

Design & Engineering Services for Commercial & Industrial Projects

June 16, 2022

The following attachments for the Saint Clair Place Subdivision are included in this document:

Attachments:

1. SFPM Component 3 (12 pages)
2. SFPM Component 4A (two pages)
3. SFPM Component 4B (two pages)
4. SFPM Component 4C (one page)
5. PWSA Approval Memo (cover only)
6. ALCOSAN Approval Letter (one page)
7. ACHD Approval Letter (two pages)
8. Architectural Rendering (one page)
9. Subdivision Plan (one page)
10. Site Plan (one page)

Petrus Engineering, LLC

A handwritten signature in blue ink, appearing to read 'Petrus', is positioned above the printed name of the principal.

Carl R. Petrus, P.E., M.B.A.
Principal



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

Code No.

SEWAGE FACILITIES PLANNING MODULE

Component 3. Sewage Collection and Treatment Facilities

(Return completed module package to appropriate municipality)

DEP USE ONLY

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

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

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

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

A. PROJECT INFORMATION (See Section A of instructions)

- Project Name North Saint Clair and Weldin Street
- Brief Project Description Tap-ins for eight (8) new residences on previously vacant lots.

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

Municipality Name	County	City	Boro	Twp
Pittsburgh	Allegheny	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Municipality Contact Individual - Last Name	First Name	MI	Suffix	Title
Prendergast	Kyla			Planner 2
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., 3 rd Floor			
Address Last Line -- City	State	ZIP+4		
Pittsburgh	PA	15219		
Area Code + Phone + Ext.	FAX (optional)	Email (optional)		
412-255-0000		kyla.prendergast@pittsburghpa.gov		

C. SITE INFORMATION (See Section C of instructions)

Site (Land Development or Project) Name

Saint Clair Place

Site Location Line 1

300,302,306,308,312,314,318, & 320 North Saint Clair St.

Site Location Line 2

Site Location Last Line -- City

Pittsburgh

State

PA

ZIP+4

15206

Latitude

40.465420

Longitude

-79.927200

Detailed Written Directions to Site Route 279 south to veteran's Bridge exit to Bigelowq Boulevard (Lincoln Highway heading east). Exit north on S. Negley Ave., take right on Rural Street, and left on North Saint Clair St. Lot number 300 is the first on the right.

Description of Site Residential neighborhood.

Site Contact (Developer/Owner)

Last Name

Costello

First Name

John

MI Suffix

Phone

412-687-3777

Ext.

Site Contact Title

Site Contact Firm (if none, leave blank)

Owner/Developer

Costello Real Estate Development, LLC

FAX

Email

john@costelloproperties.net

Mailing Address Line 1

8 Churchill Road

Mailing Address Line 2

Mailing Address Last Line -- City

Pittsburgh

State

PA

ZIP+4

15235

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

Last Name

Petrus

First Name

Carl

MI

Suffix

R

Title

Principal

Consulting Firm Name

Petrus Engineering LLC

Mailing Address Line 1

149 Donation Road

Mailing Address Line 2

Address Last Line -- City

Greenville

State

PA

ZIP+4

16125

Country

USA

Email

carl@petrusengineering.net

Area Code + Phone

724-730-0124

Ext.

Area Code + FAX

724-305-6536

E. AVAILABILITY OF DRINKING WATER SUPPLY

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

Individual wells or cisterns.

A proposed public water supply.

An existing public water supply.

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

Name of water company: PWSA

F. PROJECT NARRATIVE (See Section F of instructions)

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

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

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

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

1. COLLECTION SYSTEM

a. Check appropriate box concerning collection system

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

Clean Streams Law Permit Number _____

b. Answer questions below on collection system

Number of EDU's and proposed connections to be served by collection system. EDU's 8

Connections 8

Name of:

existing collection or conveyance system N. St. Clair St./Rural St. - 18" VCP

owner The Pittsburgh Water & Sewer Authority

existing interceptor The Allegheny River Interceptor

owner The Allegheny County Sanitary Authority

2. WASTEWATER TREATMENT FACILITY

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

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

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

Name of existing facility The Allegheny County Sanitary Authority

NPDES Permit Number for existing facility 25984

Clean Streams Law Permit Number PAG136110

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

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

As an authorized representative of the permittee, I confirm that the ALCOSAN
(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 Courtney Dumm, EIT.

Agent Signature Courtney Dumm Date 4/20/2022

(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 CRP

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

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

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

1. Waters designated for Special Protection

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

2. Pennsylvania Waters Designated As Impaired

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

3. Interstate and International Waters

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

4. Tributaries To The Chesapeake Bay

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

Name of Permittee Agency, Authority, Municipality _____

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

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

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 3200 gpd
2. Total Sewage Flows to Facilities (pathway from point of origin through treatment plant)

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

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

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

	a. Design and/or Permitted Capacity (gpd)		b. Present Flows (gpd)		c. Projected Flows in 5 years (gpd) (2 years for P.S.)	
	Average	Peak	Average	Peak	Average	Peak
Collection	1127121	3944925	7017	24558	8327	29146
Conveyance		31,200,000	8,810,000	10,800,000	8,901,332	10,911,232
Treatment		250,000,000	191,500,000	250,000,000	228,342,000	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 PWSA

Name of Responsible Agent Robert Herring

Agent Signature *Robert Herring* Robert Herring Date 3/21/2022

2022-03-21
16:48:42 -0400

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 3200 gpd
2. Total Sewage Flows to Facilities (pathway from point of origin through treatment plant)

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

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

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

	a. Design and/or Permitted Capacity (gpd)		b. Present Flows (gpd)		c. Projected Flows in 5 years (gpd) (2 years for P.S.)	
	Average	Peak	Average	Peak	Average	Peak
Collection	1127121	3944925	7017	24558	8327	29146
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Treatment		250,000,000	191,500,000	250,000,000	228,342,000	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 _____

Name of Responsible Agent _____

Agent Signature _____ Date _____

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

c. Conveyance System

Name of Agency, Authority, Municipality ALCOSAN

Name of Responsible Agent Cartney Dumm E.I.T.

Agent Signature Cartney Dumm

Date 4/20/22

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 Cartney Dumm E.I.T.

Agent Signature Cartney Dumm

Date 4/20/22

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

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

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

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

L. PERMEABILITY TESTING (See Section L of instructions)

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

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

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

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

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

O. SEWAGE MANAGEMENT (See Section O of instructions)

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

Yes No

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

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

2. Project Flows _____ gpd

Yes No

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

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

(For completion by non-municipal facility agent)

4. Collection and Conveyance Facilities

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

Yes No

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

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

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

- b. Collection System

Name of Responsible Organization _____

Name of Responsible Agent _____

Agent Signature _____

Date _____

- c. Conveyance System

Name of Responsible Organization _____

Name of Responsible Agent _____

Agent Signature _____

Date _____

5. Treatment Facility

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

Yes No

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

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

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

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

(For completion by the municipality)

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

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

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

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

Yes No

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

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

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

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

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

Carl R. Petrus, P.E.



