

**Sewage Facilities Planning Module
Application Package**

for

51ST STREET TOWNHOMES

City of Pittsburgh
Allegheny County, PA

April 1, 2024

Prepared for:

RLM LOBOS LP
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233 SPAHR STREET
PITTSBURGH, PA 15232
412-441-1400

Prepared by:

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Job No. 5339

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**SEWAGE FACILITIES PLANNING MODULE –
COMPONENT 3**



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 51 ST TOWNHOMES

2. Brief Project Description CONSTRUCTION OF 15 TOWNHOME RENTAL UNITS ON A SINGLE ZONING LOT

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			
200 Ross Street, Floor 4				
Address Last Line -- City	State	ZIP+4		
Pittsburgh	PA	15219		
Area Code + Phone + Ext.	FAX (optional)	Email (optional)		
412-255-2516		kyla.prendergast@pittsburghpa.gov		

C. SITE INFORMATION (See Section C of instructions)

Site (Land Development or Project) Name

51 ST TOWNHOMES

Site Location Line 1
135 51ST STREET

Site Location Line 2

Site Location Last Line -- City
PITTSBURGH

State
PA

ZIP+4
15201

Latitude
40d28'44"N

Longitude
79d57'25"W

Detailed Written Directions to Site FROM DOWNTOWN PGH - TAKE PENN AVENUE TO BUTLER STREET THEN LEFT ONTO 51ST TO SITE.

Description of Site EXISTING WAREHOUSE BUILDING WITH SMALL LOADING SPACE IN REAR TO BE RAZED

Site Contact (Developer/Owner)

Last Name

First Name

MI

Suffix

Phone

Ext.

SOBOL

RON

412-441-1400

Site Contact Title

Site Contact Firm (if none, leave blank)

FAX

Email

Ron@Lobosmanagement.com

Mailing Address Line 1

Mailing Address Line 2

233 SPAHR STREET

Mailing Address Last Line -- City

State

ZIP+4

PITTSBURGH

PA

15232

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

Last Name

First Name

MI

Suffix

Grapner

Daniel

Title

Consulting Firm Name

Project Manager

Fahringer McCarty Grey Inc

Mailing Address Line 1

Mailing Address Line 2

1610 Golden Mile Hwy

Address Last Line -- City

State

ZIP+4

Country

Monroeville

PA

15146

Email

Area Code + Phone

Ext.

Area Code + FAX

dgraper@fmginc.us

724-327-0599

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E. AVAILABILITY OF DRINKING WATER SUPPLY

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

☐ Individual wells or cisterns.

☐ A proposed public water supply.

☒ An existing public water supply.

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

Name of water company: PWSA

F. PROJECT NARRATIVE (See Section F of instructions)

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

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

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

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

1. COLLECTION SYSTEM

a. Check appropriate box concerning collection system

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

Clean Streams Law Permit Number _____

b. Answer questions below on collection system

Number of EDU's and proposed connections to be served by collection system. EDU's 15

Connections 1

Name of:

existing collection or conveyance system 24" COMBINATION SEWER IN 51ST STREET

owner Pittsburgh Water & Sewer Authority

existing interceptor _____

owner Allegheny County Sanitary Authority

2. WASTEWATER TREATMENT FACILITY

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

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

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

Name of existing facility ALCOSAN Woods Run WWTP

NPDES Permit Number for existing facility PA0025984

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 Woods Run WWTP (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, E.I.T.

Agent Signature Steven Bristol Date 10/07/2024

(Also see Section I. 4.)

G. PROPOSED WASTEWATER DISPOSAL FACILITIES (Continued)

3. PLOT PLAN

The following information is to be submitted on a plot plan of the proposed subdivision.

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

4. WETLAND PROTECTION

YES NO

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

5. PRIME AGRICULTURAL LAND PROTECTION

YES NO

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

6. HISTORIC PRESERVATION ACT

YES NO

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

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

7. PROTECTION OF RARE, ENDANGERED OR THREATENED SPECIES

Check one:

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

Applicant or Consultant Initials _____.

