. However, the Allegheny River Interceptor and the Woods Run Treatment Plant do not have the capacity for the flows generated during wet weather periods. This limitation will be addressed as ALCOSAN implements its Clean Water Plan.

ALCOSAN requests that this letter be made part of the planning module submission. The signed Component 3 Planning Module is attached. If you have any questions regarding this matter, please contact me at 412-510-5119.

Sincerely,

ALLEGHENY COUNTY SANITARY AUTHORITY

Zach Hughes

Attachment

cc: C. Dean (w/o attachment)
I. Sanford (w/o attachment)
M. Lichte (w/o attachment)
Z. Rinker PWSA (w/o attachment)
Mahuba Iasmin/PADEP (w/o attachment)
Issa Tijani/ACHD (w/o attachment)

SEWAGE FACILITIES PLANNING MODULE COMPONENT 3

Herron Avenue Townhomes

SITUATE IN:
CITY OF PITTSBURGH
ALLEGHENY COUNTY, PENNSYLVANIA

PREPARED FOR:
Seminole Land Partners, LLC
2585 Washington Road, Bldg. 900
Pittsburgh, PA 15241

161763

June 12, 2025

Waterfront Corporate Park III – 2000 Georgetowne Drive – Suite 101 – Sewickley, PA 15143
Phone: 724-444-1100 - Fax: 724-444-1104

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pennsylvania
DEPARTMENT OF ENVIRONMENTAL PROTECTION

Code No.

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

SEWAGE FACILITIES PLANNING MODULE

Component 3. Sewage Collection and Treatment Facilities

(Return completed module package to appropriate municipality)

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

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

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

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

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

A. PROJECT INFORMATION (See Section A of instructions)

1. Project Name Herron Avenue Townhomes

2. Brief Project Description This project proposes the construction of 10 3-bedroom townhomes, 9 4-bedroom townhomes, and the associated infrastructure.

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

Municipality Name	County	City	Boro	Twp
City of Pittsburgh	Allegheny	☒	☐	☐

Municipality Contact Individual - Last Name	First Name	MI	Suffix	Title
Prendergast	Kyla			Sr. Environmental Planner
Additional Individual Last Name	First Name	MI	Suffix	Title

Municipality Mailing Address Line 1	Mailing Address Line 2
Department of City Planning	200 Ross St, 4th Floor

Address Last Line -- City	State	ZIP+4
Pittsburgh	PA	15219-2409

Area Code + Phone + Ext.	FAX (optional)	Email (optional)
412-255-2014		kyla.prendergast@pittsburghpa.gov

C. SITE INFORMATION (See Section C of instructions)

Site (Land Development or Project) Name

Herron Avenue Townhomes

Site Location Line 1	Site Location Line 2
1228 Herron Ave	

Site Location Last Line -- City	State	ZIP+4	Latitude	Longitude
Pittsburgh	PA	15213	40.458561	-79.965350

Detailed Written Directions to Site From the City of Pittsburgh, head northeast on Grant St towards Sixth Ave. Continue on Liberty Avenue for 1.9 miles. Turn right onto Herron Ave and after crossing the busway, the subject property will be on the left and straight ahead uphill.

Description of Site The site consists of mostly undeveloped parcels, with a scattering of existing structures (about 5 to be demolished).

Site Contact (Developer/Owner)

Last Name	First Name	MI	Suffix	Phone	Ext.
Gillespie	Marty			412-707-7029	

Site Contact Title	Site Contact Firm (if none, leave blank)
Principal	Seminole Land Partners, LLC
FAX	Email
	mgillespie@laurelcommunities.com

Mailing Address Line 1	Mailing Address Line 2
2585 Washington Road	Building 900

Mailing Address Last Line -- City	State	ZIP+4
Pittsburgh	PA	15241

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

Last Name	First Name	MI	Suffix
Gorman	Greg		

Title	Consulting Firm Name
PLA	PVEDI, LLC

Mailing Address Line 1	Mailing Address Line 2
2000 Georgetown Dr	Suite 101

Address Last Line – City	State	ZIP+4	Country
Sewickley	PA	15143	USA

Email	Area Code + Phone	Ext.	Area Code + FAX
ggorman@pvedi-ae.com	724-444-1100	525	724-444-1104

E. AVAILABILITY OF DRINKING WATER SUPPLY

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

☐ Individual wells or cisterns.

☐ A proposed public water supply.

☒ An existing public water supply.

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

Name of water company: Pittsburgh Water (PGH2O)

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 21.25

Connections 19

Name of:

existing collection or conveyance system Ruthven Street - 8" PVC

owner Pittsburgh Water (PGH2O)

existing interceptor Allegheny River Interceptor

owner Allegheny County Sanitary Authority

2. **WASTEWATER TREATMENT FACILITY**

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

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

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

Name of existing facility ALCOSAN Woods Run Treatment Facility

NPDES Permit Number for existing facility 25984

Clean Streams Law Permit Number PAG 136110

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

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

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

Name of Permittee Agency, Authority, Municipality ALCOSAN

Name of Responsible Agent Zach Hughes

Agent Signature Zach Hughes Date 3/31/2025

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

4. **WETLAND PROTECTION**

	YES	NO	
a.	☐	☒	Are there wetlands in the project area? If yes, ensure these areas appear on the plot plan as shown in the mapping or through on-site delineation.
b.	☐	☒	Are there any construction activities (encroachments, or obstructions) proposed in, along, or through the wetlands? If yes, Identify any proposed encroachments on wetlands and identify whether a General Permit or a full encroachment permit will be required. If a full permit is required, address time and cost impacts on the project. Note that wetland encroachments should be avoided where feasible. Also note that a feasible alternative **MUST BE SELECTED** to an identified encroachment on an exceptional value wetland as defined in Chapter 105. Identify any project impacts on streams classified as HQ or EV and address impacts of the permitting requirements of said encroachments on the project.

5. **PRIME AGRICULTURAL LAND PROTECTION**

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

6. **HISTORIC PRESERVATION ACT**

YES	NO	
☐	☒	Sufficient documentation is attached to confirm that this project is consistent with DEP Technical Guidance 012-0700-001 *Implementation of the PA State History Code* (available online at the DEP website at www.dep.state.pa.us, select "subject" then select "technical guidance"). As a minimum this includes copies of the completed Cultural Resources Notice

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

7. **PROTECTION OF RARE, ENDANGERED OR THREATENED SPECIES**

Check one:

☒ The "Pennsylvania Natural Diversity Inventory (PNDI) Project Environmental Review Receipt" resulting from my search of the PNDI database and all supporting documentation from jurisdictional agencies (when necessary) is/are attached.

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

Applicant or Consultant Initials _____.

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

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

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

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

1. **Waters designated for Special Protection**

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

2. **Pennsylvania Waters Designated As Impaired**

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

3. **Interstate and International Waters**

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

4 **Tributaries To The Chesapeake Bay**

☐ The proposed project result in a new or increased discharge of sewage into a tributary to the Chesapeake Bay. This proposal for a new sewage treatment facility or new flows to an existing facility includes total nitrogen and total phosphorus in the following amounts: _____ pounds of TN per year, and _____ pounds of TP per year. Based on the process design and effluent limits, the total nitrogen treatment capacity of the wastewater treatment facility is _____ pounds per year and the total phosphorus capacity is _____ pounds per year as determined by the wastewater treatment facility permitee. The permitee 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 8500 gpd
2. Total Sewage Flows to Facilities (pathway from point of origin through treatment plant)

   When providing "treatment facilties" 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	363919	1091758	134	400	3115	9345
Conveyance	31,200,000	31,200,000	8,810,000	10,800,000	8,910,000	10,922,000
Treatment	250,000,000	250,000,000	171,000,000	250,000,000	217,000,000	295,000,000

3. Collection and Conveyance Facilities

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

   YES NO

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

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

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

   b. Collection System

   Name of Agency, Authority, Municipality Pittsburgh Water

   Name of Responsible Agent Zach Rinker

   Agent Signature Zach Rinker Date 2025.03.20 15:46 -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 Zach Hughes

Agent Signature Zach Hughes

Date 3/31/2025

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

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

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

b. Name of Agency, Authority, Municipality ALCOSAN

Name of Responsible Agent Zach Hughes

Agent Signature Zach Hughes

Date 3/31/2025

☐ 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 _____ 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 puchase 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.

Lucas Kammerer	Lucas Kammerer
Name (Print)	Signature
Civil EIT	01/16/2025
Title	Date
2000 Georgetown Dr, Suite 101, Sewickley, PA 15143	724-444-1100
Address	Telephone Number

R. REVIEW FEE (See Section R of instructions)

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

☐ I request DEP calculate the review fee for my project and send me an invoice for the correct amount. I understand DEP's review of my project will not begin until DEP receives the correct review fee from me for the project.

☒ I have calculated the review fee for my project using the formula found below and the review fee guidance in the instructions. I have attached a check or money order in the amount of $1062.50 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.

