

Sewage Facilities Planning Module Application Package

for

CHALFONT PLAN

City of Pittsburgh
Allegheny County, PA

December 12, 2025

Prepared for:

Beltzhoover Consensus Group
Jennifer Cash-Wade, Managing Consultant
(412) 519-6950 and jennifercw195@aol.com
610 Delmont Ave
Pittsburgh, PA 15210

Prepared by:

FAHRINGER, McCARTY, GREY, INC.
LANDSCAPE ARCHITECTS & ENGINEERS
1610 Golden Mile Highway
Monroeville, PA 15146
(724) 327-0599

Job No. 5430

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**SEWAGE FACILITIES PLANNING MODULE –
COMPONENT 3**



Pennsylvania
Department of
Environmental Protection

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF CLEAN WATER

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 Chalfont Plan

2. Brief Project Description The (7) parcels to be developed are located on the corner of Chalfont St and Estella St. These (7) parcels are to be consolidated and subdivided into (3) single family lots/dwellings. Tax ID numbers: 15-M-263, 15-M-262, 15-M-261, 15-M-260, 15-M-259, 15-M-258, 15-M-257. All parcels are owned by Beltzhoover Consensus Group.

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

Municipality Name	County	City	Boro	Twp
City of Pittsburgh	Allegheny	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Municipality Contact Individual - Last Name	First Name	MI	Suffix	Title
Prendergast	Kyla			Sr. Enviro. Planner
Additional Individual Last Name	First Name	MI	Suffix	Title
Municipality Mailing Address Line 1		Mailing Address Line 2		
412 Boulevard of the Allies, Suite 201				
Address Last Line -- City		State	ZIP+4	
Pittsburgh		PA	15219	
Area Code + Phone + Ext.		FAX (optional)	Email (optional)	

412-255-2516

C. SITE INFORMATION (See Section C of instructions)

Site (Land Development or Project) Name

Chalfont Plan

Site Location Line 1

Chalfont Street

Site Location Line 2

Site Location Last Line -- City

Pittsburgh

State

PA

ZIP+4

15210

Latitude

40d25'00.67"N

Longitude

80d00'00.00"W

Detailed Written Directions to Site When you reach the cross street of Estella Ave heading west down Chalfont St the site/homes will be on your right.

Description of Site The properties are currently vacant land.

Site Contact (Developer/Owner)

Last Name

Cash-Wade

First Name

Jennifer

MI

Suffix

Phone

412-519-6950

Ext.

Site Contact Title

Managing Consultant

Site Contact Firm (if none, leave blank)

Beltzhoover Consensus Group

FAX

Email

jennifercw195@aol.com

Mailing Address Line 1

610 Delmont Ave

Mailing Address Line 2

Mailing Address Last Line -- City

Pittsburgh

State

PA

ZIP+4

15210

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

Last Name

Markovic

First Name

Alex

MI

Suffix

Title

Site-Civil Designer

Consulting Firm Name

Fahringer McCarty Grey Inc.

Mailing Address Line 1

Mailing Address Line 2

Address Last Line -- City

Monroeville

State

PA

ZIP+4

15146

Country

USA

Email

amarkovic@fmginc.us

Area Code + Phone

724-327-0599

Ext.

228

Area Code + FAX

E. AVAILABILITY OF DRINKING WATER SUPPLY

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

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

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

Name of water company: PA American Water

F. PROJECT NARRATIVE (See Section F of instructions)

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

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

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

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

1. COLLECTION SYSTEM

a. Check appropriate box concerning collection system

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

Clean Streams Law Permit Number _____

b. Answer questions below on collection system

Number of EDU's and proposed connections to be served by collection system. EDU's 4

Connections 3

Name of:

existing collection or conveyance system 15" VCP combination sewer along Chalfont Street (3 sanitary & 3 storm)

owner ALCOSAN

existing interceptor _____

owner ALCOSAN

2. WASTEWATER TREATMENT FACILITY

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

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

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

Name of existing facility ALCOSAN WWTP

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 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 Steven Bristol, EIT

Agent Signature Steven Bristol Date 2/4/2020

(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

- Applicants shall coordinate with the State Historic and Preservation Office (SHPO) and the Pennsylvania Historic and Museum Commission (PHMC) using the PA-SHARE online consultation tool at <https://www.pa.gov/agencies/phmc/pa-share.html>. The planning submittal must include the response received by the applicant from PA-SHARE.

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 Manual Project Submission Form was submitted to each jurisdictional agency and their responses are attached.
- A concurrent review has been requested. I realize that all supporting documentation from each jurisdictional agency must be submitted to the DEP before the end of the technical review due date or my planning module may be denied.

Applicant or Consultant Initials _____.

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

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

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

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

1. Waters designated for Special Protection

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

2. Pennsylvania Waters Designated As Impaired

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

3. Interstate and International Waters

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

4. Tributaries To The Chesapeake Bay

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

Name of Permittee Agency, Authority, Municipality _____

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

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

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

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

1. Project Flows 1200 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	2026037	7091130	620980	2173429	652389	2283360
Conveyance	1,120,000	1,120,000	78,000	98,000	81,000	101,000
Treatment	295,000,000	295,000,000	177,000,000	295,000,000	217,400,000	295,000,000

3. Collection and Conveyance Facilities

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

YES NO

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

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

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

b. Collection System

Name of Agency, Authority, Municipality Pittsburgh Water

Name of Responsible Agent Zach Rinker

Agent Signature Zach Rinker Date 2028.01.29 10:02:05 - 05'00'

Digitally signed by Zach Rinker
DN: cn=Zach Rinker,
ou=Engineering
Date: 2028.01.29 10:02:05 -
05'00'

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

c. Conveyance System

Name of Agency, Authority, Municipality ALCOSAN

Name of Responsible Agent Steven Bristol, EIT

Agent Signature Steven Bristol

Date 2/4/2020

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 Steven Bristol, EIT

Agent Signature Steven Bristol

Date 2/4/2020

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.

Alex Markovic	_____		_____
	Name (Print)		Signature
Site-Civil Designer	_____	12/12/2025	_____
	Title		Date
1610 Golden Mile Hwy	_____	724-327-0599	_____
	Address		Telephone Number

R. REVIEW FEE (See Section R of instructions)

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

- I request DEP calculate the review fee for my project and send me an invoice for the correct amount. I understand DEP's review of my project will not begin until DEP receives the correct review fee from me for the project.
- I have calculated the review fee for my project using the formula found below and the review fee guidance in the instructions. I have attached a check or money order in the amount of \$200 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.

$$\#4 \text{ _____ Lots (or EDUs) X } \$50.00 = \$ \text{ 200 _____}$$

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:

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

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

The fee is based upon:

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

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

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

\$ 500 per submittal (municipal)

SECTION C – AVILABILITY OF DRINKING SUPPLY



VIA ELECTRONIC MAIL

August 28, 2025

Alex Markovic
Landscape Designer
FAHRINGER, McCARTY, GREY, INC.
1610 Golden Mile Highway
Monroeville, PA 15146

Re: Water Availability
Chalfont Street Consolidating Parcels for Three Single Family Homes
18th Ward City of Pittsburgh, Allegheny County

This letter is to advise that Pennsylvania American Water, Pittsburgh district, has a 16-inch water line on Chalfont Street available to provide service to the above referenced project.

Water service would be provided under our Rules and Regulations as approved by the Pennsylvania Public Utility Commission. Pennsylvania American Water is aware of the proposed project, possesses capacity to serve the project once a water application and formal site plans have been submitted. A site meeting is required to review this project.

If additional demand and pressure requirements are expected, further review may be required. The Field Supervisor for this area is Jason Ciepley. He can be reached at 412.862.9099 and/or Jason.Ciepley@amwater.com.

If you have any questions or require any additional information, please contact me.