Name (Print)

Signature

Principal

February 10, 2022

Title

Date

Petrus Engineering, 149 Donation Rd, Greenville PA 16125

7247300124

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 \$400.00 payable to "Commonwealth of PA, DEP". Include DEP code number on check. I understand DEP will not begin review of my project unless it receives the fee and determines the fee is correct. If the fee is incorrect, DEP will return my check or money order, send me an invoice for the correct amount. I understand DEP review will NOT begin until I have submitted the correct fee.
- I request to be exempt from the DEP planning module review fee because this planning module creates **only** one new lot and is the **only** lot subdivided from a parcel of land as that land existed on December 14, 1995. I realize that subdivision of a second lot from this parcel of land shall disqualify me from this review fee exemption. I am furnishing the following deed reference information in support of my fee exemption.

County Recorder of Deeds for _____ County, Pennsylvania

Deed Volume _____ Book Number _____

Page Number _____ Date Recorded _____

R. REVIEW FEE (continued)

Formula:

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

$$\#8 \quad \text{Lots (or EDUs) X } \$50.00 = \$ 400$$

The fee is based upon:

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

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

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

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

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

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

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 sewer 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)



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
St Clair St Townhomes

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

1. Date plan received by municipal planning agency 5/9/2022
2. Date review completed by agency 5/12/2022

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

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

SECTION C. AGENCY REVIEW (continued)

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

17. Name, title and signature of planning agency staff member completing this section:
 Name: Kyla Prendergast
 Title: Senior Environmental Planner
 Signature: *Kyla Prendergast*
 Date: 5/12/2022
 Name of Municipal Planning Agency: Pittsburgh Department of City Planning
 Address 200 Ross St, 4th Floor, Pittsburgh, PA 15219
 Telephone Number: 412-255-2516

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.



DEP Code #:

SEWAGE FACILITIES PLANNING MODULE COMPONENT 4B - COUNTY PLANNING AGENCY REVIEW

(or Planning Agency with Areawide Jurisdiction)

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

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

Project Name
Saint Clair Place


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

1. Date plan received by county planning agency 5/5/2022
2. Date plan received by planning agency with areawide jurisdiction 5/5/2022
Agency name Allegheny County Economic Development
3. Date review completed by agency 5/9/2022

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

- | Yes | No | |
|-------------------------------------|-------------------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 1. Is there a county or areawide comprehensive plan adopted under the Municipalities Planning Code (53 P.S. 10101 <i>et seq.</i>)? |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 2. Is this proposal consistent with the comprehensive plan for land use? |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 3. Does this proposal meet the goals and objectives of the plan?
If no, describe goals and objectives that are not met _____ |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 4. Is this proposal consistent with the use, development, and protection of water resources?
If no, describe inconsistency _____ |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 5. Is this proposal consistent with the county or areawide comprehensive land use planning relative to Prime Agricultural Land Preservation?
If no, describe inconsistencies: _____ |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 6. Does this project propose encroachments, obstructions, or dams that will affect wetlands?
If yes, describe impact _____ |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 7. Will any known historical or archeological resources be impacted by this project?
If yes, describe impacts _____ |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 8. Will any known endangered or threatened species of plant or animal be impacted by the development project?
If yes, describe impacts _____ |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 9. Is there a county or areawide zoning ordinance? |
| <input type="checkbox"/> | <input type="checkbox"/> | 10. Does this proposal meet the zoning requirements of the ordinance?
If no, describe inconsistencies _____ |

SECTION C. AGENCY REVIEW (continued)

Yes	No	
<input type="checkbox"/>	<input type="checkbox"/>	11. Have all applicable zoning approvals been obtained?
<input checked="" type="checkbox"/>	<input type="checkbox"/>	12. Is there a county or areawide subdivision and land development ordinance?
<input type="checkbox"/>	<input type="checkbox"/>	13. Does this proposal meet the requirements of the ordinance? If no, describe which requirements are not met <u>Pittsburgh has its own ordinance</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	14. Is this proposal consistent with the municipal Official Sewage Facilities Plan? If no, describe inconsistency _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	15. Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality? If yes, describe _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	16. Has a waiver of the sewage facilities planning requirements been requested for the residual tract of this subdivision?
<input type="checkbox"/>	<input type="checkbox"/>	If yes, is the proposed waiver consistent with applicable ordinances. If no, describe the inconsistencies _____
<input checked="" type="checkbox"/>	<input type="checkbox"/>	17. Does the county have a stormwater management plan as required by the Stormwater Management Act?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	If yes, will this project plan require the implementation of storm water management measures?
18. Name, Title and signature of person completing this section:		
Name: <u>Watalia Cains Feblos</u>		
Title: <u>Planner I</u>		
Signature: 		
Date: <u>5/9/2022</u>		
Name of County or Areawide Planning Agency: <u>Allegheny County Economic Development</u>		
Address: <u>Chatham One, Suite 900 112 Washington Place Pittsburgh PA</u>		
Telephone Number: <u>412-350-4356</u>		

PA
15219

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.



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.

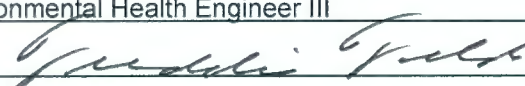
SECTION A. PROJECT NAME (See Section A of instructions)

Project Name
North Saint Clair and Weldin Street

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

1. Date plan received by county or joint county health department May 4, 2022
Agency name Allegheny County Health Department (ACHD)
2. Date review completed by agency May 5, 2022

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

- | | | |
|-------------------------------------|-------------------------------------|---|
| Yes | No | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 1. Is the proposed plan consistent with the municipality's Official Sewage Facilities Plan?
If no, what are the inconsistencies? _____ |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 2. Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality?
If yes, describe _____ |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 3. Is there any known groundwater degradation in the area of this proposal?
If yes, describe _____ |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 4. The county or joint county health department recommendation concerning this proposed plan is as follows: <u>ACHD recommends approval. See attached letter.</u> |
| | | 5. Name, title and signature of person completing this section:
Name: <u>Freddie Fields</u>
Title: <u>Environmental Health Engineer III</u>
Signature: <u></u>
Date: <u>May 5, 2022</u>
Name of County Health Department: <u>ACHD</u>
Address: <u>3901 Penn Avenue, Building #5, Pittsburgh, PA 15224-1318</u>
Telephone Number: <u>412-578-8046</u> |