   #21.25 Lots (or EDUs) X $50.00 = $ 1062.5

   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:

   #_____ Lots (or EDUs) X $35.00 = $ _____

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

   The fee is based upon:

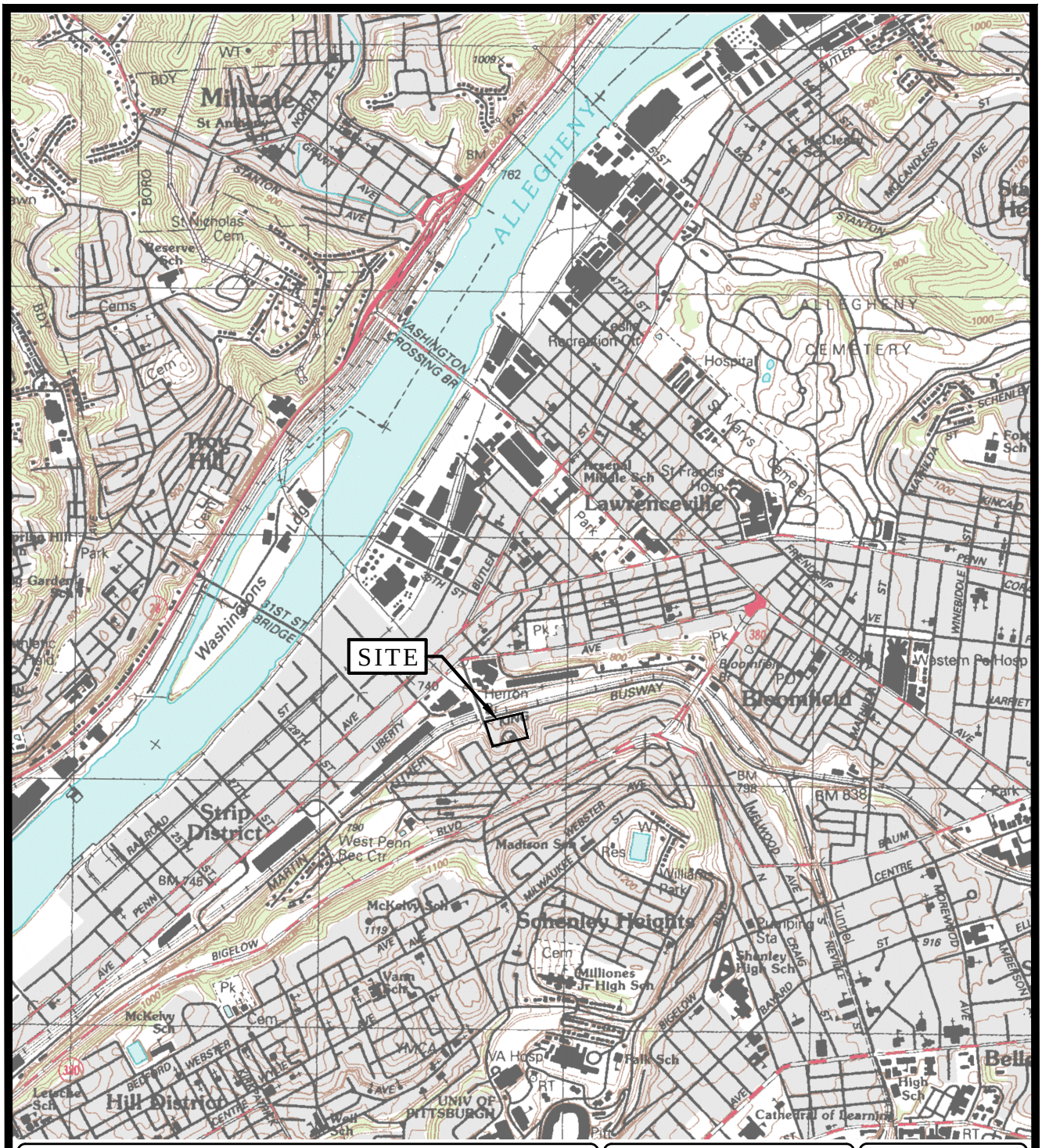
   - The number of lots created or number of EDUs whichever is higher.
   - For community sewage system projects one EDU is equal to a sewage flow of 400 gallons per day.
   - For non-single family residential projects, EDUs are calculated using projected population figures

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

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

APPENDIX

SITE LOCATION MAP



SITE LOCATION MAP

HERRON AVENUE TOWNHOMES

CITY OF PITTSBURGH, ALLEGHENY COUNTY, PENNSYLVANIA

TAKEN FROM 7.5 MINUTE USGS TOPOGRAPHY MAP - PITTSBURGH EAST QUADRANGLE

PVE ENGINEERING

Waterfront Corporate Park III, Suite 101
2000 Georgetowne Drive
Sewickley, PA 15143

P: 724-444-1100
F: 724-444-1104
www.pve-llc.com

Civil Engineering | Land Development | Planning
Landscape Architecture | Structures | Environmental

N

DATE:	10.11.2019
SCALE:	1"=2000'
PROJECT NUMBER:	161763

FIGURE 1

SOILS MAP

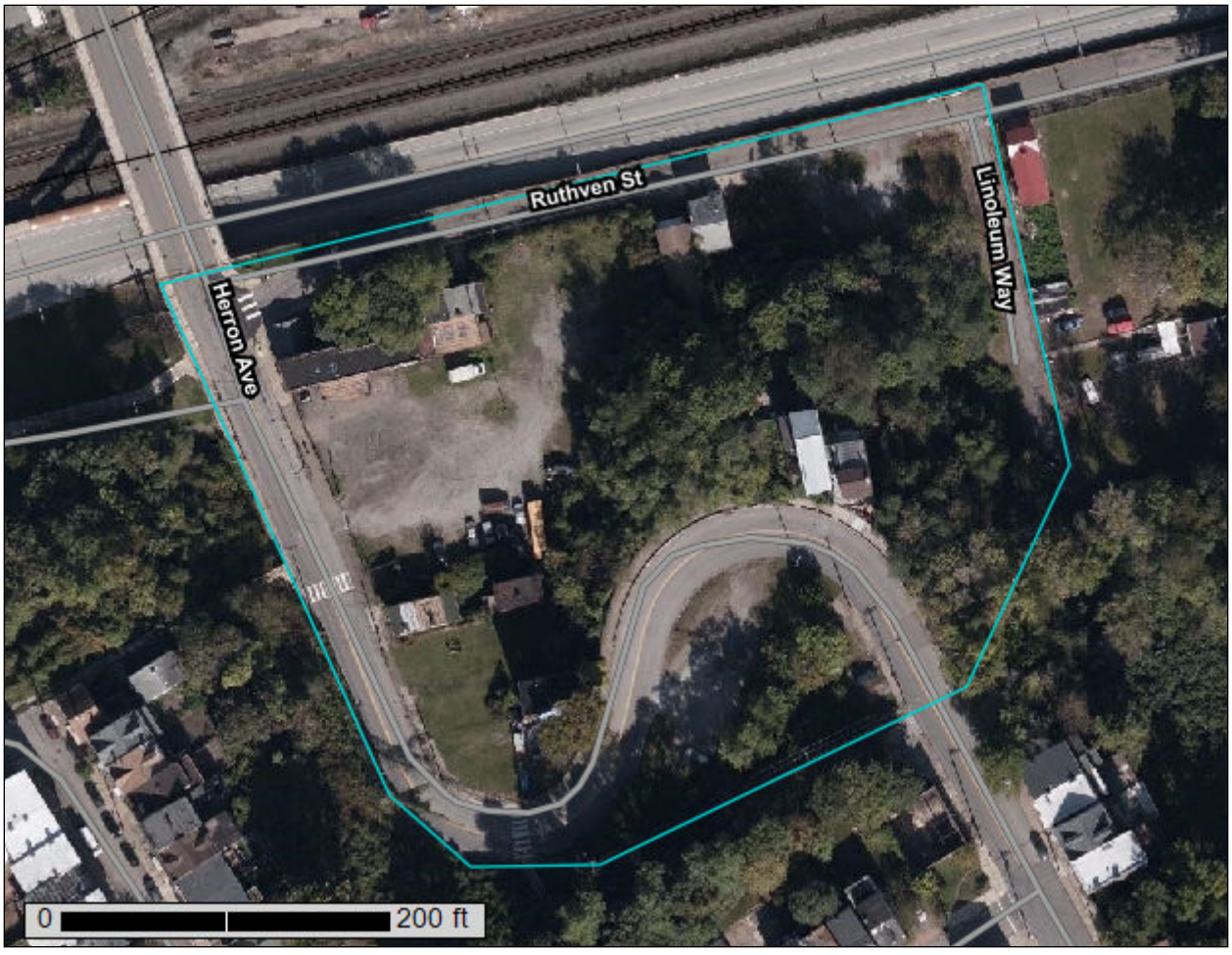
United States Department of Agriculture

NRCS

Natural Resources Conservation Service

A product of the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local participants

Custom Soil Resource Report for Allegheny County, Pennsylvania



January 21, 2021

Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (https://offices.sc.egov.usda.gov/locator/app?agency=nrcs) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

The U.S. Department of Agriculture (USDA) prohibits discrimination in all its programs and activities on the basis of race, color, national origin, age, disability, and where applicable, sex, marital status, familial status, parental status, religion, sexual orientation, genetic information, political beliefs, reprisal, or because all or a part of an individual's income is derived from any public assistance program. (Not all prohibited bases apply to all programs.) Persons with disabilities who require

alternative means for communication of program information (Braille, large print, audiotape, etc.) should contact USDA's TARGET Center at (202) 720-2600 (voice and TDD). To file a complaint of discrimination, write to USDA, Director, Office of Civil Rights, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410 or call (800) 795-3272 (voice) or (202) 720-6382 (TDD). USDA is an equal opportunity provider and employer.

Contents

How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report
Soil Map

Map Scale: 1:1,220 if printed on A landscape (11" x 8.5") sheet.