Sincerely,

Jack R. Beal
Sr. Superintendent of Field Operations
Pennsylvania American Water
500 Noblestown Road
Carnegie, PA 15106
412-883-4581 - Office
412-888-9499 - Cell

SECTION F – PROJECT NARRATIVE

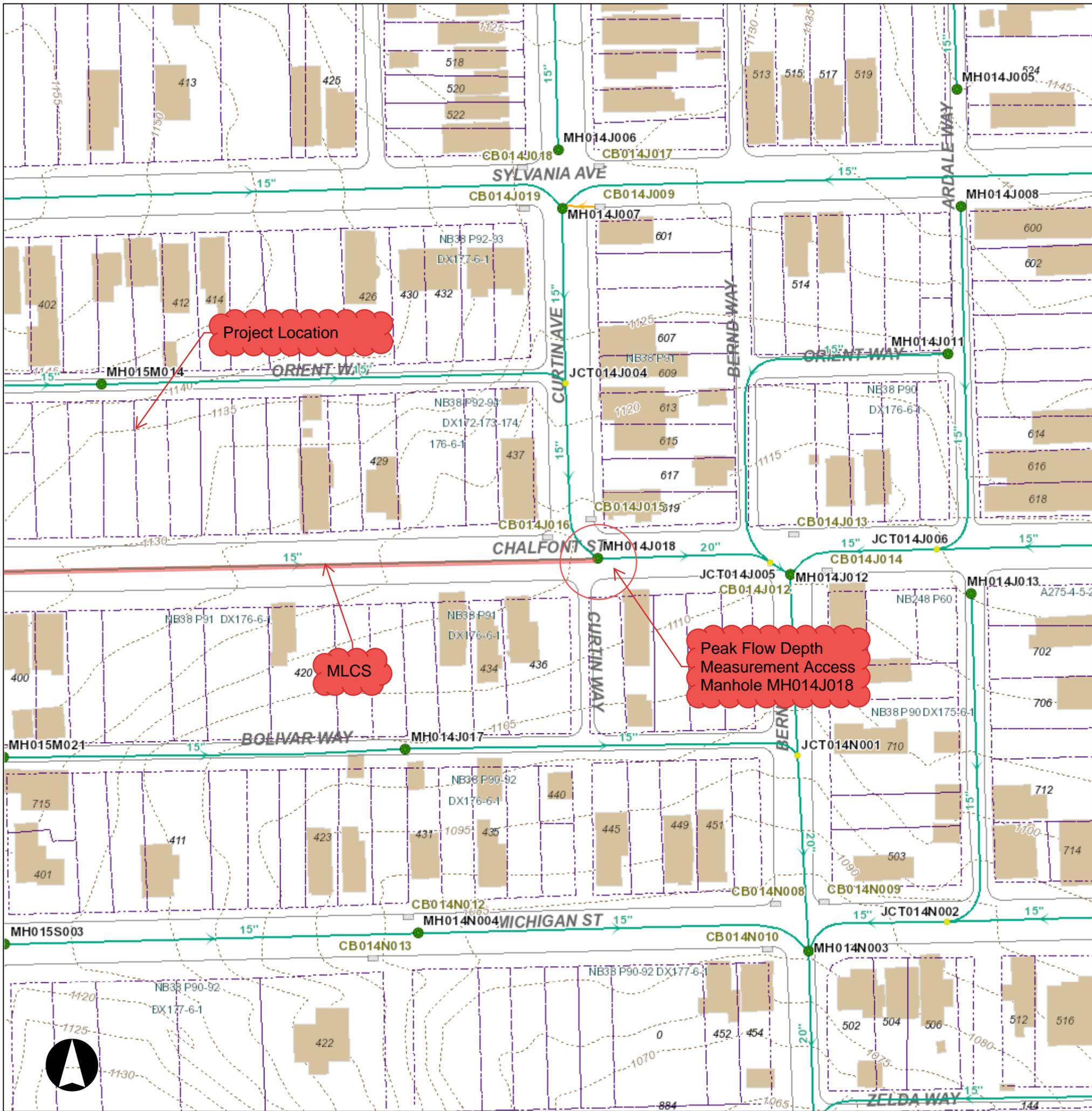
Most Limited Capacity Sewer (MLCS) Spreadsheet

PROJECT NAME: Chalfont and Estella
 PITTSBURGH WATER PROJECT NUMBER:
 PITTSBURGH WATER REVIEWER: MB
 DATE: November 5, 2025

LEGEND:
 Output Data
 Input Data
 Questionable Data
 Hydraulically Limited Sewer

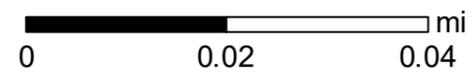
Upstream MH	Downstream MH	Upstream Invert	Downstream Invert	Length, ft	Diam., in.	Material	n	Area, sf	Wetted P, ft	Slope	Flow, gpd
MH015M017	MH014J018	1120.20	1103.20	445.00	15	VCP	0.015	1.23	3.927	3.82%	7,091,339
MH014J018	JCT014J005	1103.20	1097.20	129.60	20	VCP	0.015	2.18	5.236	4.63%	16,812,289
JCT014J005	MH014J012	1097.20	1095.20	16.80	20	VCP	0.015	2.18	5.236	11.90%	26,959,640
MH014J012	JCT014N001	1095.20	1089.00	133.30	20	VCP	0.015	2.18	5.236	4.65%	16,851,342
JCT014N001	MH014N003	1089.00	1065.70	144.40	20	VCP	0.015	2.18	5.236	16.14%	31,386,876
MH014N003	JCT014N008	1065.70	1050.00	136.30	20	VCP	0.015	2.18	5.236	11.52%	26,518,907
JCT014N008	MH014N006	1050.00	1034.40	124.70	20	VCP	0.015	2.18	5.236	12.51%	27,636,485
MH014N006	MH014N015	1034.40	1010.10	212.70	24	VCP	0.015	3.14	6.283	11.42%	42,946,039
MH014N015	JCT033A009	1010.10	991.00	376.00	24	VCP	0.015	3.14	6.283	5.08%	28,636,931
JCT033A009	JCT033A005	991.00	985.00	308.30	60	Brick	0.016	19.63	15.708	1.95%	191,309,799

Chalfont and Estella MLCS



Legend

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



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

Date: 11/5/2025

Search Google Maps



Share



501 Chalfont St
Pittsburgh, Pennsylvania



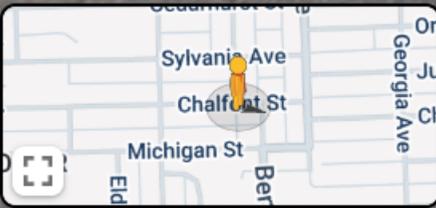
Google Street View

Sep 2024 See more dates

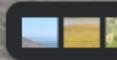
Chalfont St



MH014J018



Google Maps



**PROJECT NARRATIVE
AND
FLOW CALCULATIONS**
For
Chalfont Plan
City of Pittsburgh

Consultant: Alex Markovic, Fahringer, McCarty, Grey Inc.
Agent for: Beltzhoover Consensus Group
Date: December 12, 2025

Project Site Location, Zoning Classification and Proposed Use:

The (7) parcels to be developed are located on the corner of Chalfont St and Estella St. These (7) parcels are to be consolidated and subdivided into (3) single family lots/dwellings. Tax ID numbers: 15-M-263, 15-M-262, 15-M-261, 15-M-260, 15-M-259, 15-M-258, 15-M-257. All parcels are owned by Beltzhoover Consensus Group. The current zoning classification for these parcels is R2-H.

Existing and Proposed Water Consumption and Sewage Flow Estimates:

The properties are currently vacant land. Based on historic imagery, these properties once had single family dwellings on them. As noted by PWSA, the existing flows shall be limited to uses which have occurred within the last 15 years. The last recorded demolition permit this office was able to obtain is older than the 15-year threshold. Therefore, there are no existing flows on these parcels.

The proposed water consumption and sanitary flow for the proposed three (3) single family dwelling units are as estimated below based on the PWSA Developers Manual.

Chalfont Plan – Sanitary Flow Calculations:

3 Single Family Dwellings x 400 gallons/day	= 1,200 gallons/day
Total Proposed Sanitary Flows per day	= 1,200 gallons/day
Total Existing Sanitary Flows per day	= 0 gallons/day
Net Increase in Flows per day	= 1,200 gallons/day

Proposed Sewage Conveyance:

As noted by PWSA, Chalfont Street has an existing 15-inch diameter vitrified clay combination sewer main. It is intended to reuse the existing taps for sanitary and storm flows. Therefore, when CCTV footage has been completed the determination will be made as to which existing taps are most suitable for the storm and sanitary connections. Whichever laterals will be reused for sanitary flows will be in the determined most limiting capacity sewer, as determined by PWSA. The work is proposed to be completed per the PWSA and ACHD Plumbing standards and specifications.

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

There is an existing 15" VCP sewer main in Chalfont St that will provide a location for the development to convey/connect the storm sewer system. The plan proposes to reuse the existing laterals into this public sewer.

The existing estimated storm flows were calculated based on the Rational Method, $Q=CiA$ using the 25-year storm event. This estimated calculation is based on area of the total sites to be developed in acres. Based on the schematic plans, no additional impervious area will be added. The runoff coefficient is based on the estimated runoff (pre and post development) from the entire property is as follows:

Where:

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

EXISTING (TO REMAIN): $Q = CiA$
 $Q = 0.95 \times 7.1 \times 0.07 = 0.47$ cfs (roof)
 $Q = 0.90 \times 7.1 \times 0.03 = 0.19$ cfs (driveway, walks, & patio)
Total cfs = 0.66 cfs

Sewer Scoping:

The existing 15" VCP Sewer in Chalfont St was inspected and scoped by Robinson Pipe Cleaning Company on October 13, 2025. Sewer flows were also measured at that time and found to be 0" or 0% of the vertical dimension of the pipe along Chalfont St. The full report is included with the application package.