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

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

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



MEMO

To: Barry King, PE, PMP - Director of Engineering and Construction

From: Shannon Connell, EIT

Cc: Robert Herring, PE, PMP; e-Builder

Date: March 21, 2022

Subject: Department of Environmental Protection (DEP) - Sewage Facilities Planning Module (SFPM)

Chapter 94 Consistency Determination

Project Name: North Saint Clair and Weldin (Project)

Project Address: 300-320 N. Saint Clair, Pittsburgh, PA 15206

PWSA Project Number: 20014.96

The Pittsburgh Water and Sewer Authority (PWSA) received a SFPM application for the aforementioned Project. In accordance with Title 25 of the Pennsylvania Code, the PWSA is required to prepare an annual Wasteload Management Report on the collection and conveyance of wastewater relative to available capacity. Our review of the SFPM was conducted to understand how the Project will impact available dry-weather capacity and whether the proposed flows will contribute to a dry-weather hydraulic overload within the next five (5) years. Please note that a dry-weather hydraulic overload shall require both the denial of the SFPM and the submission of a Corrective Action Plan to the DEP.

We have determined that the Project will not contribute to a dry-weather hydraulic overload within the next five years. Please refer to the enclosed hydraulic calculations for additional information. Upon your approval, please sign and return the enclosed "Section J - Chapter 94 Consistency Determination" page from the SFPM.

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

Enclosures



April 20, 2022

Members of the Board

Sylvia C. Wilson
Chair Person
Shannah Tharp-Gilliam, Ph.D.
Harry Readshaw
Corey O'Connor
Jack Shea
John Weinstein
Emily Kinkead

Arletta Scott Williams
Executive Director

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

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

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

Karen Fantoni, CPA, CGMA
*Director
Finance*

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

Jeanne K. Clark
*Director
Governmental Affairs*

Joseph Vallarian
*Director
Communications*

Julie Motley-Williams
*Director
Administration*

Carl R. Petrus, P.E., M.B.A.
Petrus Engineering, LLC
149 Donation Road
Greenville, PA 16125

**Re: Saint Clair Place Subdivision
300-320 N. Saint Clair Street, Pittsburgh, PA 15206
PA DEP Sewage Facilities Planning Module
ALCOSAN Regulator Structure A-22-00**

Dear Mr. Petrus:

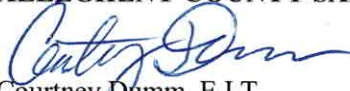
We have reviewed the Component 3 Planning Module for the referenced project to be located in the City of Pittsburgh, 11th Ward. The project will generate a peak flow of 3,200 gpd in the ALCOSAN Allegheny River Interceptor and Woods Run Treatment Plant.

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

ALCOSAN has completed and signed the sections required in the Component 3 module and requests that this letter be made part of the planning module submission. If you have any questions regarding this matter, please contact me at 412-314-4239.

Sincerely,

ALLEGHENY COUNTY SANITARY AUTHORITY


Courtney Dumm, E.I.T.
Junior Civil/Environmental Engineer

Attachment

cc: Christina Dean (w/o attachment) Barry King/ PWSA (w/o attachment)
Dan Thornton (w/o attachment) Thomas Flanagan/ PADEP (w/o attachment)
Michael Lichte (w/o attachment) Fred Fields/ ACHD (w/o attachment)

COUNTY OF



ALLEGHENY

RICH FITZGERALD
COUNTY EXECUTIVE

May 5, 2022

Carl R. Petrus, P.E., M.B.A.
Petrus Engineering
149 Donation Road
Greenville, PA 16125

**RE: SEWAGE FACILITIES PLANNING MODULE; ALLEGHENY COUNTY
North Saint Clair and Weldin Street, City of Pittsburgh,**

Dear Mr. Petrus:

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 May 4, 2022. The project proposes the following:

Project Description:	North Saint Clair and Weldin Street. Proposing a new residential project the will place eight (8) dwelling units (i.e. four (4) two-family homes on eight newly subdivided lots) located at 300, 302, 306, 308, 312, 314, 318, & 320 North Saint Clair Street in the City of Pittsburgh, Allegheny County.
Sewage Flow:	3,200 GPD
Conveyance:	The flow from this site will be conveyed to the Pittsburgh Water and Sewer Authority (PWSA) collection system to the ALCOSAN POC A-22 to the Allegheny River Interceptor and then to the ALCOSAN Treatment Plant at Wood's Run.
Sewer's Owner:	PWSA (collection) and ALCOSAN (interceptor)
Name of Sewage Treatment Plant:	ALCOSAN

Please be advised that a permit must be obtained from the Allegheny County Health Department's (ACHD) Plumbing Section prior to commencing any plumbing work for the proposed project. Plumbing work for which an ACHD Plumbing Permit must be obtained includes any plumbing work done on the site and any sewers, which will not be owned and operated by a municipality or a sewer authority. In addition, it should be noted that the approval of this sewage facilities planning module does not include approval of pipe size and/or type. Approval for pipe size and/or type must be obtained by filing a specific plumbing plan with the ACHD's Plumbing Section. If you should have any questions relative to ACHD's plumbing requirements, you can contact Drew Grese, Acting Plumbing Chief at 412-578-8055.



DEBRA BOGEN, MD, FAAP, FABM, DIRECTOR
ALLEGHENY COUNTY HEALTH DEPARTMENT

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



Mr. Carl R. Petrus, P.E., M.B.A.
May 5, 2022
Page 2

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

Sincerely,

A handwritten signature in cursive script that reads "Freddie Fields".