N

Meters: 0 15 30 60 90

Feet: 0 50 100 200 300

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 17N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,800.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Allegheny County, Pennsylvania
Survey Area Data: Version 16, Jun 4, 2020

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Oct 15, 2019—Nov 2, 2019

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
UCE	Urban land-Culleoka complex, steep	1.7	42.2%
URB	Urban land-Rainsboro complex, gently sloping	2.3	57.8%
Totals for Area of Interest		**4.0**	**100.0%**

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however,

onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Allegheny County, Pennsylvania

UCE—Urban land-Culleoka complex, steep

Map Unit Setting

National map unit symbol: l5q0
Elevation: 720 to 1,280 feet
Mean annual precipitation: 36 to 50 inches
Mean annual air temperature: 46 to 57 degrees F
Frost-free period: 120 to 200 days
Farmland classification: Not prime farmland

Map Unit Composition

Urban land: 80 percent
Culleoka and similar soils: 15 percent
Minor components: 5 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Urban Land

Setting

Parent material: Human transported material

Typical profile

H1 - 0 to 6 inches: variable

Properties and qualities

Slope: 25 to 35 percent
Depth to restrictive feature: 10 inches to
Runoff class: Very high

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 8s
Hydric soil rating: No

Description of Culleoka

Setting

Landform: Hills
Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Side slope
Down-slope shape: Convex
Across-slope shape: Convex
Parent material: Residuum weathered from nonacid siltstone, fine-grained sandstone, and shale

Typical profile

H1 - 0 to 7 inches: silt loam
H2 - 7 to 27 inches: channery silt loam
H3 - 27 to 29 inches: very flaggy clay loam
H4 - 29 to 31 inches: bedrock

Properties and qualities

Slope: 25 to 65 percent
Depth to restrictive feature: 20 to 40 inches to lithic bedrock
Drainage class: Well drained

Runoff class: High
Capacity of the most limiting layer to transmit water (Ksat): Very low to high (0.00 to 2.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water capacity: Low (about 4.6 inches)

Interpretive groups
Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 7e
Hydrologic Soil Group: B
Hydric soil rating: No

Minor Components

Gilpin
Percent of map unit: 5 percent
Hydric soil rating: No

URB—Urban land-Rainsboro complex, gently sloping

Map Unit Setting
National map unit symbol: l5q3
Elevation: 700 to 1,100 feet
Mean annual precipitation: 36 to 46 inches
Mean annual air temperature: 41 to 62 degrees F
Frost-free period: 130 to 176 days
Farmland classification: Not prime farmland

Map Unit Composition
Urban land: 75 percent
Rainsboro and similar soils: 20 percent
Minor components: 5 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Urban Land

Setting
Parent material: Human transported material

Typical profile
H1 - 0 to 6 inches: variable

Properties and qualities
Slope: 0 to 8 percent
Depth to restrictive feature: 10 inches to
Runoff class: Very high

Interpretive groups
Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 8s
Hydric soil rating: No

Description of Rainsboro

Setting

Landform: Terraces
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Convex
Parent material: Old alluvium

Typical profile

H1 - 0 to 9 inches: silt loam
H2 - 9 to 26 inches: silt loam
H3 - 26 to 40 inches: silt loam
H4 - 40 to 60 inches: sandy clay loam
H5 - 60 to 72 inches: gravelly sandy loam

Properties and qualities

Slope: 0 to 8 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Moderately well drained
Runoff class: Low
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.60 in/hr)
Depth to water table: About 19 to 30 inches
Frequency of flooding: None
Frequency of ponding: None
Available water capacity: High (about 9.8 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 2e
Hydrologic Soil Group: C
Hydric soil rating: No

Minor Components

Ginat

Percent of map unit: 5 percent
Landform: Terraces
Down-slope shape: Linear
Across-slope shape: Linear
Hydric soil rating: Yes

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WATER AVAILABILITY LETTER
FROM PITTSBURGH WATER

PGH2O Pittsburgh Water & Sewer Authority

October 4, 2019

Maureen Golan
2000 Georgetowne Drive, Suite 101
Sewickley, PA 15143

RE: Water and Sewer Availability
Herron Avenue @ Ruthven St, Linoleum Way

Dear Ms. Golan:

In response to your inquiry on 10/2/2019 concerning water and sewer availability for the area referenced above, please be advised that both water and sewers are available near the site, and water and sewer service will be provided in accordance with the policies and procedures of the Pittsburgh Water and Sewer Authority.

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

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

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

Refer to the Pittsburgh Water and Sewer Authority (PWSA) website (www.pgh2o.com) for the complete "Procedure Manual for Developers". All tap in plans and applications must be submitted according to the manual.

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

Sincerely,

Wendy M. Dean
Engineering Tech II

cc: PWSA File

Penn Liberty Plaza I
1200 Penn Avenue
Pittsburgh PA 15222

info@pgh2o.com
T 412.255.2423
F 412.255.2475

www.pgh2o.com
@pgh2o

Customer Service /
Emergencies:
412.255.2423

PITTSBURGH WATER AND SEWER AUTHORITY

WATER AND SEWER AVAILABILITY LETTER REQUEST FORM

All persons planning to perform construction, demolition, or renovation work that will involve water and/or sewer services are recommended to complete this form and submit to PWSA. PWSA will review the request and reply to indicate if PWSA-owned water and/or sewer utilities are present at the site of the proposed work.

This request form is **required** for all of the following types of development. (Please note that the term "sewer" refers to sanitary sewers, combined sewers, and storm sewers.)

1. New water and/or sewer tap(s) for all approved/recorded subdivisions.
2. Change of Use and/or increase in water and/or sewer flows for residential development(s), commercial, industrial and institutional developments (i.e. total project sanitary flow is greater than 799 gallons per day).
3. New water and/or sewer tap(s) for all residential, commercial, industrial, and institutional developments.

Information to be submitted by the Applicant:			
Property Owner Name:	Laurel Communities		
Address of Property:	Herron Avenue, between Ruthven Street and Linoleum Way		
Proposed Use of Site:	Approximately 30 townhomes and associated infrastructure.		
Closest street intersection to the property:	Ruthven St & Herron Ave on west; Linoleum Way & Ruthven St on east		
(Parcel IDs: 26-E-46, 170, 171, 173, 174, 175, 178, 179, 180, 181, 182, 185, 186A, 187, 188, 189, 190, 191, 192, 194, 195, 196, 197, 198, 199, 200-0-1, 200-1, 200-A, 206, 208, 209, 210, 211, 212)			
Requestor Name:	Maureen Golan	Date of Request:	October 2, 2019
Requestor Address:	2000 Georgetowne Drive, Suite 101, Sewickley, PA 15143		
Requestor Phone Number:	(724) 444-1100		

Please submit the completed form to:

Pittsburgh Water and Sewer Authority
1200 Penn Avenue
Pittsburgh, PA 15222
Attn: Permits
(permitinfo@pgh2o.com)

PWSA Use Only:

PWSA Water Service Available: ☑ Yes ☐ No — Water Size / Location: 4" Linoleum Way 8" Herron Ave, & Ruthven St

PWSA Sewer Service Available: ☑ Yes ☐ No — Sewer Size / Location: 15" Ruthven St 36" Herron Ave 15" Linoleum Way

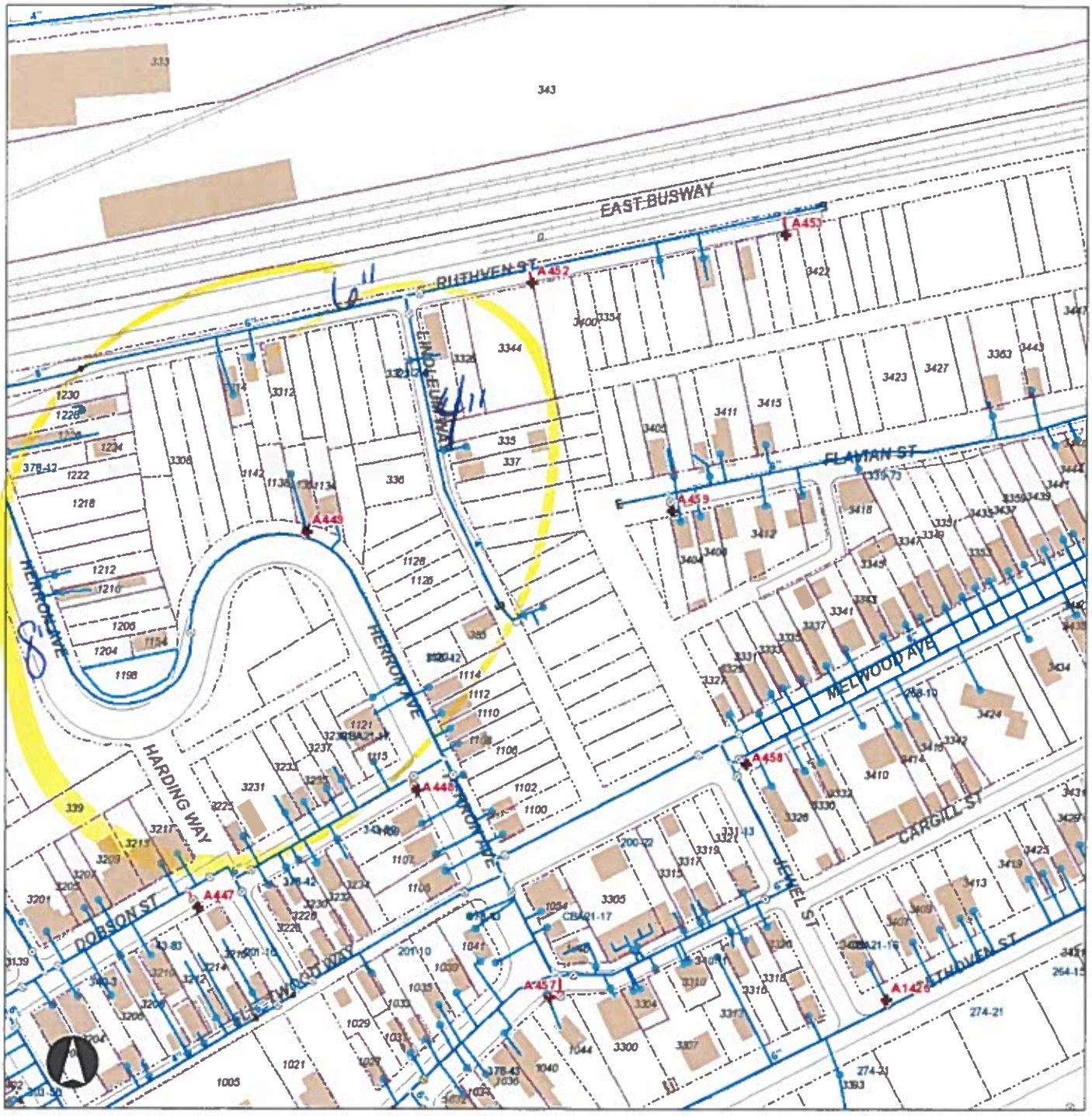
Applicant must contact separate agency for water and/or sewer service: ☐ Yes ☑ No