Sewer Flow Monitoring:

At MH09N025 Monitoring Along 9th St:

A Peak Flow Depth test was performed by Drnarch Environmental on November 18, 2025 for a period of 30 days. It was performed at MH014J018, located on the corner of Chalfont St and Curtin Ave. The line size at this location is 15 inches. The summary report and all supporting data is included. The highest recorded depth that day was 0.25 inches. Average present flows are 620,980 gpd. Peak present flows are 2,173,429 gpd.

Existing Sewer Slopes:

The proposed (3) sanitary sewer connections shall occur along the run from MH015M017 to MH014J018. The slope of that existing run of sanitary sewer along Chalfont St is an average of 3.82% (MH015M017 invert elevation 1120.2 & MH014J018 invert elevation 1103.20) 17 feet elevation change over 445 feet horizontal distance.

Hydraulic Flow Calculations: Chalfont Plan

a. Design and/or Permitted Capacity (gpd)

Peak Design Capacity:

Using Manning's Equation for full-flow conditions,
Peak Design Flow = **7,091,130 gpd**

Existing sewer main along Chalfont St that proposed flow will be conveyed to:

Existing Upstream Manhole #MH015M017 invert = 1120.2'
Existing Downstream Manhole #MH014J018 invert = 1103.2'
Length between Manholes = 445'
Pipe diameter = 15 inch
Pipe material = VCP
"n" coefficient = 0.015
Slope = 0.0382 ft/ft

Average Design Capacity:

= Peak Design Capacity ÷ Peaking Factor (3.5 for Sewers)
= 7,091,130 gpd ÷ 3.5 = **2,026,037 gpd**

b. Existing/Present Flows (gpd)

Peak Present Flow Calculation:

Present flow was measured by Drnach Environmental on November 18th, 2025.

Present Peak Flow = **2,173,429 gpd**

Average Present Flow Calculation:

= measured = **620,980 gpd**

c. Projected Flows in 5 years (gpd)

The project flow should represent a 5% increase from the sum of the present flow and the project flow due to increased density.

Projected Peak Flow in 5 Years:

= (Present Peak Flow + Project Flow) X 1.05 (+5.0% Flow Increase over 5 Years)
= (2,173,429 gpd + 1,200 gpd) X 1.05 = **2,283,360 gpd**

Projected Average Flow in 5 Years:

= Projected Peak Flow in 5 Years ÷ Peaking Factor (3.5 for Combination Sewers)
= 2,283,360 gpd ÷ 3.5 = **652,389 gpd**

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



October 14, 1015

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

Subject: Chalfont Plan

Dear Mr. Ryan:

Please be advised that the Pittsburgh Water authorizes the tap allocations associated with the following Project:

Project Name:	Chalfon st, Pittsburgh PA 15210
Project Address:	Chalfon and Estella St Pittsburgh, PA 15210
Net Flow, gpd:	1,200
EDU's, 350gpd/EDU:	4

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

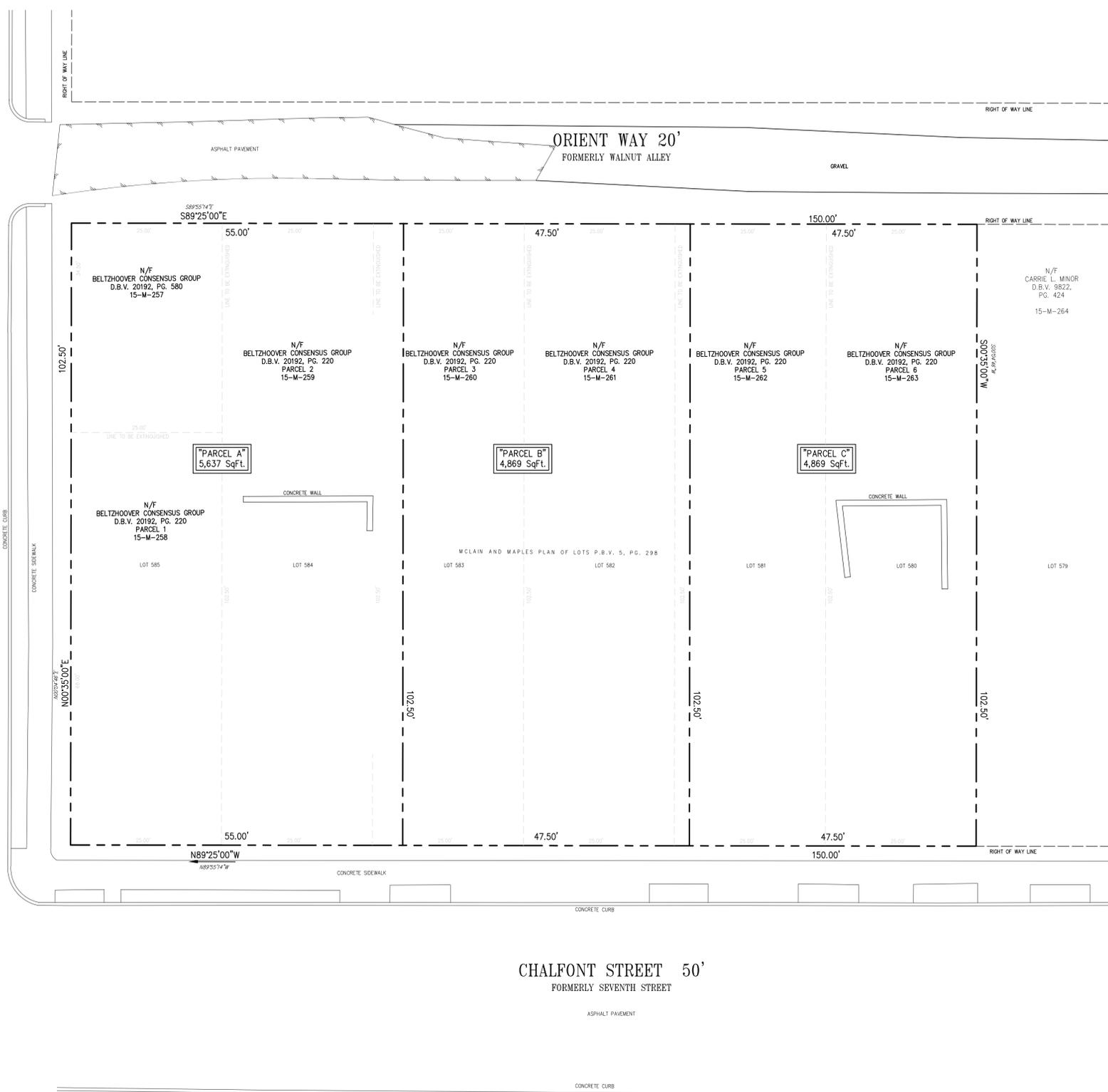
Sincerely,

**Zach
Rinker**

Digitally signed by Zach Rinker
DN: cn=Zach Rinker,
ou=Engineering
Date: 2025.10.14 14:03:02 -
04'00'

Zach Rinker, PE
Project Manager

cc: ClearForms – Application Number DEV-622-0925



OWNER'S ADOPTION

KNOW ALL MEN BY THESE PRESENTS, THAT THE BELTZHOOVER CONSENSUS GROUP, A NON PROFIT CORPORATION DOES HEREBY ADOPT THIS PLAN AS ITS PLAN OF LOTS OF ITS PROPERTY, SITUATE IN THE 18TH WARD, CITY OF PITTSBURGH, ALLEGHENY COUNTY, PENNSYLVANIA.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED ITS CORPORATE SEAL TO BE AFFIXED BY THE HAND OF ITS PRESIDENT AND THE SAME TO BE ATTESTED BY ITS SECRETARY, THIS ____ DAY OF _____ 20__

ATTEST: _____

SECRETARY _____ PRESIDENT _____

ACKNOWLEDGMENT OF NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA :
 COUNTY OF ALLEGHENY : SS:
 ON THIS ____ DAY OF _____ 20__ BEFORE A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED _____ OF THE BELTZHOOVER CONSENSUS GROUP, WHO BEING DULY SWORN, DEPOSETH AND SAITH THAT HE WAS PERSONALLY PRESENT AT THE EXECUTION OF THE ADOPTION, RELEASE, AND DEDICATION AND SAW THE COMMON AND CORPORATE SEAL OF THE SAID CORPORATION DULY AFFIXED AND THAT THE ABOVE RELEASE AND DEDICATION WAS DULY SIGNED AND SEALED BY AND AS FOR THE ACT AND DEED OF THE SAID _____ FOR THE USES AND PURPOSES THEREIN MENTIONED, AND THAT THE NAME OF THIS DEPONENT SUBSCRIBED TO THE SAID RELEASE AND DEDICATION AS PRESIDENT OF SAID CORPORATION, IN ATTESTATION OF THE DUE EXECUTION AND DELIVERY OF SAID RELEASE AND DEDICATION IS THIS DEPONENTS OWN AND PROPER AND RESPECTIVE HANDWRITING.