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

FF/cb
Enclosure

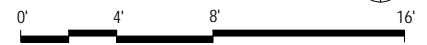
cc: Thomas Flanagan, PA Department of Environmental Protection w/attachment (electronically)
Drew Grese, ACHD w/attachment (electronically)

ATTACHMENT EIGHT



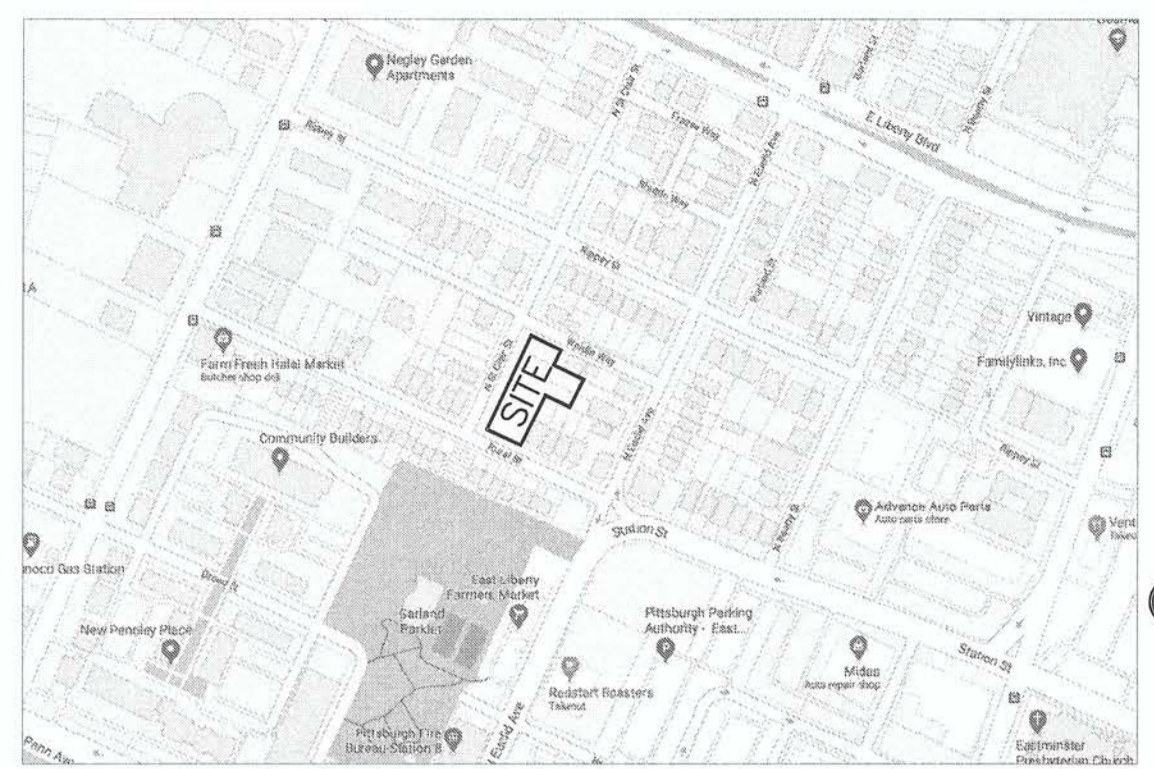
Perspective View - N St Clair & Rural St

SCALE:

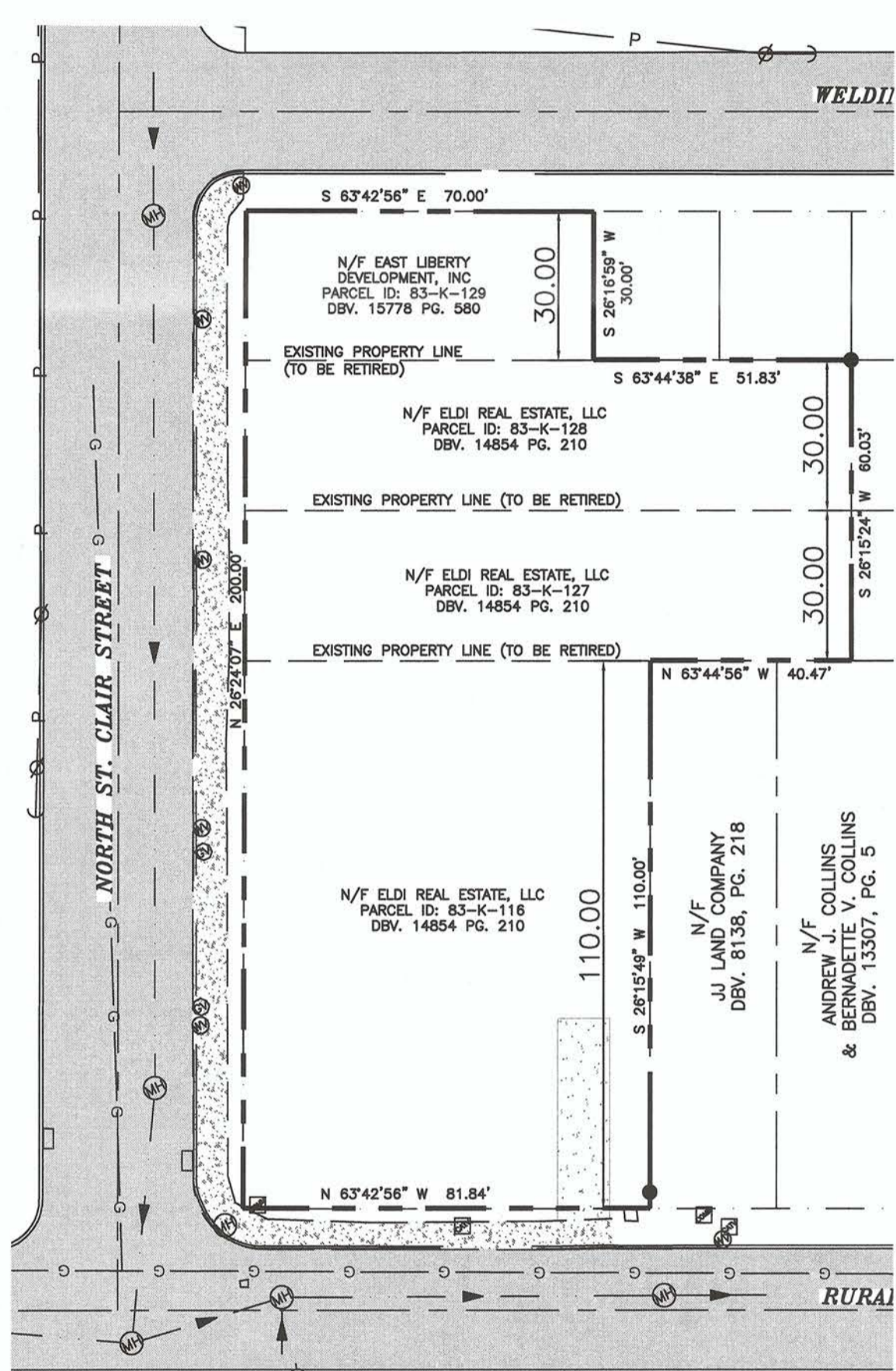


SAINT CLAIR PLACE SUBDIVISION

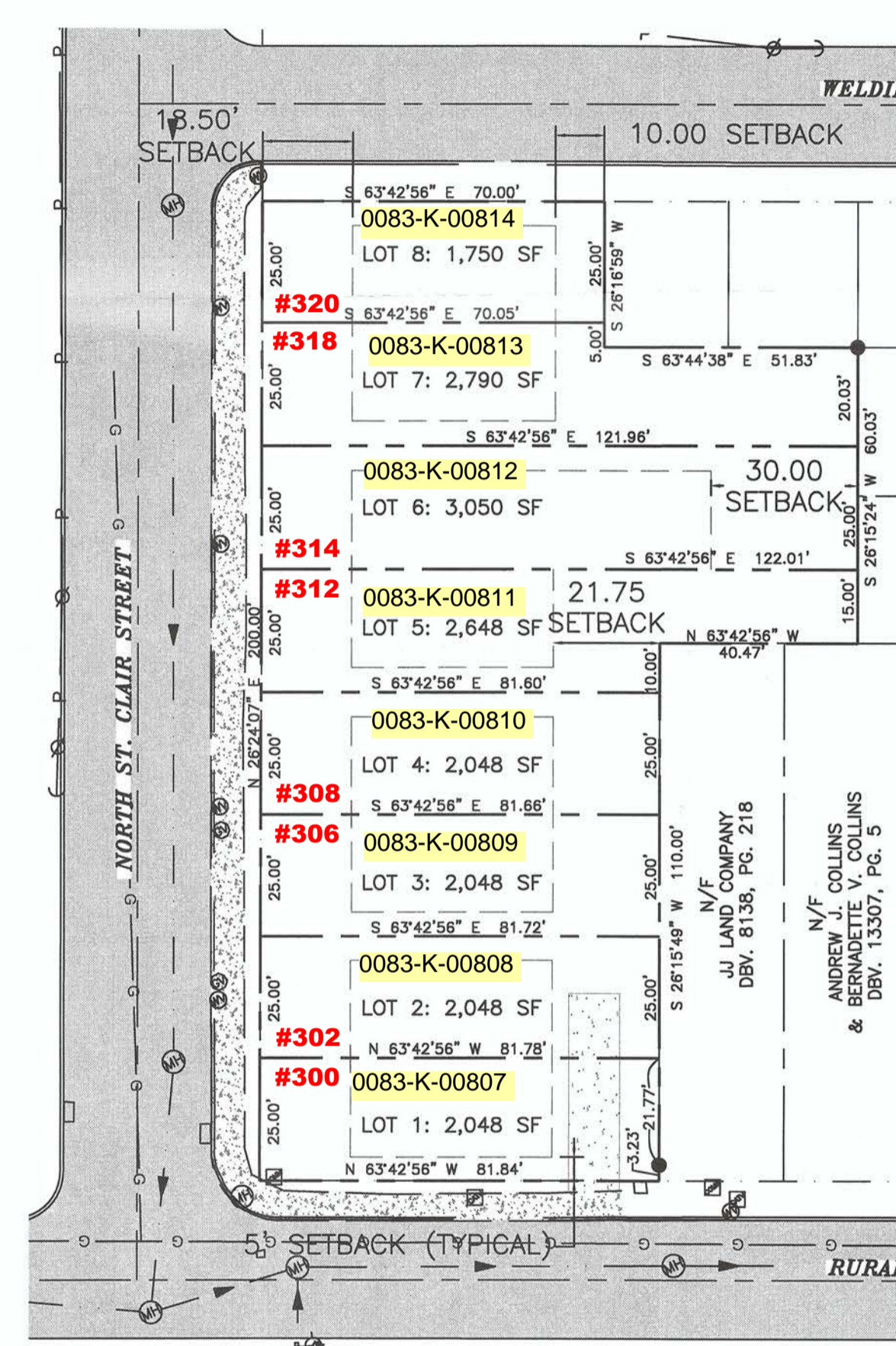
NORTH ST. CLAIR STREET & WELDIN WAY, CITY OF PITTSBURGH, COUNTY OF ALLEGHENY, COMMONWEALTH OF PENNSYLVANIA



1 LOCATION MAP
SCALE: NO SCALE



2 CONSOLIDATION PLAN
SCALE: 1" = 30'-0"



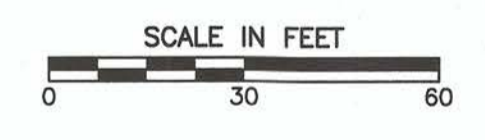
3 SUBDIVISION PLAN
SCALE: 1" = 30'-0"

EXISTING AREA TABULATION

LOT 83-K-129:	2,100 SQ FT (.05 ACRES)
LOT 83-K-128:	3,660 SQ FT (.08 ACRES)
LOT 83-K-127:	3,660 SQ FT (.08 ACRES)
LOT 83-K-116:	9,020 SQ FT (.21 ACRES)
TOTAL:	18,440 SQ FT (.42 ACRES)

PROPOSED AREA TABULATION

LOT 1:	2,048 SQ FT (0.05 ACRES)
LOT 2:	2,048 SQ FT (0.05 ACRES)
LOT 3:	2,048 SQ FT (0.05 ACRES)
LOT 4:	2,048 SQ FT (0.05 ACRES)
LOT 5:	2,648 SQ FT (0.06 ACRES)
LOT 6:	3,050 SQ FT (0.07 ACRES)
LOT 7:	2,790 SQ FT (0.06 ACRES)
LOT 8:	1,750 SQ FT (0.04 ACRES)
TOTAL:	18,430 SQ FT (0.42 ACRES)



- LEGEND**
- PROPERTY LINE
 - PROPERTY CORNER FOUND (AS NOTED)
 - OVERHEAD ELECTRIC
 - NATURAL GAS
 - BUILDING SETBACK
 - NOW OR FORMERLY
 - WATER VALVE
 - FIRE HYDRANT
 - GAS VALVE
 - UTILITY POLE
 - COMMUNICATION BOX
 - CABLE TELEVISION BOX
 - MANHOLE (AS NOTED)
 - CONCRETE
 - ASPHALT

SERIAL NO.

CALL BEFORE YOU DIG!