Name of separate agency: _____

PWSA Approval Authority:
Signature and Date: Wendy M. Dean 10-4-19
Name (printed): Wendy M. Dean
Title: Engineering Tech II

Disclaimer: The information provided by PWSA does not guarantee capacity of the PWSA-owned water and/or sewer lines to satisfy the needs of the proposed development. The permit application process required by PWSA evaluates the water demand and sewer flows of the development, as provided by the Applicant, and renders a decision on the capacity of the PWSA facilities.

Herron Ave @ Ruthven St, Linoleum Way - Water



Legend

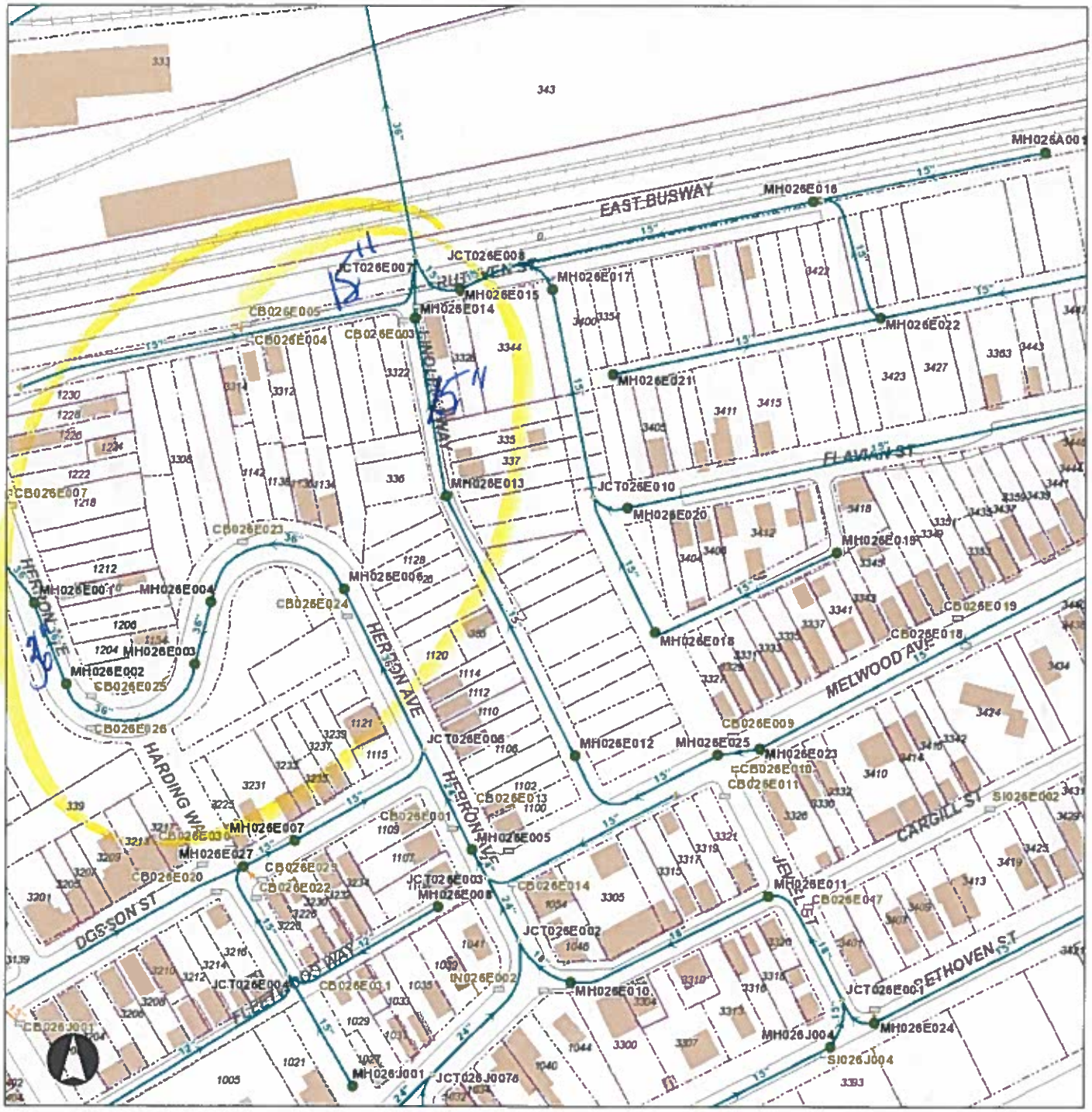
Meter	Rising Main	Outfall
Pump	Supply Main	End Cap
Hydrant	Transmission Main	Sewer Pump Station
Hydrant- Out of Service	Distribution Main	Combined Sewer
System Valve	Hydrant Branch	Sanitary Sewer
Dividing Pressure Valve	Private Main	Storm Sewer
Cap	Water Service Line	Regulated Combined Sewer
Tee or Cross	Manhole	Overflow Sewer
Reducer	Junction	Interceptor
Coupling	Inlet	Sewer Force Main
Wash Out	Private Inlet	Private Sewer
Water Manhole		Undefined Sewer

Feet
0 100 200

PGH2O

Date: 10/3/2019

Herron Ave @ Ruthven St, Linoleum Way - Sewer



Legend

Meter	Rising Main	Outfall
Pump	Supply Main	End Cap
Hydrant	Transmission Main	Sewer Pump Station
Hydrant - Out of Service	Distribution Main	Combined Sewer
System Valve	Hydrant Branch	Sanitary Sewer
Dividing Pressure Valve	Private Main	Storm Sewer
Cap	Water Service Line	Regulated Combined Sewer
Tee or Cross	Manhole	Overflow Sewer
Reducer	Junction	Interceptor
Coupling	Inlet	Sewer Force Main
Wash Out	Private Inlet	Private Sewer
Water Manhole		Undefined Sewer

Feet
0 100 200

PGH2O

Date: 10/3/2019

SECTION F
PROJECT NARRATIVE

Section F – Project Narrative

Herron Avenue Townhomes

Proposed Method of Sewage Service:

Seminole Land Partners is proposing to construct 19 new townhomes in the Polish Hill Neighborhood of the 6th Ward of the City of Pittsburgh, Allegheny County, Pennsylvania (see Figure 1). Specifically, the project is located at the switchback on Herron Avenue, between the M.L.K. Jr. Busway/Ruthven Street and Linoleum Way. Ten of the units will front Ruthven Street and nine will front Herron Avenue.

The proposed townhomes are all single-family units. There is no amenity, reception, pool, etc. space for the proposed townhome community, beyond a shared garden and walkway. Although there are about four existing structures that will be demolished on the project site, due to the consolidation of the 34 lots and then subsequent subdivision into 19 lots, the current water and sewer flows for the project are considered 0 GPD.