SWORN TO AND SUBSCRIBED BEFORE ME THE DAY, DATE ABOVE WRITTEN.

WITNESS MY HAND AND NOTARIAL SEAL THIS ____ DAY OF _____ 20__

MY COMMISSION EXPIRES THE ____ DAY OF _____ 20__

 NOTARY PUBLIC

TITLE & MORTGAGE CLAUSE

WE, BELTZHOOVER CONSENSUS GROUP, OWNERS OF BELTZHOOVER CONSENSUS CHALFONT STREET SUBDIVISION PLAN SHOWN HEREON, DO HEREBY CERTIFY THAT THE TITLE OF THIS PROPERTY IS IN THE NAME OF BELTZHOOVER CONSENSUS GROUP, A PENNSYLVANIA NON-PROFIT CORPORATION AS RECORDED IN DEED BOOK VOLUME 20192, PAGE 580 AND DEED BOOK VOLUME 20192, PAGE 220 IN THE OFFICE OF THE DEPARTMENT OF REAL ESTATE. WE ALSO CERTIFY THAT THERE IS NO MORTGAGE ON THE PROPERTY.

WITNESS _____ OWNER _____

SURVEYOR'S CERTIFICATION

I HEREBY STATE THAT THIS SURVEY WAS PREPARED BY URBAN TERRAIN, LLC UNDER MY DIRECT SUPERVISION AND THAT I, TERRY R. SIEFERS, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY THAT THIS PLAN CORRECTLY REPRESENTS THE LOTS, LANDS, STREETS, WAYS, AND HIGHWAYS, AS SURVEYED AND PLOTTED BY ME FOR THE OWNERS OR AGENTS.

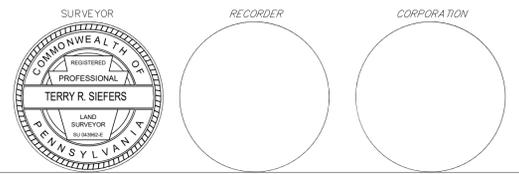
Terry R. Siefers 12/08/2025
 TERRY R. SIEFERS, PLS DATE
 LICENSE NO.: SU045962-E

DEPARTMENT OF REAL ESTATE

COMMONWEALTH OF PENNSYLVANIA :
 COUNTY OF ALLEGHENY :
 RECORDED IN THE OFFICE OF THE DEPARTMENT OF REAL ESTATE OF THE COUNTY OF ALLEGHENY, COMMONWEALTH OF PENNSYLVANIA, IN PLAN BOOK VOLUME _____ PAGE _____

GIVEN UNDER MY HAND AND SEAL THIS ____ DAY OF _____ 20__

MANAGER _____



LEGEND

- PROPERTY LINE TO BE EXTINGUISHED
- PROPERTY LINE
- ADJOINING PROPERTY LINE
- RIGHT OF WAY LINE

N/F NOW OR FORMERLY
 D.B.V. DEED BOOK VOLUME
 P.B.V. PLAN BOOK VOLUME
 PG. PAGE
N89°25'00"W DEED BEARING
 N89°25'14"W NAD83 BEARING



EXISTING AREA TABULATION

PARCEL ID	SQFT
15-M-257	862
15-M-258	1,700
15-M-259	2,563
15-M-260	2,563
15-M-261	2,562
15-M-262	2,562
15-M-263	2,562
TOTAL	15,375

PROPOSED AREA TABULATION

PARCEL ID	SQFT
PARCEL "A"	5,637
PARCEL "B"	4,869
PARCEL "C"	4,869
TOTAL	15,375

ZONING REQUIREMENTS:
 R2-H TWO UNIT RESIDENTIAL HIGH DENSITY
 MINIMUM LOT SIZE: 1,200 SQFT
 MINIMUM FRONT SETBACK: 15 FEET
 MINIMUM REAR SETBACK: 15 FEET
 MINIMUM EXTERIOR SIDEYARD SETBACK: 15 FEET
 MINIMUM INTERIOR SIDEYARD SETBACK: 5 FEET
 MAXIMUM HEIGHT: 40 FEET OR 3 STORIES

- SURVEYOR'S NOTES:**
- THE PURPOSE OF THIS PLAN IS TO CONSOLIDATE TAX PARCELS 15-M-157, 158, 159, 160, 161, 162, & 163 INTO THREE BUILDABLE LOTS.
 - BEARINGS IN BOLD ARE REFERENCE TO THOSE RECORDED IN D.B.V. 19984, PG. 407. BEARINGS IN ITALIC ARE SURVEYORS REFERENCE TO PENNSYLVANIA STATE PLANE SOUTH ZONE, NAD83 COORDINATES.

DATE: 12/08/2025
 DRAWN BY: RSM
 REVIEWED BY: TRS
 SCALE: 1" = 10'
 PROJECT NO: 2025-112
 PAGE 1 of 1

BELTZHOOVER CONSENSUS CHALFONT STREET SUBDIVISION PLAN

BEING A CONSOLIDATION OF TAX PARCELS 15-M-257, 258, 259, 260, 261, 262, & 263

SITUATE IN 18TH WARD, CITY OF PITTSBURGH ALLEGHENY COUNTY, PA

MADE FOR BELTZHOOVER CONSENSUS GROUP



CITY OF PITTSBURGH DEPARTMENT OF CITY PLANNING

APPROVED: *Daniel Scheppeke*
 Daniel Scheppeke (Dec-10, 2015 12:21:20 EST)
 CITY PLANNING COMMISSION

ATTEST: *Daniel Scheppeke*
 Daniel Scheppeke (Dec-10, 2015 12:21:20 EST)

SECRETARY

ALL SIGNATURES MUST BE IN BLUE INK

Chalfont St - Consolidation (1)

Final Audit Report

2025-12-10

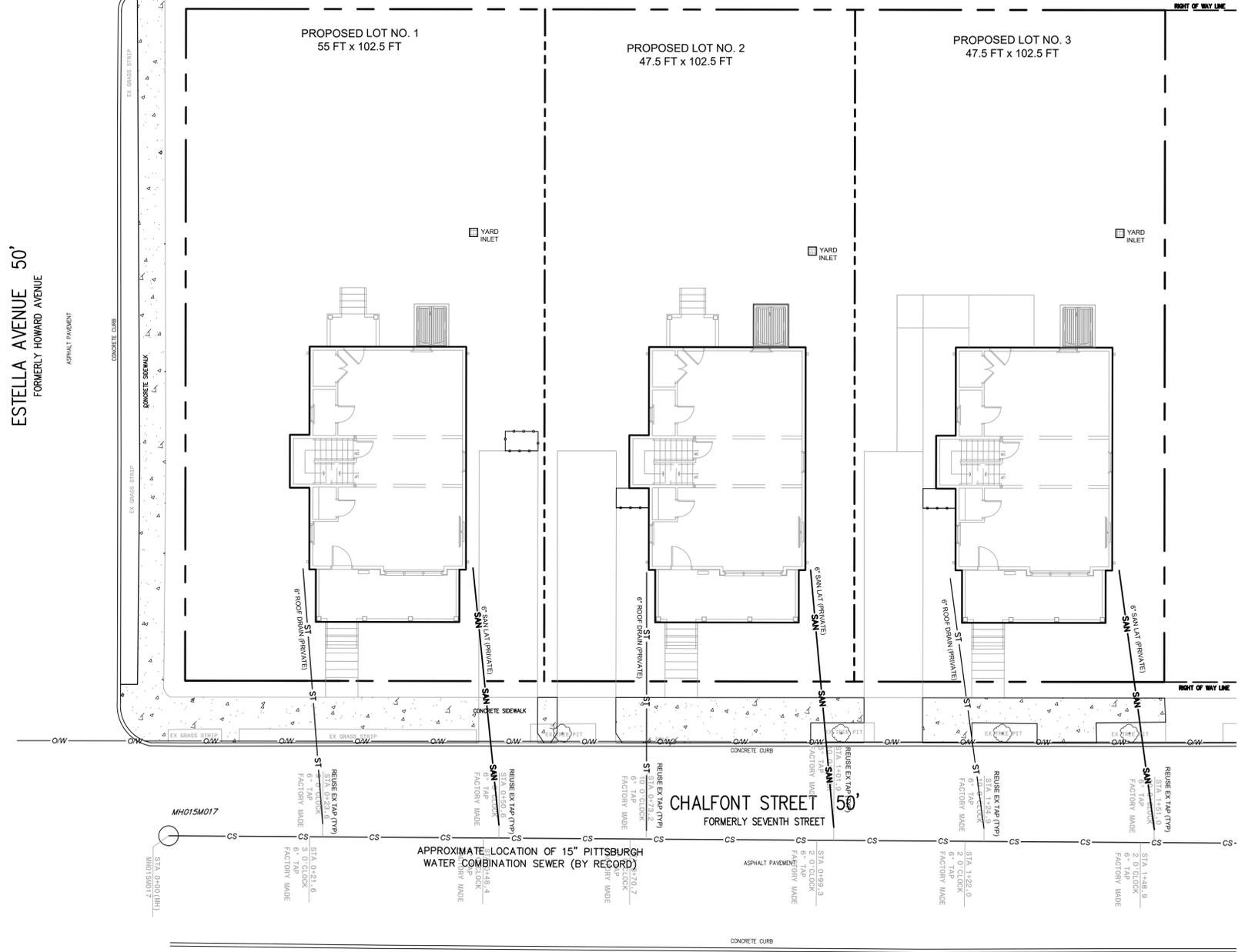
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By:	Daniel Scheppke (daniel.scheppke@pittsburghpa.gov)
Status:	Signed
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"Chalfont St - Consolidation (1)" History