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

1-800-242-1776

TITLE INFORMATION

LOT 83-K-129 N ST CLAIR ST ELDI REAL ESTATE, INC DBV 15778 PAGE 580	LOT 83-K-128 312 N ST CLAIR ST ELDI REAL ESTATE, LLC DBV 14854 PG 210
EAST LIBERTY DEVELOPMENT, INC. 100 N SHERIDAN AVE FOURTH FLOOR PITTSBURGH, PA 15206 412-361-8061	LOT 83-K-127 312 N ST CLAIR ST ELDI REAL ESTATE, LLC DBV 14854 PG 210
	LOT 83-K-116 RURAL ST ELDI REAL ESTATE, LLC DBV 14854 PG 210
	ELDI REAL ESTATE, LLC 100 N SHERIDAN AVE FOURTH FLOOR PITTSBURGH, PA 15206 412-361-8061

UTILITY INFORMATION

SANITARY SEWERS & WATER SUPPLY GAS PITTSBURGH WATER & SEWER AUTHORITY 441 SMITHFIELD STREET PITTSBURGH, PA 15222 412-255-8935	PEOPLES NATURAL GAS 625 LIBERTY AVENUE #600 PITTSBURGH, PA 15222 800-761-0111
COMMUNICATIONS VERIZON COMMUNICATIONS 1000 LIBERTY AVENUE PITTSBURGH, PA 15222 800-660-2215	ELECTRIC DUQUESNE LIGHT 708 SMITHFIELD STREET PITTSBURGH, PA 15219 800-393-7100
COMCAST 294 CORLISS STREET PITTSBURGH, PA 15220 412-875-1100	

William Schwab, Manager, on behalf of
ELDI REAL ESTATE, LLC, OWNER OF THE LAND SHOWN ON THE SAINT CLAIR PLACE PLAN OF LOTS HEREBY ADOPTS THIS PLAN AS ITS PLAN OF LOTS AND IRREVOCABLY DEDICATES ALL STREETS AND OTHER PROPERTY IDENTIFIED FOR DEDICATION ON THE PLAN TO THE CITY OF PITTSBURGH. THIS ADOPTION AND DEDICATION SHALL BE BINDING UPON THE PARTNERSHIP AND UPON ITS HEIRS, EXECUTORS AND ASSIGNS.

IN WITNESS OF WHICH, TO THIS I SET MY HAND AND SEAL THIS 3rd DAY OF May, 2021.

ATTEST:
ELDI REAL ESTATE, LLC

Thomas H. Ayoub III
NOTARY PUBLIC
Commonwealth of Pennsylvania - Notary Seal
Thomas H. Ayoub III, Notary Public
Allegheny County
My commission expires February 21, 2025
Commission number 1004840

William Schwab
OWNER

NOTARY PUBLIC

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF ALLEGHENY, PERSONALLY APPEARED THE OWNER, ELDI REAL ESTATE, LLC, AND ACKNOWLEDGED THE FOREGOING ADOPTION AND DEDICATION TO BE THE ACT OF THE COMPANY.

WITNESS MY HAND AND NOTARIAL SEAL THIS 3rd DAY OF May, 2021.

MY COMMISSION EXPIRES THE 21st DAY OF February, 2025.

Thomas H. Ayoub III
NOTARY PUBLIC
Commonwealth of Pennsylvania - Notary Seal
Thomas H. Ayoub III, Notary Public
Allegheny County
My commission expires February 21, 2025
Commission number 1004840

NOTARY STAMP

ZONING REQUIREMENTS

ZONING DISTRICT	"R2-M" (TWO-UNIT RESIDENTIAL MODERATE DENSITY)		
	REQUIRED (TABLE 903.03.C.2)	APPROVED VARIANCE (12/24/2020)	PROVIDED
FRONT YARD SETBACK	30'	18'-6"	18'-6" 18'-6" 18'-6"
R SIDE YARD SETBACK	30'/0'	5'	5' 5' 5'
L SIDE YARD SETBACK	30'/0'	5'	5' 5' 5'
REAR YARD SETBACK	30'	21'-9" & 10'	23'-2" 63'-6" 11'-6"
BUILDING HEIGHT	40' (3 STORIES) MAX.		
LOT SIZE	3,200 SF (MIN.)	1,750 SF - 3,050 SF	1,750 SF - 3,050 SF
EARTH DISTURBANCE	-	-	11,744 SF
% LOT COVERAGE	-	-	64%
% IMPERVIOUS AREA	-	-	52%

William Schwab, Deputy Director, on behalf of
THE EAST LIBERTY DEVELOPMENT, INC. OWNER OF THE LAND SHOWN ON THE SAINT CLAIR PLACE PLAN OF LOTS HEREBY ADOPTS THIS PLAN AS ITS PLAN OF LOTS AND IRREVOCABLY DEDICATES ALL STREETS AND OTHER PROPERTY IDENTIFIED FOR DEDICATION ON THE PLAN TO THE CITY OF PITTSBURGH. THIS ADOPTION AND DEDICATION SHALL BE BINDING UPON THE PARTNERSHIP AND UPON ITS HEIRS, EXECUTORS AND ASSIGNS.

IN WITNESS OF WHICH, TO THIS I SET MY HAND AND SEAL THIS 3rd DAY OF May, 2021.

ATTEST:
EAST LIBERTY DEVELOPMENT, INC.

Thomas H. Ayoub III
NOTARY PUBLIC
Commonwealth of Pennsylvania - Notary Seal
Thomas H. Ayoub III, Notary Public
Allegheny County
My commission expires February 21, 2025
Commission number 1004840

William Schwab
OWNER

NOTARY PUBLIC

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF ALLEGHENY, PERSONALLY APPEARED THE OWNER, EAST LIBERTY DEVELOPMENT, INC. AND ACKNOWLEDGED THE FOREGOING ADOPTION AND DEDICATION TO BE THE ACT OF THE CORPORATION.

WITNESS MY HAND AND NOTARIAL SEAL THIS 3rd DAY OF May, 2021.

MY COMMISSION EXPIRES THE 21st DAY OF February, 2025.

Thomas H. Ayoub III
NOTARY PUBLIC
Commonwealth of Pennsylvania - Notary Seal
Thomas H. Ayoub III, Notary Public
Allegheny County
My commission expires February 21, 2025
Commission number 1004840

NOTARY STAMP

PROPERTY TITLE 83-K-128
I HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE SAINT CLAIR PLACE PLAN OF LOTS IS IN THE NAME OF EAST LIBERTY DEVELOPMENT, INC. AND IS RECORDED IN DEED BOOK VOLUME 15778 PAGE 580.
I FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN, OR ENCUMBRANCE AGAINST THIS PROPERTY.

Thomas H. Ayoub III
WITNESS

William Schwab
OWNER

PROPERTY TITLE 83-K-128, 83-K-127, 83-K-116
I HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE SAINT CLAIR PLACE PLAN OF LOTS IS IN THE NAME OF ELDI REAL ESTATE, LLC AND IS RECORDED IN DEED BOOK VOLUME 14854 PAGE 210.
I FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN, OR ENCUMBRANCE AGAINST THIS PROPERTY.

Thomas H. Ayoub III
WITNESS

William Schwab
OWNER

SURVEYOR
I CERTIFY THAT, TO THE BEST OF MY INFORMATION, KNOWLEDGE AND BELIEF THE SURVEY SHOWN HERE ON ARE CORRECT AND ACCURATE TO THE STANDARDS REQUIRED.