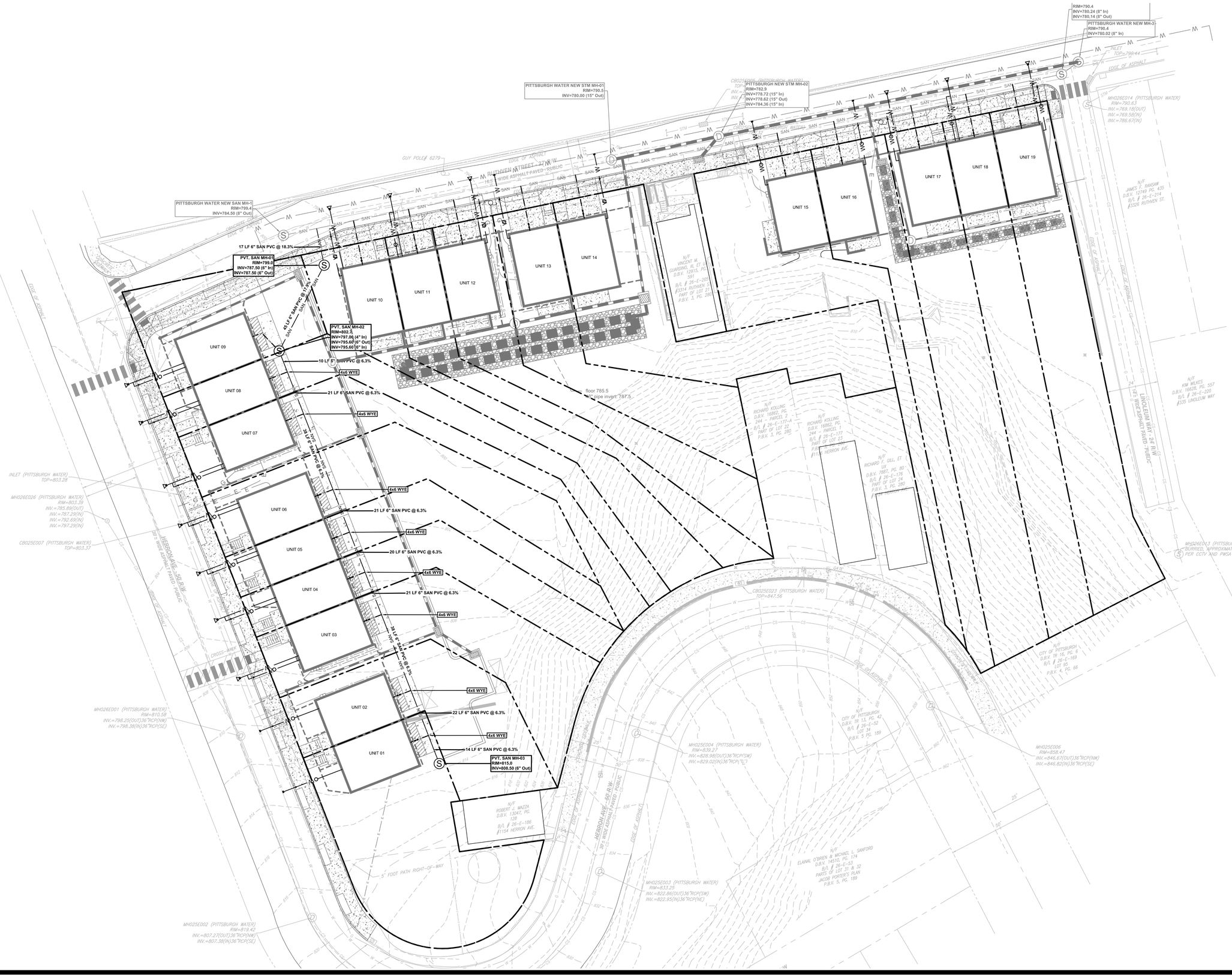
Each of the proposed units is planned to have 3 bedrooms, but a 4-bedroom option will be available for 9 units out of the 19 proposed. Therefore, the development will be assumed to have ten 3-bedroom units and nine 4-bedroom units for the purpose of sewage planning. In accordance with PA Code, Title 25, 73.17.b, each of the 3-bedroom townhomes will generate an estimated 400 GPD of wastewater flow, with an additional 100 GPD generated for each bedroom over three. Therefore, the proposed project will generate approximately 8,500 GPD of wastewater flow. This estimate was passed upon the PADEP standard for average daily flows for Equivalent Domestic Units of 1 EDU = 400 gallons per day for the proposed renovation.

The proposed Herron Avenue Townhomes will be serviced by the existing gravity-operated collection system which is owned and operated by Pittsburgh Water. From this point sewage is ultimately conveyed to the ALCOSAN treatment plant.

Justification of Anticipated Flows:

Herron Avenue Townhomes				
Unit Types	**No. Units**	**GPD Per Unit**	**Total GPD**	**Total EDU**
3-Bedroom Townhome	10	400	4,000	10
4-Bedroom Townhome	9	500	4,500	11.25
Total			**8,500**	**21.25**

PLOT PLANS FOR
SEWAGE FACILITY PLANNING
PURPOSES



0 20' 40'

Drawing Scale:
1" = 20'

NORTH

ISSUED FOR REVIEW

Waterfront Corporate Park III, Suite 101
2000 Georgetown Drive
Sewickley, PA 15143
P: 724-444-1100
F: 724-444-1104
www.pve-llc.com

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

Prepared For:

Seminole Land Partners, LLC
2585 Washington Road, Bldg. 900
Pittsburgh, PA 15241

811 Know what's **below.** **Call** before you dig.
POCS SER. # 20192393223

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

DATE ISSUED: FEBRUARY 14, 2025

PLAN REVISIONS

	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

Situate In:
City of Pittsburgh - 6th Ward, Allegheny County, PA

Project Name:
HERRON AVENUE TOWNHOMES

Drawing Name:
PLOT PLAN

Project No: **161763**

Drawing No: ***FIGURE 2***

N:\Project Files\161763 - Polish Hill\06_Drawings\Civil\161763 - Site - 19 unit plan.dwg, 2/19/2025 1:40:57 PM, rkammerer

WETLAND PROTECTION

Section 3.G – Wetland Protection

Herron Avenue Townhomes

No wetlands are known to exist in the area to be developed for this project.

THREATENED SPECIES (PNDI)

1. PROJECT INFORMATION

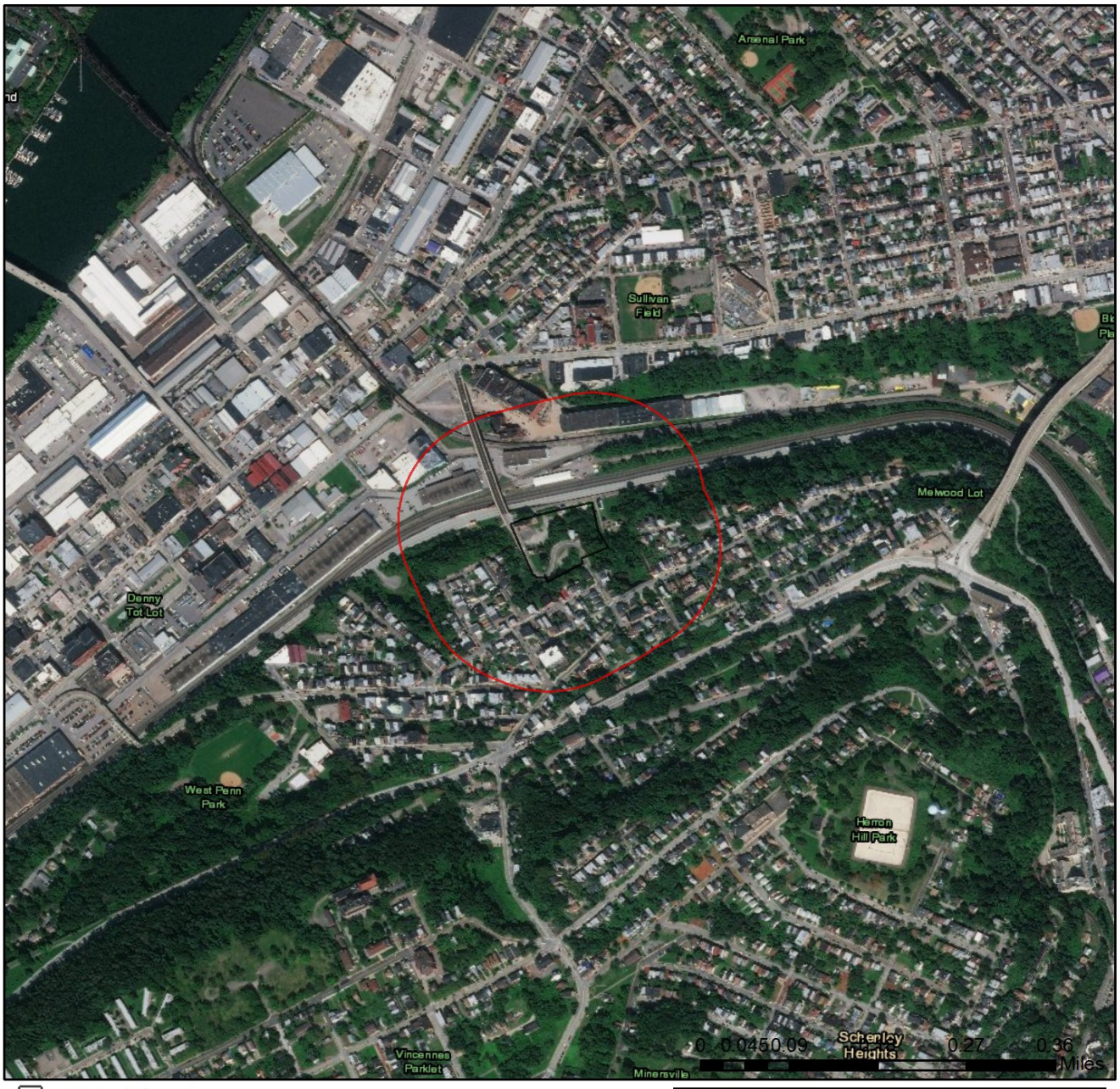
Project Name: **Herron Avenue, Polish Hill**
Date of Review: **10/14/2019 10:02:20 AM**
Project Category: **Development, Residential, Subdivision containing more than 2 lots and/or 2 single-family units**
Project Area: **3.13 acres**
County(s): **Allegheny**
Township/Municipality(s): **PITTSBURGH**
ZIP Code: **15219**
Quadrangle Name(s): **PITTSBURGH EAST**
Watersheds HUC 8: **Lower Allegheny**
Watersheds HUC 12: **Allegheny River-Ohio River**
Decimal Degrees: **40.459019, -79.965014**
Degrees Minutes Seconds: **40° 27' 32.4700" N, 79° 57' 54.492" W**

2. SEARCH RESULTS

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

As summarized above, Pennsylvania Natural Diversity Inventory (PNDI) records indicate no known impacts to threatened and endangered species and/or special concern species and resources within the project area. Therefore, based on the information you provided, no further coordination is required with the jurisdictional agencies. This response does not reflect potential agency concerns regarding impacts to other ecological resources, such as wetlands.