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

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

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

1. Waters designated for Special Protection

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

2. Pennsylvania Waters Designated As Impaired

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

3. Interstate and International Waters

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

4. Tributaries To The Chesapeake Bay

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

Name of Permittee Agency, Authority, Municipality _____

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

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

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

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

1. Project Flows 6,000 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	2681956	9386846	15000	146000	43429	152,000
Conveyance		<u>1,330,000</u>	<u>111,000</u>	<u>185,000</u>	<u>124,000</u>	<u>199,000</u>
Treatment	<u>250,000,000</u>	<u>250,000,000</u>	<u>194,200,000</u>	<u>250,000,000</u>	<u>248,800,000</u>	<u>480,000,000</u>

3. Collection and Conveyance Facilities

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

YES NO

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

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

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

- b. Collection System

Name of Agency, Authority, Municipality The Pittsburgh Water and Sewer Authority

Name of Responsible Agent _____

Agent Signature _____

**Zach
Rinker**

Digitally signed by Zach Rinker
DN: cn=Zach Rinker,
ou=Engineering
Date: 2024.07.02 15:00:05 -
04'00'

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

c. Conveyance System

Name of Agency, Authority, Municipality ALCOSAN
Name of Responsible Agent Steven Bristol, E.I.T.
Agent Signature Steven Bristol
Date 10/07/2024

4. Treatment Facility

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

YES NO *ALCOSAN is under a consent decree to address wet weather overflows.

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

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

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

b. Name of Agency, Authority, Municipality ALCOSAN
Name of Responsible Agent Steven Bristol, E.I.T.
Agent Signature Steven Bristol
Date 10/07/2024

☐ **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.

Daniel Graper

Daniel Graper

Name (Print)

Signature

Site/Civil Project Manager

04/01/2024

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 \$750.00 payable to "Commonwealth of PA, DEP". Include DEP code number on check. I understand DEP will not begin review of my project unless it receives the fee and determines the fee is correct. If the fee is incorrect, DEP will return my check or money order, send me an invoice for the correct amount. I understand DEP review will NOT begin until I have submitted the correct fee.
- ☐ I request to be exempt from the DEP planning module review fee because this planning module creates **only** one new lot and is the **only** lot subdivided from a parcel of land as that land existed on December 14, 1995. I realize that subdivision of a second lot from this parcel of land shall disqualify me from this review fee exemption. I am furnishing the following deed reference information in support of my fee exemption.

County Recorder of Deeds for _____ County, Pennsylvania

Deed Volume _____ Book Number _____

Page Number _____ Date Recorded _____

R. REVIEW FEE (continued)

Formula:

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

$$\#15 \quad \text{Lots (or EDUs)} \times \$50.00 = \$750.00$$

The fee is based upon:

- The number of lots created or number of EDUs whichever is higher.
 - For community sewer system projects, one EDU is equal to a sewage flow of 400 gallons per day.
2. For a surface or subsurface discharge system, use the appropriate one of these formulae.

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

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

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

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

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

The fee is based upon:

- The number of lots created or number of EDUs whichever is higher.
 - For community sewage system projects one EDU is equal to a sewage flow of 400 gallons per day.
 - For non-single family residential projects, EDUs are calculated using projected population figures
- C. A sub-surface discharge system that requires a permit under The Clean Streams Law will use a flat fee:
\$ 1,500 per submittal (non-municipal)
\$ 500 per submittal (municipal)

SECTION C – AVILABILITY OF DRINKING SUPPLY

07/13/2023

BRIAN J. ALMETER
FAHRINGER MCCARTY GREY INC
1610 Golden Mile Hwy, Monroeville PA 1514

RE: Water and Sewer Availability
135 51st St, Pittsburgh PA 15201-2709

Dear BRIAN J. ALMETER

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

Water service available: Yes

Sewer service available: Yes

8" 51st Street

6" 50th Street

24" 51st Street

15" 50th Street

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

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

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

Sincerely,



Wendy M. Dean
Engineering Tech II



Members of the Board

Shannah Tharp-Gilliam, Ph.D.
Chair Person

Emily Kinkad
Sylvia Wilson
Harry Readshaw
Darrin Kelly
Paul Klein
Theresa Kail-Smith