DATE: 3/2/21

Scott P. Calton
SCOTT P. CALTON, PLS
REGISTRATION NO. SU075560

Scott P. Calton
REGISTERED PROFESSIONAL LAND SURVEYOR
PENNSYLVANIA

DEPARTMENT OF REAL ESTATE
RECORDED IN THE OFFICE OF THE DEPARTMENT OF REAL ESTATE OF THE COUNTY OF ALLEGHENY, COMMONWEALTH OF PENNSYLVANIA, IN PLAN BOOK VOLUME 309, PAGE(S) 10.

GIVEN UNDER MY HAND AND SEAL THIS 3 DAY OF May, 2021.

Jerry Tye
MANAGER, DEPARTMENT OF REAL ESTATE

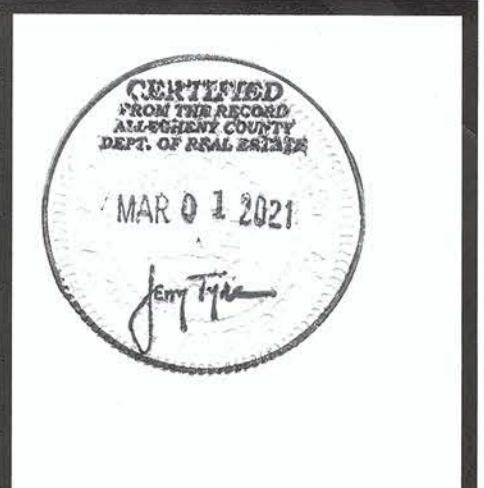
Scott P. Calton
REGISTERED PROFESSIONAL LAND SURVEYOR
PENNSYLVANIA

NOTES:

- ALL DEEDS OR PLAN BEARINGS AND COORDINATES HAVE BEEN ROTATED AND CONVERTED TO A PA STATE PLANE COORDINATE SYSTEM SOUTH ZONE, NORTH AMERICAN DATUM OF 1983. BEARINGS HAVE BEEN ROTATED.
- THIS LOT AND THE SURROUNDING LOTS ARE WITHIN IDENTIFIED FLOODPLAIN AREA ZONE.
- THIS PLAN REPRESENTS A LOT CONSOLIDATION AND RESUBDIVISION OF FOUR (4) CONTIGUOUS LOTS LISTED IN ALLEGHENY COUNTY AS TAX PARCELS 83-K-129, 83-K-128, 83-K-127, AND 83-K-116 INTO EIGHT (8) LOTS (LOTS 1-8).

REVISIONS

Date	Description



149 DONATION ROAD
GREENVILLE, PA 16125
TEL: (724) 657-0001
E-MAIL: car@petrusengineering.net

CITY OF PITTSBURGH
DEPARTMENT OF CITY PLANNING
APPROVED:
CITY PLANNING COMMISSION
CHAIRPERSON
ATTEST:
SECRETARY



Application No DCP-
LOT-2021-00164 was
APPROVED by
Pittsburgh's Planning
Commission on
February 23, 2021

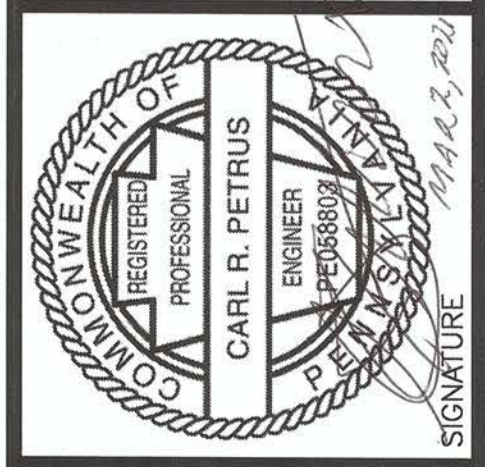
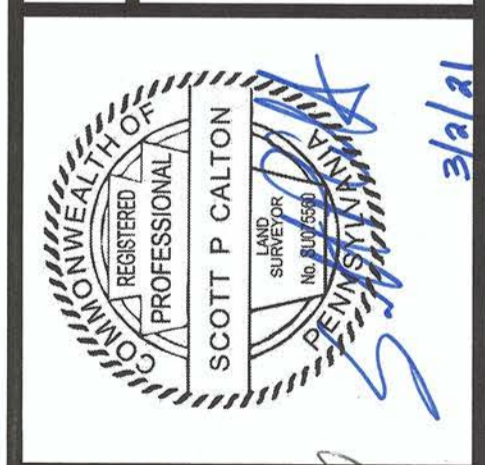
CONSOLIDATION & SUBDIVISION PLAN