Herron Avenue, Polish Hill

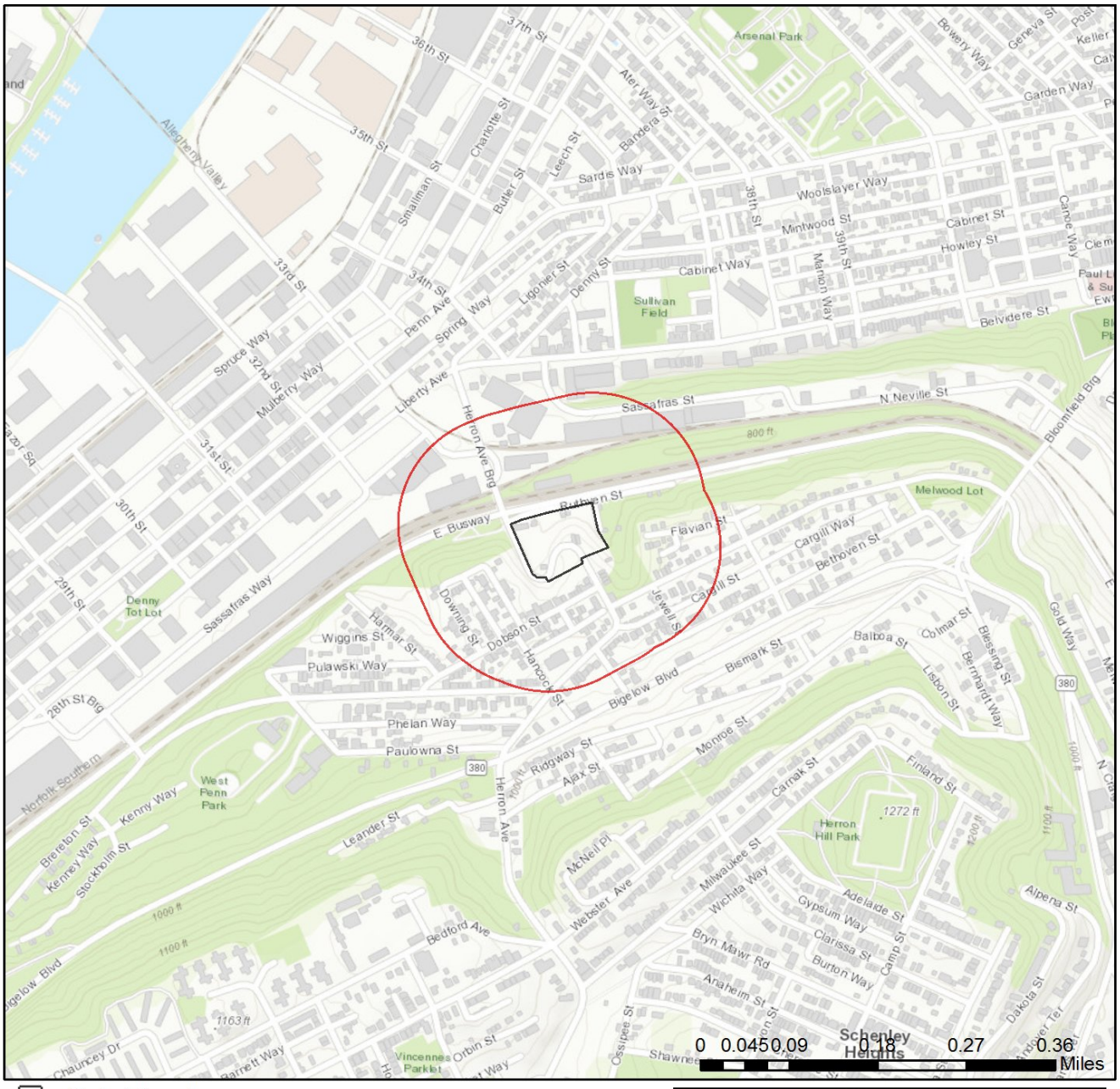


Project Boundary

Buffered Project Boundary

Service Layer Credits: Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community
Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community

Herron Avenue, Polish Hill



Project Boundary

Buffered Project Boundary

Service Layer Credits: Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community
Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS,

RESPONSE TO QUESTION(S) ASKED

Q1: The proposed project is in the range of the Indiana bat. Describe how the project will affect bat habitat (forests, woodlots and trees) and indicate what measures will be taken in consideration of this. Round acreages up to the nearest acre (e.g., 0.2 acres = 1 acre).
Your answer is: The project will affect 1 to 39 acres of forests, woodlots and trees.

Q2: Is tree removal, tree cutting or forest clearing of 40 acres or more necessary to implement all aspects of this project?
Your answer is: No

3. AGENCY COMMENTS

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

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

PA Game Commission
RESPONSE:
No Impact is anticipated to threatened and endangered species and/or special concern species and resources.

PA Department of Conservation and Natural Resources
RESPONSE:
No Impact is anticipated to threatened and endangered species and/or special concern species and resources.

PA Fish and Boat Commission
RESPONSE:
No Impact is anticipated to threatened and endangered species and/or special concern species and resources.

U.S. Fish and Wildlife Service
RESPONSE:
No impacts to **federally** listed or proposed species are anticipated. Therefore, no further consultation/coordination under the Endangered Species Act (87 Stat. 884, as amended; 16 U.S.C. 1531 et seq. is required. Because no take of federally listed species is anticipated, none is authorized. This response does not reflect potential Fish and Wildlife Service concerns under the Fish and Wildlife Coordination Act or other authorities.

4. DEP INFORMATION

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

5. ADDITIONAL INFORMATION

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

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

6. AGENCY CONTACT INFORMATION

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

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

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

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

7. PROJECT CONTACT INFORMATION

Name: MAUREEN GOLAN
Company/Business Name: PVE, LLC
Address: 2000 GEORGETOWNE DRIVE, SUITE 101
City, State, Zip: SEWICKLEY, PA, 15143
Phone: (724) 444-1100 Fax: (724) 444-1104
Email: mgolan@pve-llc.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.

Maureen S Golan — applicant/project proponent signature

October 14, 2019 — date

SECTION H
ALTERNATIVE ANALYSIS

Section H – Alternative Sewage Facilities Analysis

Herron Avenue Townhomes

Proposed Method of Sewage Disposal

The proposed townhomes will be serviced by an existing gravity-operated collection system which is owned and operated by Pittsburgh Water. The flows will be conveyed into an existing ALCOSAN interceptor and ultimately to the ALCOSAN sewage treatment plant.

Alternative Methods Considered

An alternative method of sewage disposal includes an individual septic system. Various factors such as failure rates of septic systems, desirability of developed lot, and size of the developed lot are all deterrents to installing a septic system.