Arletta Scott Williams
Executive Director

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

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

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

Karen Fantoni, CPA, CGMA
Director
Finance

Michael Lichte, P.E.
Director
Regional Conveyance

Jeanne K. Clark
Director
Governmental Affairs

Julie Motley-Williams
Director
Administration

October 7th, 2024

Daniel Graper
Fahringer, McCarty, Grey, Inc.
1610 Golden Mile Hwy
Monroeville, PA 15146

Re: 51st Street Townhomes
City of Pittsburgh, Allegheny County, Pennsylvania
PA DEP Sewage Facilities Planning Module
ALCOSAN Direct Connection A-30

Dear Mr. Graper:

We have reviewed the Component 3 Planning Module for the referenced project to be located along 135 51st Street in the City of Pittsburgh, Allegheny County. The project will generate a peak flow of 6,000 gpd in the ALCOSAN Allegheny River Interceptor and Woods Run Treatment Plant.

The capacity of the ALCOSAN A-30 Regulator Structure is approximately 1.33 MGD. The monitored peak dry weather flow is approximately 0.185 MGD. Dry weather capacity exists for this connection. However, the ALCOSAN Allegheny River Interceptor does not have the capacity for the flows generated by tributary communities during wet weather periods. This limitation will be addressed as ALCOSAN implements its Clean Water Plan.

ALCOSAN has completed and signed the sections required in the Component 3 module and requests that this letter be made part of the planning module submission. If you have any questions regarding this matter, please contact me at 412-742-1530.

Sincerely,

ALLEGHENY COUNTY SANITARY AUTHORITY

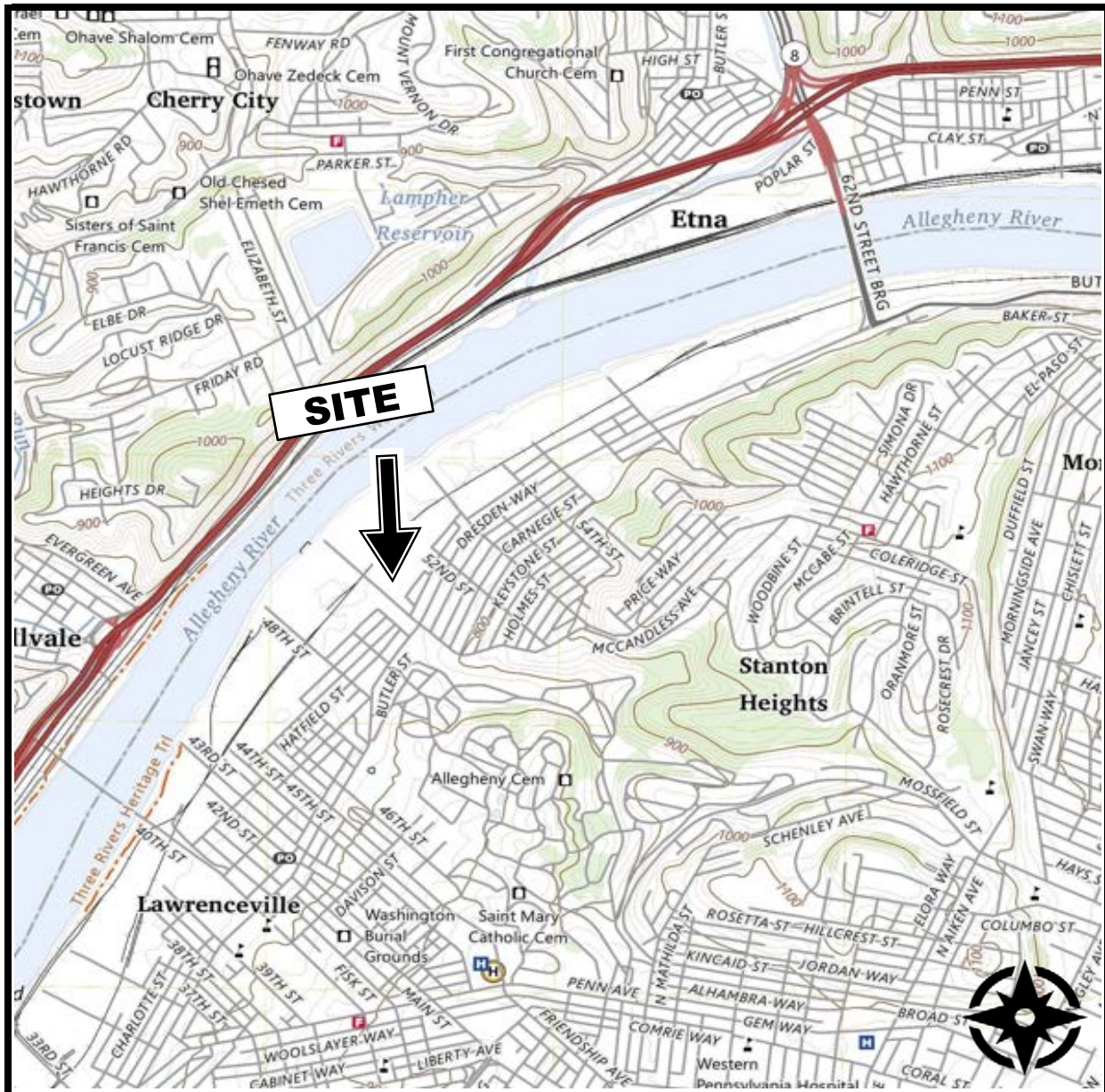
Steven Bristol, E.I.T.
Project Engineer II