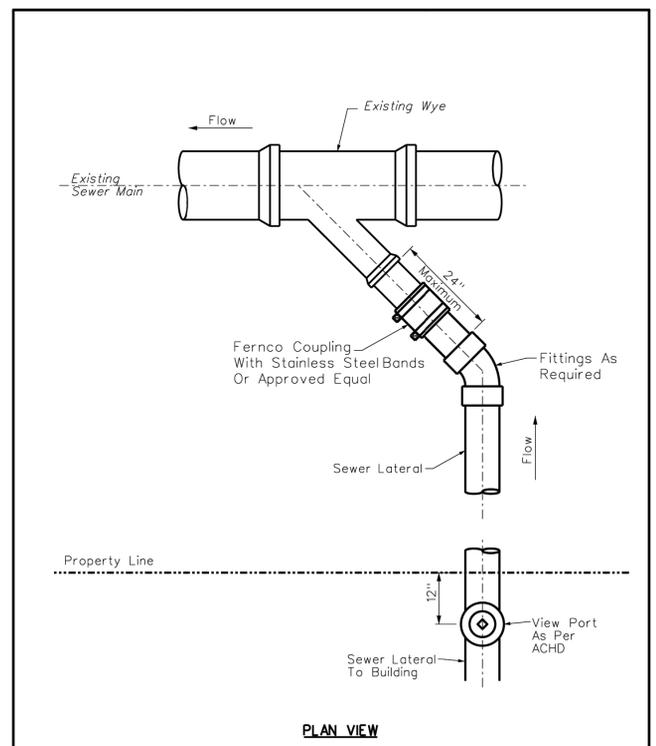
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-  Document emailed to subdivisions@pittsburghpa.gov for signature
2025-12-10 - 5:21:40 PM GMT
-  Email viewed by subdivisions@pittsburghpa.gov
2025-12-10 - 5:26:58 PM GMT
-  Signer subdivisions@pittsburghpa.gov entered name at signing as Daniel Scheppke
2025-12-10 - 5:27:18 PM GMT
-  Document e-signed by Daniel Scheppke (subdivisions@pittsburghpa.gov)
Signature Date: 2025-12-10 - 5:27:20 PM GMT - Time Source: server
-  Agreement completed.
2025-12-10 - 5:27:20 PM GMT

ESTELLA AVENUE 50'
FORMERLY HOWARD AVENUE

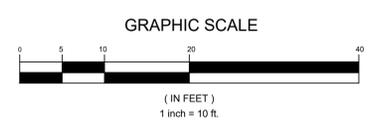
ORIENT WAY 20'
FORMERLY WALNUT ALLEY



Allegheny County Tax Map



Pittsburgh Water
Sewer Tap To Existing Sewer Wye
Scale: N.T.S.
Supplemental Detail Drawing: ST-2



FAHRINGER,
McCARTY,
GREY, INC.

LANDSCAPE ARCHITECTS AND CIVIL ENGINEERS
1610 GOLDEN MILE HIGHWAY, MONROEVILLE, PA
WWW.FMGINC.US | (724) 327-0599

SD-3.0

- THE PITTSBURGH WATER & SEWER AUTHORITY APPROVAL BLOCK**
To be completed by the Applicant and provided on each sheet within the plan set:
- (Check all that apply)
- NEW WATER CONNECTION(S)
 - NEW SEWER CONNECTION(S)
 - REUSE EXISTING WATER CONNECTION(S)
 - REUSE EXISTING SEWER CONNECTION(S)
 - TERMINATE EXISTING WATER CONNECTION(S)
 - TERMINATE EXISTING SEWER CONNECTION(S)
 - PRIVATE CONSTRUCTION OF PUBLIC FACILITIES

To be completed by the PWSA:
(Required for ALL approvals)

REVIEWER, DEPT. OF ENGINEERING AND CONSTRUCTION

SENIOR PROJECT MANAGER, DEPT. OF ENGINEERING AND CONSTRUCTION

DIRECTOR OF OPERATIONS

(Required for "Private Construction of Public Facilities" ONLY)

DIRECTOR, DEPT. OF ENGINEERING AND CONSTRUCTION

PWSA PROJECT NUMBER _____
TAP C RECORD NUMBER _____

The PWSA approval was based on information provided by others under the assumption that this information was accurate and complete. Please refer to the PWSA Developer's Manual for detailed information on the regulations and procedures for obtaining water and sewer service.

PEAK DAILY SANITARY FLOW DEMANDS
To be completed by the Applicant and provided once within the plan set, if applicable:

PROJECT FLOW, GPD	1,200 gal/day
EXISTING FLOW, GPD	0 gal/day
NET FLOW, GPD	1,200 gal/day

SUBJECT TO PITTSBURGH WATER APPROVAL

BELTZHOVER CONSENSUS GROUP
610 DELMONT AVENUE PITTSBURGH PA 15210

CHALFONT HOMES
CHALFONT STREET PITTSBURGH PA 15210
CITY OF PITTSBURGH
STORM AND SANITARY
TAP-IN PLAN

SCALE: 1" = 10'
DATE: NOVEMBER 3, 2025 SHEET 1 OF 1
REVISED: DECEMBER 11, 2025 ACCESSION NO. C-CASE NO.

DIAL 8-1-1 OR 1-800-242-1776 NOT LESS THAN 3 BUSINESS DAYS NOR MORE THAN 10 BUSINESS DAYS PRIOR TO START OF EXCAVATION.
COORDINATE YOUR PROJECTS VIA COORDINATE PA AT WWW.PAONECALL.ORG.
PENNSYLVANIA ONE CALL SYSTEM SERIAL NUMBER SERIAL NO. TO BE ISSUED.

CCTV INVESTIGATION COMPLETED BY ROBINSON PIPE CLEANING IN OCTOBER 13, 2025.
THESE HOMES PROPOSE TO REUSE EXISTING LATERAL (SEWER) FOR EITHER SANITARY OR STORM/ROOF DRAINS AS SHOWN.



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

1. PROJECT INFORMATION

Project Name: **Chalfont Homes**

Date of Review: **11/17/2025 03:10:08 PM**

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

Project Area: **0.44 acres**

County(s): **Allegheny**

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

ZIP Code:

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

Watersheds HUC 8: **Upper Ohio**

Watersheds HUC 12: **Sawmill Run**

Decimal Degrees: **40.416866, -80.000064**

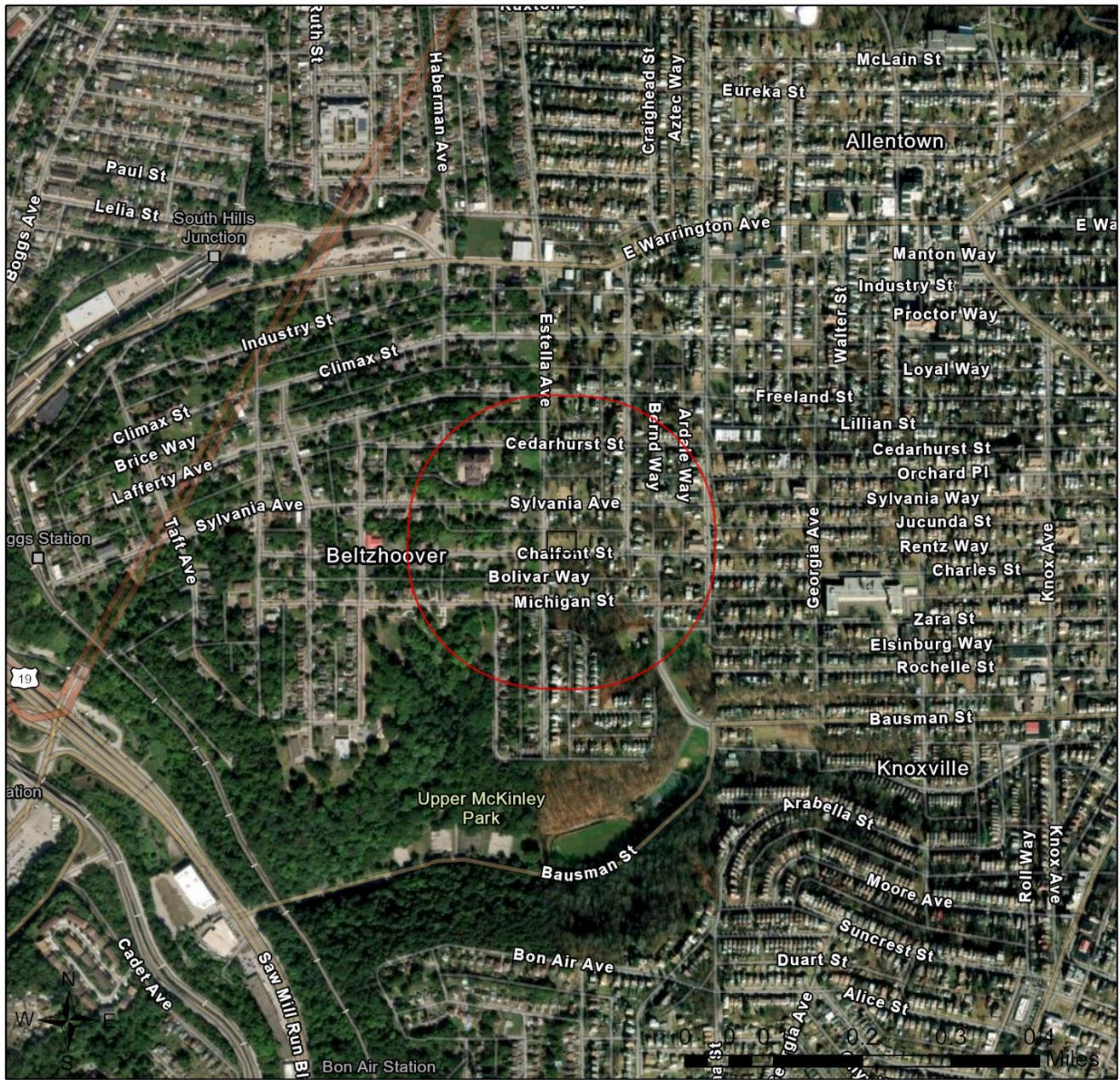
Degrees Minutes Seconds: **40° 25' 0.7163" N, 80° 0' 0.2300" W**

2. SEARCH RESULTS

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

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

Chalfont Homes

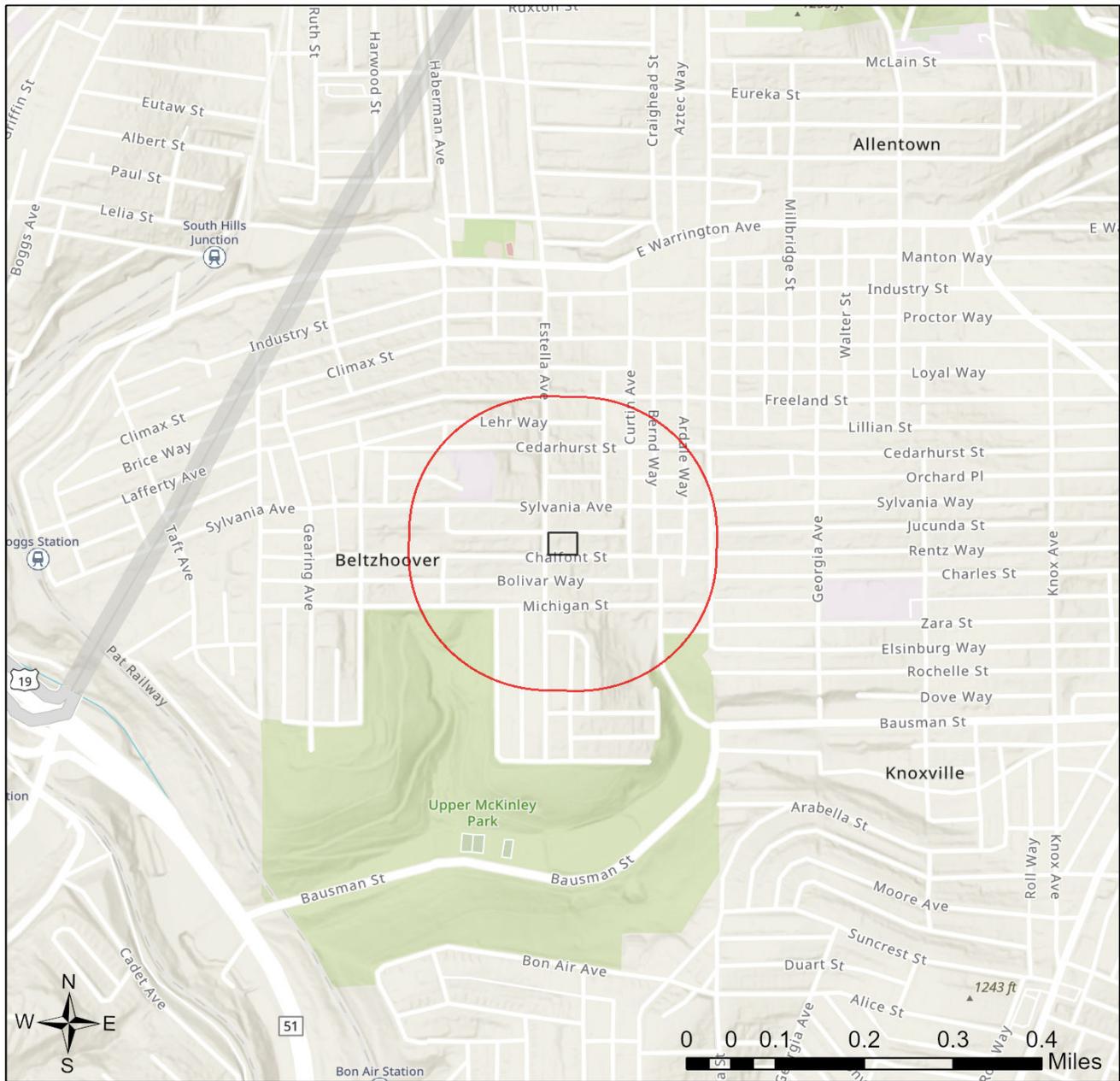


-  Buffered Project Boundary
-  Project Boundary



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

Chalfont Homes



-  Buffered Project Boundary
-  Project Boundary



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

RESPONSE TO QUESTION(S) ASKED

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

Your answer is: Unknown

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

Your answer is: No

3. AGENCY COMMENTS

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

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

PA Game Commission

RESPONSE:

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

PA Department of Conservation and Natural Resources

RESPONSE:

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

PA Fish and Boat Commission

RESPONSE:

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

U.S. Fish and Wildlife Service

RESPONSE:

Information Request: Your project is within the range of the federally listed Indiana bat. Enter project information into IPaC (<http://ecos.fws.gov/ipac/>). Follow the step-by-step process to review this project's potential effect on federally listed species. For step-by-step instructions, please see our Project Review Page (<https://www.fws.gov/office/pennsylvania-ecological-services/project-revi...>)

WHAT TO SEND TO JURISDICTIONAL AGENCIES

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

*If information was requested by USFWS, applicants must submit their project using [IPaC](#), following the [USFWS Project Submission](#) Instructions. USFWS will not accept or review project materials uploaded via the Conservation Explorer.

Check-list of Minimum Materials to be submitted:

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

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

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

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

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

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

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

4. DEP INFORMATION

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

5. ADDITIONAL INFORMATION

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

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

6. AGENCY CONTACT INFORMATION

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

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

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

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

7. PROJECT CONTACT INFORMATION

Name: Alex Markovic
Company/Business Name: Fahringer, McLantz, Grey, Inc.
Address: 1610 Golden Mile Hwy
City, State, Zip: Monroeville, PA, 15146
Phone: (724) 327 0599 Fax: ()
Email: amarkovic@fmginc.us

8. CERTIFICATION

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


applicant/project proponent signature

11/17/2025
date



United States Department of the Interior



FISH AND WILDLIFE SERVICE
Pennsylvania Ecological Services Field Office
110 Radnor Road Suite 101
State College, PA 16801-7987
Phone: (814) 234-4090 Fax: (814) 234-0748

In Reply Refer To:
Project code: 2026-0016600
Project Name: Chalfont Homes

11/17/2025 19:34:12 UTC

Federal Nexus: no
Federal Action Agency (if applicable):

Subject: Technical assistance for 'Chalfont Homes'

Dear Alex Markovic:

This letter records your determination using the Information for Planning and Consultation (IPaC) system provided to the U.S. Fish and Wildlife Service (Service) on November 17, 2025, for “Chalfont Homes” (here forward, Project). This project has been assigned Project Code 2026-0016600 and all future correspondence should clearly reference this number.