SAINT CLAIR PLACE

NORTH ST CLAIR STREET & WELDIN WAY,
CITY OF PITTSBURGH, COUNTY OF ALLEGHENY,
COMMONWEALTH OF PENNSYLVANIA

11th Ward

Vol 309 Ps 10 of 95
03/2021



PROJ. NO.: 20-46
DATE: 2/12/2021
DRAWN BY: HLH
CHK'D BY: CRP

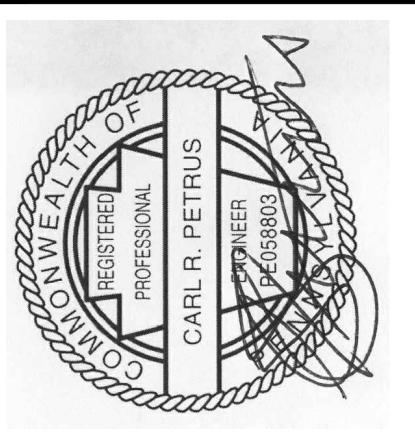
REVISIONS

Date	Description

149 DONATION ROAD
GREENVILLE, PA 16125
TEL: (724) 657-0001
E-MAIL: carl@petrusengineering.net

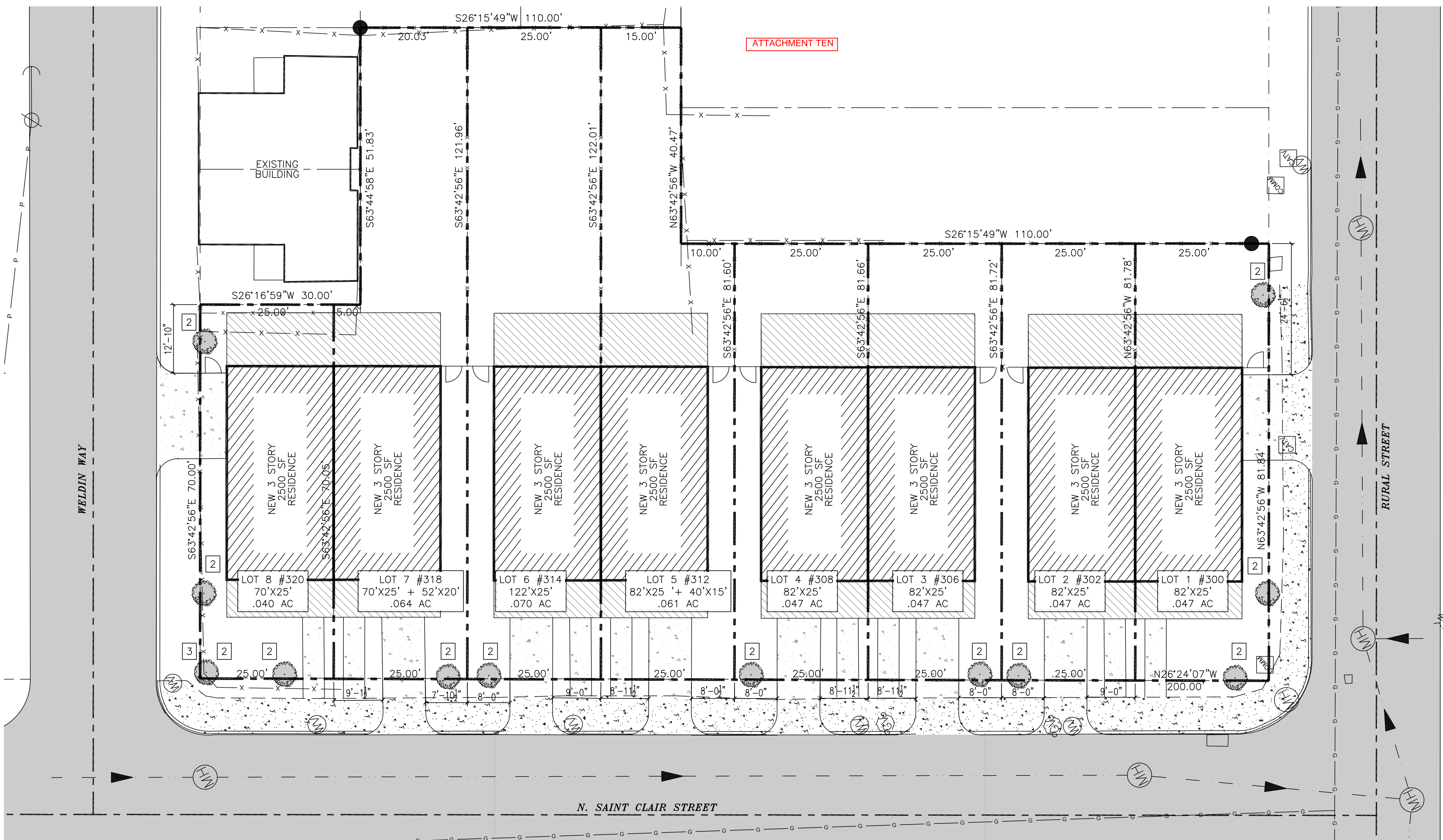


SITE PLAN
SAINT CLAIR PLACE
300-320 N. SAINT CLAIR STREET
COUNTY OF ALLEGHENY
COMMONWEALTH OF PENNSYLVANIA



PROJ. NO.: 20-46
DATE: 2/12/2021
DRAWN BY: HLH
CHK'D BY: CRP

C102

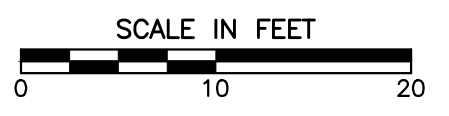


ATTACHMENT TEN

LEGEND

- PROPERTY LINE
- PROPERTY CORNER FOUND (AS NOTED)
- P --- OVERHEAD ELECTRIC
- G --- NATURAL GAS
- BUILDING SETBACK
- N/F --- NOW OR FORMERLY
- ⊕ --- WATER VALVE
- ⊕ --- FIRE HYDRANT
- ⊕ --- GAS VALVE
- ⊕ --- UTILITY POLE
- ⊕ --- COMMUNICATION BOX
- ⊕ --- CABLE TELEVISION BOX
- ⊕ --- MANHOLE (AS NOTED)
- CONCRETE
- ASPHALT
- ⊕ --- TATARIAN MAPLE TREE (ACER TATARICUM)

1 SITE PLAN
C102
SCALE: 1" = 10'-0"



- GENERAL NOTES:
- SITE PLAN REFERENCE: "PLAN OF LOTS LAID OUT BY A.C. WATKINS", DATED OCTOBER 1887.
 - TREES PLANTED ON CITY PROPERTY SHALL BE:
 - 2" CALIPER (MINIMUM) MEASURED 6" ABOVE THE ROOT BALL;
 - SET ROOTBALL LEVEL SLIGHTLY ABOVE SOIL GRADE (1"-2"), FINISHED SOIL GRADE BEING 2" BELOW TOP OF SIDEWALK (SEE TREE PLANTING DETAIL).
 - MULCHED WITH 2" OF SHREDDED WOOD MULCH FOR WEED CONTROL;
 - STAKE TREES JUST BELOW THE FIRST BRANCH WITH 1"-3" WIDE POLYPROPYLENE STRAPS (2 PER TREE ON OPPOSITE SIDES OF TREE, CONNECTING FROM TREE TO STATE HORIZONTALLY). DO NOT SUE ROPE OR WIRE THROUGH A HOSE. ARBORITE IS AN ACCEPTABLE PRODUCT.
 - REMOVE ALL STAKING MATERIALS AFTER ONE (1) YEAR, OR AS OTHERWISE DIRECTED BY THE CITY FORESTER.
 - EXISTING 24" CALIPER TREE TO BE REMOVED.
 - SEE SHEET C104 FOR DRIVEWAY DIMENSIONS AND DETAILS.

CURB CUTS TABLE	
LOT NUMBER	CURB CUT LENGTH
1	24'-0"
2	16'-0"
3	16'-0"
4	16'-0"
5	16'-0"
6	16'-0"
7	16'-0"
8	24'-0"

SERIAL NO.
CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES
3 WORKING DAYS NOTICE FOR
CONSTRUCTION PHASE AND 10 WORKING
DAYS IN DESIGN STAGE - STOP CALL
PENNSYLVANIA ONE CALL SYSTEM, INC.
 1-800-242-1776

TOTAL STREET FRONTAGE:	340 FT. (8x25'+70'+82')
TOTAL TREE COUNT	12 TREES (340 FT/30 FT PER TREE)