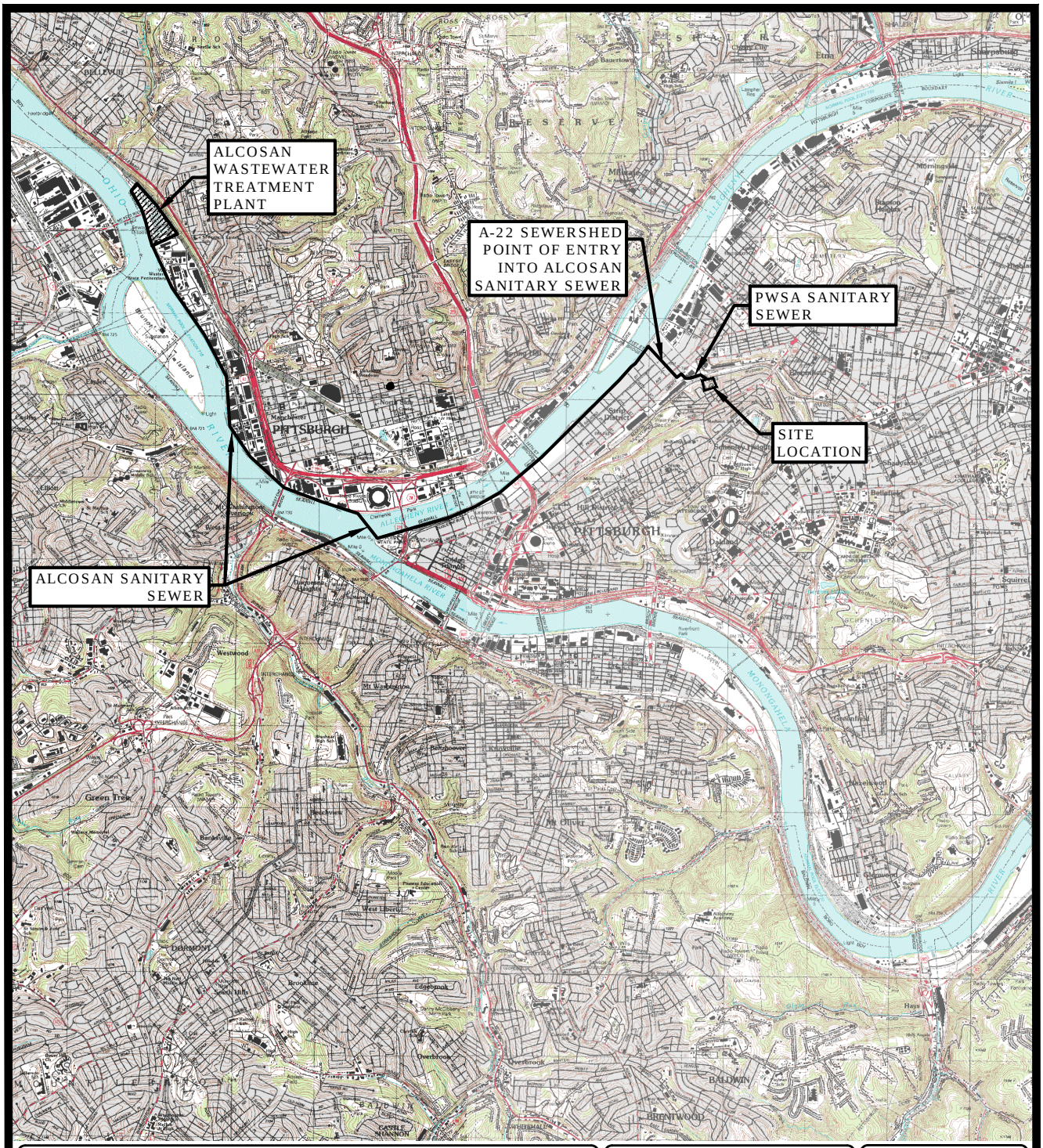
Alternative Alignments Considered

In keeping with the proposed method of sewage disposal, which is to tap-in to an existing PGH2O gravity sewer, different alternatives are available with respect to the connection points to the existing system. The proposed alignment which will convey sewage from the proposed site to the existing ALCOSAN sewage system was determined to be the optimal layout based on distance, slope, and elevation.

Conclusion

The proposed method of providing sewer service to the proposed townhomes via tap-ins to the existing PGH2O gravity sewer is considered ultimate. The fact that an existing sewage interceptor and sewage treatment plant is nearby greatly reduces the justification for thoroughly considering various alternative methods.

SEWAGE FLOW PATH MAP



SEWAGE FLOW PATH MAP

HERRON AVENUE TOWNHOMES

CITY OF PITTSBURGH, ALLEGHENY COUNTY, PENNSYLVANIA

TAKEN FROM 7.5 MINUTE USGS TOPOGRAPHY MAP - PITTSBURGH EAST QUADRANGLE

PVE ENGINEERING

Waterfront Corporate Park III, Suite 101
2000 Georgetowne Drive
Sewickley, PA 15143

P: 724-444-1100
F: 724-444-1104
www.pve-llc.com

Civil Engineering | Land Development | Planning
Landscape Architecture | Structures | Environmental

N

DATE:	10.11..2019
SCALE:	1"=6000'
PROJECT NUMBER:	161763

FIGURE 3

SECTION J
FLOW TABLE FOOTNOTES AND DRY WEATHER FLOW CALCULATION

Section J – Chapter 94 Consistency Determination Footnotes

Herron Avenue Townhomes

NOTE: The calculations below are based on future conditions that will be a result of the combined sewer separation project that is proposed under PWSA Project No. 2021-424-100-0. The existing 18" VCP Ruthven Street combined sewer will be demolished and replaced with an 8" PVC sanitary sewer and a 15" PVC storm sewer. Construction for this PWSA project is proposed to be completed prior to the initiation of any construction under the Herron Avenue Townhomes project. Therefore, all proposed sanitary connections will be made to the proposed 8" PVC sanitary sewer rather than the existing 18" VCP Ruthven Street combined sewer. Additionally, all existing sanitary connections to the 18" VCP Ruthven Street combined sewer will be terminated, except for the connection from the home at 3314 Ruthven Street. Taken with the fact that the sanitary and storm sewers will be separate, it is determined that only the home at 3314 Ruthven Street will contribute to the "present" flow in the 8" PVC sanitary sewer after the segment is constructed.

(1) Design/Permitted collection system peak design capacity computed using static Manning's analysis based on a proposed 8" PVC sanitary sewer, with slope of 1.15%, Manning's n-value of 0.010 and full flow depth = **1,091,758 GPD**

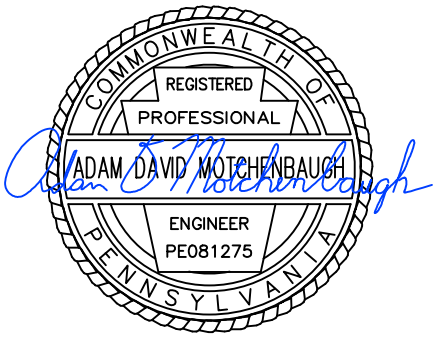
(2) Design/Permitted collection system average flow computed using the present peak flow computed in Footnote 1, divided by a peaking factor of 3.0 for separated collection systems = **363,919 GPD**

(3) Present collection system peak flow consists of only the wastewater generated by 3314 Ruthven Street, and per Table 3.1 from the Pittsburgh Water Developer's Manual, peak daily wastewater flow for a single-family dwelling is estimated to be 400 GPD. Therefore, present collection system peak flow = **400 GPD**

(4) Present collection system average flow computed using the present peak flow computed in Footnote 3, divided by a peaking factor of 3.0 for separated collection systems = **134 GPD**

(5) Projected collection system peak flow in 5 years computed using the present peak flows of 400 GPD, as computed in Footnote 3, plus the project flow of 8,500 GPD, multiplied by a 5% growth factor = **9,345 GPD**

(6) Projected collection system average flow computed using the projected collection system peak flow of 9,345 GPD, as computed in Footnote 5, divided by a peaking factor of 3.0 for separated collection systems = **3,115 GPD**



Design Capacity Sample Calculation

Herron Avenue Townhomes

Given: 8" PVC sanitary sewer at a slope of 1.15% (S), and Manning's n-Value = 0.010.
*Slope taken from the bid documents for PWSA Project No. 2021-424-100-0, dated May 2024.

Design Capacity of Pipe Calculation:

Full Flow Capacity, Pipe Diameter = 8 in or 0.67 ft (D).

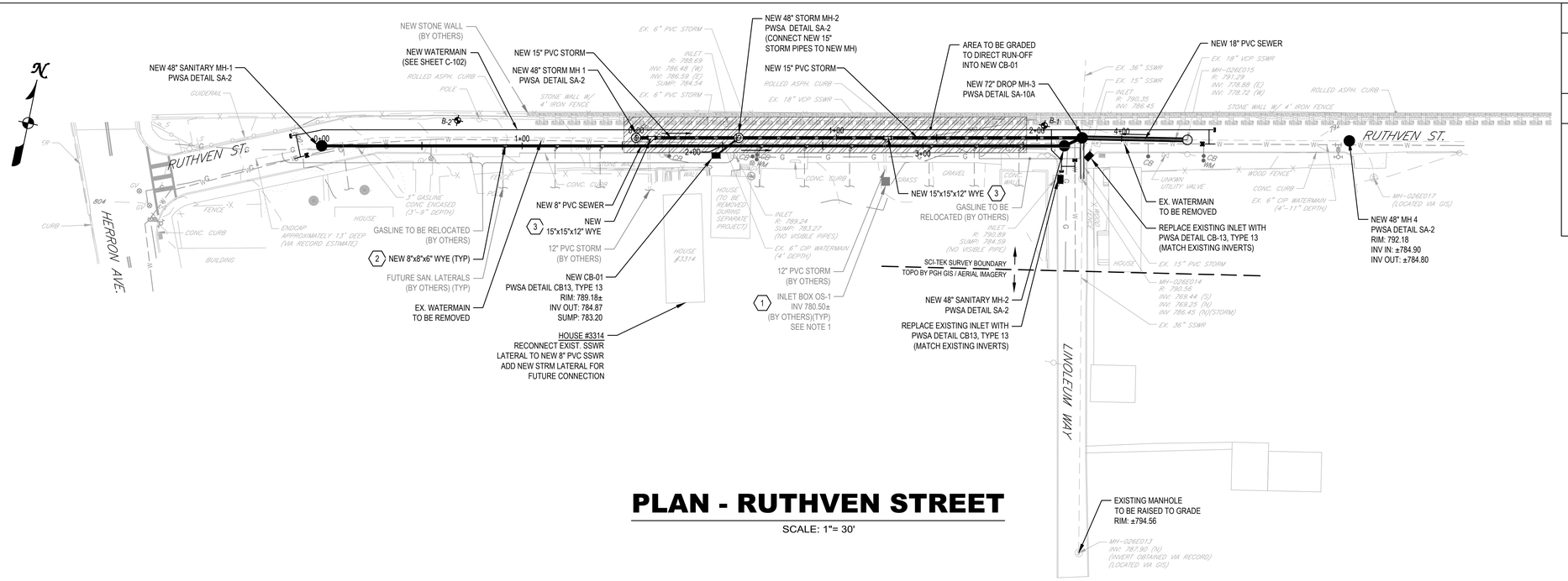
$Area\ of\ Flow\ in\ Pipe = \frac{\pi D^2}{4}\ , therefore\ A = \frac{\pi(0.67\ ft)^2}{4}\ \ A = 0.349\ ft^2$