The Service developed the IPaC system and associated species’ determination keys in accordance with the Endangered Species Act of 1973 (ESA; 87 Stat. 884, as amended; 16 U.S.C. 1531 et seq.) and based on a standing analysis. All information submitted by the Project proponent into the IPaC must accurately represent the full scope and details of the Project. Failure to accurately represent or implement the Project as detailed in IPaC or the Northeast Determination Key (Dkey), invalidates this letter. **Answers to certain questions in the DKey commit the project proponent to implementation of conservation measures that must be followed for the ESA determination to remain valid.**

To make a no effect determination, the full scope of the proposed project implementation (action) should not have any effects (either positive or negative effect(s)), to a federally listed species or designated critical habitat. Effects of the action are all consequences to listed species or critical habitat that are caused by the proposed action, including the consequences of other activities that are caused by the proposed action. A consequence is caused by the proposed action if it would not occur but for the proposed action and it is reasonably certain to occur. Effects of the action may occur later in time and may include consequences occurring outside the immediate area involved in the action. (See § 402.17). Under Section 7 of the ESA, if a federal action agency makes a no effect determination, no further consultation with, or concurrence from, the Service is required (ESA §7). If a proposed Federal action may affect a listed species or designated critical habitat, formal consultation is required (except when the Service concurs, in writing, that a

proposed action "is not likely to adversely affect (NLAA)" listed species or designated critical habitat [50 CFR §402.02, 50 CFR§402.13]).

The IPaC results indicated the following species is (are) potentially present in your project area and, based on your responses to the Service's Northeast DKey, you determined the proposed Project will have the following effect determinations:

Species	Listing Status	Determination
Indiana Bat (<i>Myotis sodalis</i>)	Endangered	NLAA

Conclusion

Coordination with the Service is complete. This letter serves as technical assistance. All conservation measures should be implemented as proposed. Thank you for considering federally listed species during your project planning.

If no changes occur with the Project or there are no updates on listed species, no further consultation/coordination for this project is required for the species identified above. However, the Service recommends that project proponents re-evaluate the Project in IPaC if: 1) the scope, timing, duration, or location of the Project changes (includes any project changes or amendments); 2) new information reveals the Project may impact (positively or negatively) federally listed species or designated critical habitat; or 3) a new species is listed, or critical habitat designated. If any of the above conditions occurs, additional consultation with the Service should take place before project implements any changes which are final or commits additional resources.

Other Species and Critical Habitat that May be Present in the Action Area

In addition to the species listed above, the following species and/or critical habitats may also occur in your project area and are not covered by this conclusion:

- Monarch Butterfly *Danaus plexippus* Proposed Threatened
- Tricolored Bat *Perimyotis subflavus* Proposed Endangered

Please Note: If the Action may impact bald or golden eagles, additional coordination with the Service under the Bald and Golden Eagle Protection Act (BGEPA) (54 Stat. 250, as amended, 16 U.S.C. 668a-d) by the prospective permittee may be required. Please contact the Migratory Birds Permit Office, (413) 253-8643, or PermitsR5MB@fws.gov, with any questions regarding potential impacts to Eagles.

If you have any questions regarding this letter or need further assistance, please contact the Pennsylvania Ecological Services Field Office and reference the Project Code associated with this Project.



United States Department of the Interior



FISH AND WILDLIFE SERVICE
Pennsylvania Ecological Services Field Office
110 Radnor Road Suite 101
State College, PA 16801-7987
Phone: (814) 234-4090 Fax: (814) 234-0748

In Reply Refer To:
Project code: 2026-0016600
Project Name: Chalfont Homes

11/17/2025 19:34:36 UTC

Federal Nexus: no
Federal Action Agency (if applicable):

Subject: Technical assistance for 'Chalfont Homes'

Dear Alex Markovic:

This letter records your determination using the Information for Planning and Consultation (IPaC) system provided to the U.S. Fish and Wildlife Service (Service) on November 17, 2025, for 'Chalfont Homes' (here forward, Project). This project has been assigned Project Code 2026-0016600 and all future correspondence should clearly reference this number. **Please carefully review this letter. Your Endangered Species Act (Act) requirements may not be complete.**

Ensuring Accurate Determinations When Using IPaC

The Service developed the IPaC system and associated species' determination keys in accordance with the Endangered Species Act of 1973 (ESA; 87 Stat. 884, as amended; 16 U.S.C. 1531 et seq.) and based on a standing analysis. All information submitted by the Project proponent into IPaC must accurately represent the full scope and details of the Project.

Failure to accurately represent or implement the Project as detailed in IPaC or the Northern Long-eared Bat and Tricolored Bat Range-wide Determination Key (Dkey), invalidates this letter. ***Answers to certain questions in the DKey commit the project proponent to implementation of conservation measures that must be followed for the ESA determination to remain valid. Note that conservation measures for northern long-eared bat and tricolored bat may differ. If both bat species are present in the action area and the key suggests more conservative measures for one of the species for your project, the Project may need to apply the most conservative measures in order to avoid adverse effects. If unsure which conservation measures should be applied, please contact the appropriate Ecological Services Field Office***

Determination for the Northern Long-Eared Bat and Tricolored Bat

Based upon your IPaC submission and a standing analysis completed by the Service, your project has reached the following effect determination(s):

Species	Listing Status	Determination
Tricolored Bat (<i>Perimyotis subflavus</i>)	Proposed Endangered	NLAA

Federal agencies must consult with U.S. Fish and Wildlife Service under section 7(a)(2) of the Endangered Species Act (ESA) when an action *may affect* a listed species. Tricolored bat is proposed for listing as endangered under the ESA, but not yet listed. For actions that may affect a proposed species, agencies cannot consult, but they can *confer* under the authority of section 7(a)(4) of the ESA. Such conferences can follow the procedures for a consultation and be adopted as such if and when the proposed species is listed. Should the tricolored bat be listed, agencies must review projects that are not yet complete, or projects with ongoing effects within the tricolored bat range that previously received a NE or NLAA determination from the key to confirm that the determination is still accurate.

Other Species and Critical Habitat that May be Present in the Action Area

The IPaC-assisted determination key for the northern long-eared bat and tricolored bat does not apply to the following ESA-protected species and/or critical habitat that also may occur in your Action area:

- Indiana Bat *Myotis sodalis* Endangered
- Monarch Butterfly *Danaus plexippus* Proposed Threatened

You may coordinate with our Office to determine whether the Action may cause prohibited take of the animal species and/or critical habitat listed above. Note that if a new species is listed that may be affected by the identified action before it is complete, additional review is recommended to ensure compliance with the Endangered Species Act.

Next Steps

Coordination with the Service is complete. This letter serves as technical assistance. All conservation measures should be implemented as proposed. Thank you for considering federally listed species during your project planning.

If no changes occur with the Project or there are no updates on listed species, no further consultation/coordination for this project is required for the northern long-eared bat. However, the Service recommends that project proponents re-evaluate the Project in IPaC if: 1) the scope, timing, duration, or location of the Project changes (includes any project changes or amendments); 2) new information reveals the Project may impact (positively or negatively) federally listed species or designated critical habitat; or 3) a new species is listed, or critical habitat designated. If any of the above conditions occurs, additional coordination with the Service should take place before project implements any changes which are final or commits additional resources.

If you have any questions regarding this letter or need further assistance, please contact the Pennsylvania Ecological Services Field Office and reference Project Code 2026-0016600 associated with this Project.

**SECTION H –
ALTERNATIVE ANALYSIS**

PROJECT ALTERNATIVES ANALYSIS

For the Chalfont Plan

Applicant: Beltzhoover Consensus Group

Sewage Conveyance and Treatment Alternatives:

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

The adjacent land uses are all single-family residences that are typical of a suburban environment. The property is proposed to be developed with no additional future development. This project is considered a “suburban” development.

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

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

CONSISTENCY COMPONENTS

COMPONENT 4A – MUNICIPALITY PLANNING AGENCY REVIEW

COMPONENT 4C – COUNTY HEALTH AGENCY REVIEW



INSTRUCTIONS FOR COMPLETING COMPONENT 4A MUNICIPAL PLANNING AGENCY REVIEW

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

Background

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

Who Should Complete the Component?

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

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

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

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

Section A. Project Name

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

Section B. Review Schedule

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

Section C. Agency Review

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

Section D. Additional Comments

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



COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF CLEAN WATER

DEP Code #:

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

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

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

Project Name
Chalfont Plan

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

1. Date plan received by municipal planning agency 1/30/26
2. Date review completed by agency 2/18/26

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: <u>Kyla Prendergast</u> Title: <u>Senior Environmental Planner</u> Signature: <u><i>Kyla Prendergast</i></u> Date: <u>02/18/2026</u> Name of Municipal Planning Agency: <u>Department of City Planning</u> Address <u>412 Boulevard of the Allies, Suite 201, Pittsburgh, PA 15219</u> Telephone Number: <u>412-255-2676</u>		

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

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

The planning agency must complete this component within 60 days.

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



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

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

Background

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

Who Should Complete the Component?

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

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

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

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

Section A. Project Name

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

Section B. Review Schedule

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

Section C. Agency Review

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

Section D. Additional Comments

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



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

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

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

Project Name

Chalfont Plan

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

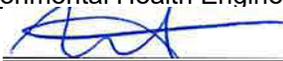
1. Date plan received by county or joint county health department 2/19/2026Agency name Allegheny County Health Department (ACHD)2. Date review completed by agency 2/27/2026

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 TijaniTitle: Environmental Health EngineerSignature: Date: 2/27/2026Name of County Health Department: Allegheny County Health DepartmentAddress: 3901 Penn Avenue, Building #5, Pittsburgh, PA 15224Telephone 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.

COUNTY OF



ALLEGHENY

February 27, 2026

Alex Markovic
Fahringer McCarty Grey Inc
1610 Golden Miles Hwy
Monroeville, PA 15146

RE: SEWAGE FACILITIES PLANNING MODULE
Chalfont Plan – City of Pittsburgh
Allegheny County, Pennsylvania

Dear Mr. Markovic:

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 February 19, 2026. The project proposes the following:

Project Description:	This project involves consolidating seven parcels of land and subsequently subdividing the resulting property into three single-family dwelling lots.
Sewage Flow:	1,200 GPD
Conveyance:	Sewage from proposed development will be conveyed by PWSA to Saw Mill Run 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.



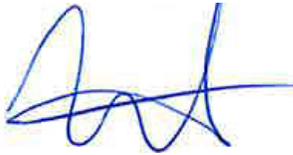
ALLEGHENY COUNTY HEALTH DEPARTMENT
WATER POLLUTION CONTROL & SOLID WASTE MANAGEMENT
3901 PENN AVENUE • BUILDING 5 • PITTSBURGH, PA 15224-1318
PHONE: 412.578.8040 • FAX: 412.578.8053
WWW.ALLEGHENYCOUNTY.US/HEALTHDEPARTMENT



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

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

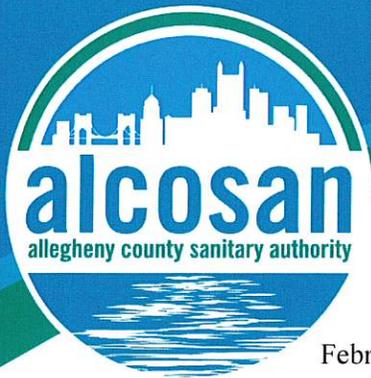
Sincerely,

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

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

Enclosure

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



February 4, 2026

Alex Markovic
Fahringer, McCarty, Grey, Inc.
1610 Golden Mile Highway
Monroeville, PA 15146

**Re: Chalfont Plan
City of Pittsburgh, Allegheny County
PA DEP Sewage Facilities Planning Module
ALCOSAN Regulator Structure, S-31**

Mr. Markovic:

We have reviewed the Component 3 Planning Module for the referenced project located in the City of Pittsburgh, Allegheny County. The project will generate peak flows of 1200 gpd in the ALCOSAN Saw Mill Run Interceptor and Woods Run Treatment Plant.

The capacity at the ALCOSAN S-31 point of connection is approximately 1.12 MGD. The monitored peak dry weather flows are 0.098 MGD. Dry weather capacity exists for this connection. However, the ALCOSAN Saw Mill Run Interceptor and the Woods Run Treatment Plant do not have the capacity for the flows generated by tributary communities during wet weather periods. This limitation will be addressed as ALCOSAN implements its Clean Water Plan.

ALCOSAN requests that this letter be made part of the planning module submission. The signed Component 3 Planning Module is attached. The sewers in this project are to be designed as separated sanitary and storm sewers. If you have any questions regarding this matter, please contact me at 412-734-8744.

Sincerely,

ALLEGHENY COUNTY SANITARY AUTHORITY

Steven Bristol, EIT
Project Engineer II

cc: Christina Dean (w/o attachment) Zach Rinker/ Pittsburgh Water (w/o attachment)
Leslie Sanford (w/o attachment) Mahbuba Iasmin/ PADEP (w/o attachment)
Michael Lichte (w/o attachment) Issa Tijani/ ACHD (w/o attachment)
Shawn McWilliams (w/o attachment) Regis Ryan/ PADEP (w/o attachment)

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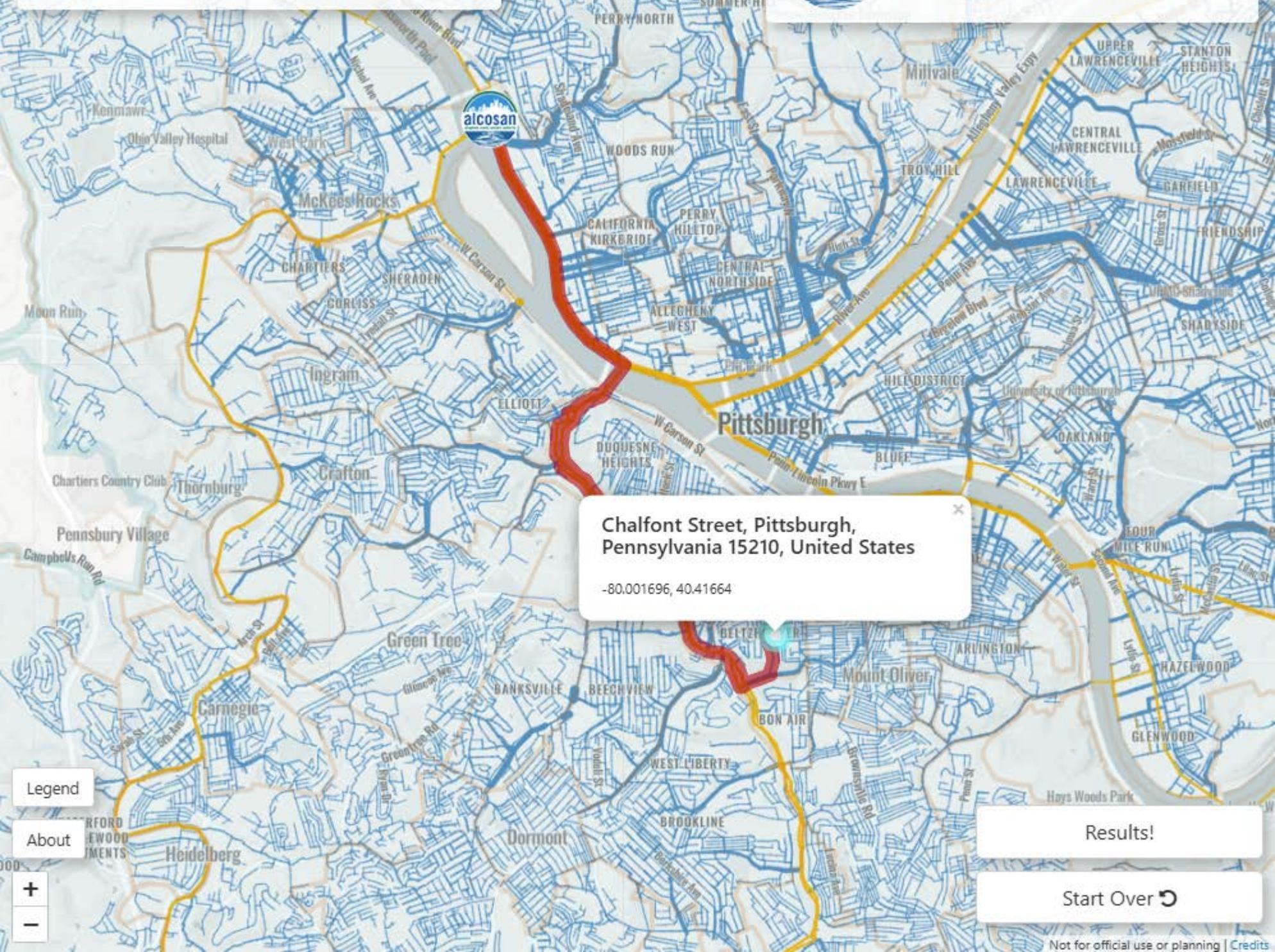
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*Director
Procurement*



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