$Wetted\ Perimeter = \pi D\ , therfore\ P = \pi(0.67\ ft) = 2.09\ ft$

$Hydraulic\ Radius\ (R_h) = \frac{A}{P}\ , therefore\ R_h = \frac{1.77\ ft^2}{4.71\ ft} = 0.167\ ft$

$Q = \frac{1.49}{n} A(R_h)^{\frac{2}{3}}(S)^{\frac{1}{2}}, therefore$

$Q = \frac{1.49}{0.010}(0.349\ ft^2)(0.167\ ft)^{\frac{2}{3}}(0.0115)^{\frac{1}{2}},\ Q = 1.69\ cfs = 1{,}091{,}758\ GPD$



GENERAL NOTES

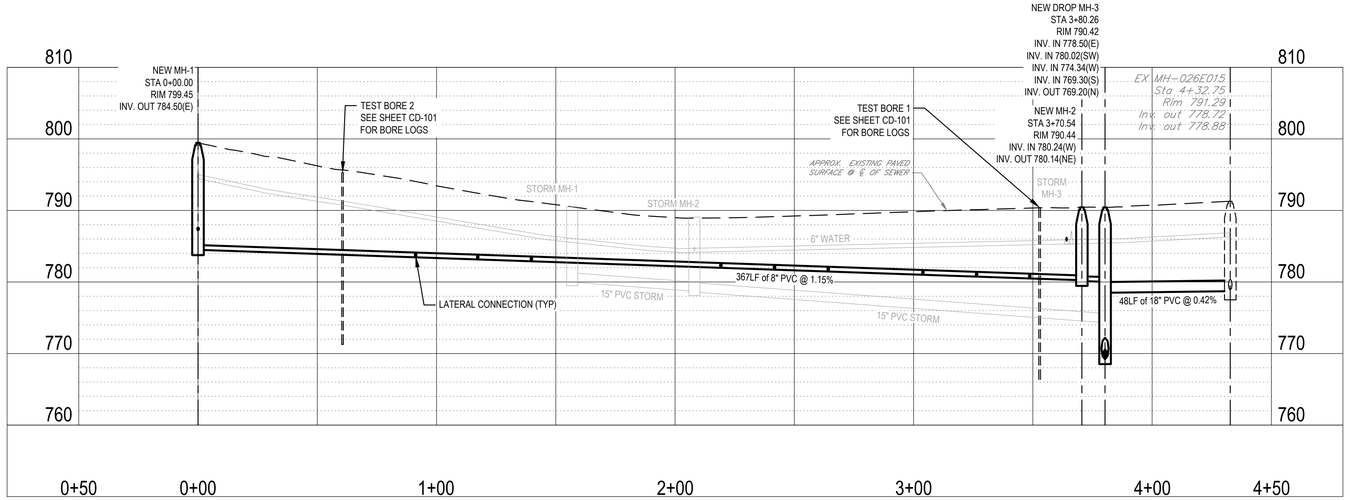
1. CONTRACTOR TO COORDINATE WITH PEOPLES NATURAL GAS FOR GASLINE RELOCATION. CONTRACTOR SHALL NOTIFY PEOPLES NATURAL GAS AT LEAST 10 DAYS PRIOR TO COMMENCING CONSTRUCTION.

SHEET KEYNOTES

1. ELEVATION OF INLET BOX BY OTHERS SHOWN APPROXIMATE. ELEVATION OF PIPES BY OTHERS MUST BE VERIFIED WITH DEVELOPER AT TIME OF CONSTRUCTION. CONTRACTOR SHALL COORDINATE TO RESERVE A STUB FOR CONNECTIONS IN MANHOLE.
2. CONTRACTOR TO COORDINATE AND SURVEY EXACT WYE LOCATIONS WITH THE HERRON AVENUE TOWNHOMES LAND DEVELOPMENT DEVELOPER. WYES TO BE CAPPED UPON INSTALLATION
3. WYE TO BE CAPPED UPON INSTALLATION.

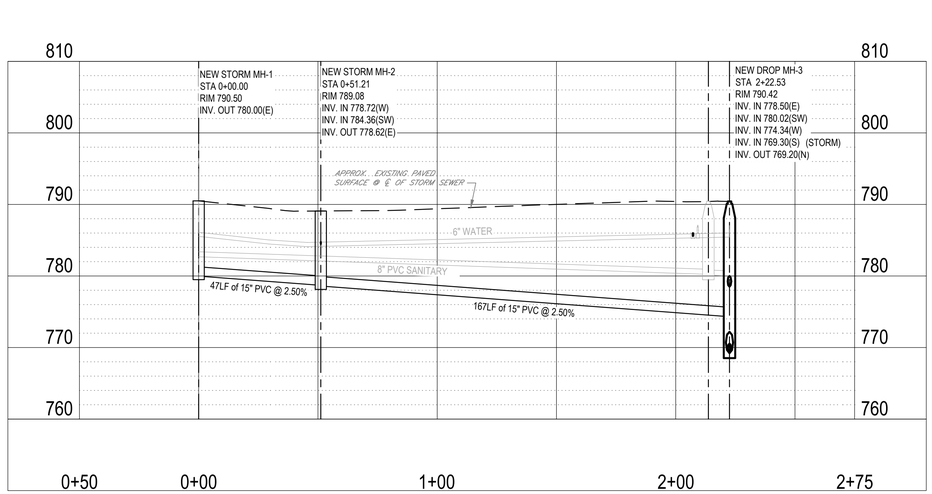
PLAN - RUTHVEN STREET

SCALE: 1"= 30'



SANITARY PROFILE

SCALE: H: 1"= 30', V: 1"=10'



STORM PROFILE

SCALE: H: 1"= 30', V: 1"=10'

PWSA PROJECT No. 2021-424-100-0

THE PITTSBURGH WATER AND SEWER AUTHORITY

2021 SEWER RECONSTRUCTION

RUTHVEN STREET

FROM HERRON AVE TO 615 FT. EASTWARDLY

PLAN & PROFILE

SCALE: AS NOTED
DATE: MAY 2024
SHEET C-101
4 OF 5
ACCESSION NO.
CASE NO.

PA ONE CALL
1-800-242-1776
20241221895

REVIEWED FOR CONSTRUCTABILITY		
CONSTRUCTION MGMT SPRVSR		DATE
FIELD DATA	DRAWN	SUPERVSD.
BY	RCC	JS
VOL.		
CHECKED	INSPECT'D	CKD.-CONST.
CALC. BOOK	PG.	

REVISIONS

CHARACTER	DATE

PGH2O Pittsburgh Water & Sewer Authority

GHD

COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL ENGINEER — RULISON EVANS — PE059410

APPROVAL / DATE

PROJ. COORD./PROJ. MGMT. ENG. P.W.S.A.

DIRECTOR ENG. & CONST., P.W.S.A.

Plot Date: 1 May 2024 - 10:50 AM
Plotted By: Ryan Calhoun
Filename: \\ghdnetfghd\US\Pittsburgh\Projects\664\11214034\Digital_Design\ACAD 2018\Sheets\11214034-C-101.dwg

COMPONENT 4A
MUNICIPAL PLANNING AGENCY REVIEW

3850-FM-BCW0362A 6/2016

pennsylvania
DEPARTMENT OF ENVIRONMENTAL PROTECTION

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

Herron Avenue Townhomes

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

1. Date plan received by municipal planning agency 4/7/2025
2. Date review completed by agency 6/5/2025

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

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

SECTION C. AGENCY REVIEW (continued)

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

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

Name: Kyla Prendergast

Title: Senior Environmental Planner

Signature: Kyla Prendergast

Date: 6/5/25

Name of Municipal Planning Agency: City of Pittsburgh Department of City Planning

Address 412 Boulevard of the Allies Suite 201 Pittsburgh, PA 15219

Telephone Number: 412-522-6551

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

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

The planning agency must complete this component within 60 days.

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

COMPONENT 4C
COUNTY HEALTH DEPARTMENT REVIEW

COUNTY OF ALLEGHENY

SARA INNAMORATO
COUNTY EXECUTIVE

April 17, 2025

Lucas Kammerer, EIT
PVE, LLC
2000 Georgetown Drive
Sewickley, PA 15143

RE: SEWAGE FACILITIES PLANNING MODULE
Herron Avenue Townhomes- Pittsburgh
Allegheny County, Pennsylvania

Dear Mr. Kammerer:

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 April 7, 2025. The project proposes the following:

Project Description:	The project proposes the construction of 10 three-bedroom townhomes, 9 four-bedroom townhomes, and the associated infrastructure.
Sewage Flow:	8500 GPD
Conveyance:	Sewage from the proposed development will be conveyed by PWSA to the Allegheny River interceptor and finally transported to ALCOSAN for treatment.
Sewer's Owner:	PWSA (collection), ALCOSAN (interceptor)
Sewage Treatment Plant:	ALCOSAN

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

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 related to ACHD's plumbing requirements, please contact Drew Grese, Plumbing Program Manager at 412-578-8055.

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

Sincerely,

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

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

pennsylvania
DEPARTMENT OF ENVIRONMENTAL PROTECTION

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF CLEAN WATER

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.

3850-FM-BCW0362C 6/2016

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DEPARTMENT OF ENVIRONMENTAL PROTECTION

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF CLEAN WATER

DEP Code #:

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

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

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

Project Name

Herron Avenue Townhomes

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

1. Date plan received by county or joint county health department 4/7/2025

   Agency name Allegheny County Health Department (ACHD)

2. Date review completed by agency 4/17/2025

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:

Date: 4/17/2025

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.