Attachment

cc: Christina Dean (w/o attachment)
Leslie Sanford (w/o attachment)
Michael Lichte (w/o attachment)

Kyla Prendergast/ COP (w/o attachment)
Mahbuba Iasmin/ PADEP (w/o attachment)
Issa Tijani/ ACHD (w/o attachment)

SECTION F – PROJECT NARRATIVE



- Project Location Map -

51st Street Townhouses

City of Pittsburgh,
NO SCALE
PITTSBURGH EAST, PA, 7 1/2 Minute USGS Quadrangle

Allegheny County, PA
PROJECT NO. 5339

FAHRINGER, McCARTY, GREY, INC.

LANDSCAPE ARCHITECTURE, CIVIL ENGINEERING, AND SURVEYING SERVICES

1610 Golden Mile Highway, Monroeville, PA 15146-2010

PROJECT NARRATIVE & SEWAGE FLOW CALCULATIONS
For
51st Townhouses
135 51st Street
City of Pittsburgh, PA 15201 – 9th Ward

Consultant: Daniel Graper, Fahringer, McCarty, Grey Inc.
Agent for: RLM LOBOS LP c/o Ron Sobol
Date: August 23, 2023
April 18, 2024 Updated

Project Site Location, Zoning Classification and Proposed Use:

The project consists of the razing of an existing warehouse building on Tax Parcel 08-G-114 that contains approximately 24,000 square feet or 0.55 acres.

The site/properties are zoned Riverfront Mixed Use District (RIV-MU). The proposed development consists of the construction of fifteen townhouse (rental) type units, common driveway, and parking areas between the townhouse “row”. These units front on both 51st Street and 50th Street with individual front doors and garage spaces.

Existing and Proposed Water Consumption and Sewage Flow Estimates:

The past use of the properties included in this scope consists of the former warehouse/manufacturing type building. The building has been vacant for more than 10 years, and will not be included in the existing flow calculations.

From this office’s understanding, the proposed townhouse buildings/units will also need to be “sprinklered” with a 13D type system. A hydrant flow test was performed on 8/23/23; 60 psi static pressure and 50 psi of residual pressure. The water service for the townhomes is proposed to be a combination fire/domestic line system with the necessary meters and backflow prevention per the PWSA standards and specifications. Additional investigation as to anticipated fire flow and domestic demands are proposed to be further investigated and completed.

Proposed Water Consumption and Sewage Flows:

The proposed water consumption and sanitary flow for the proposed renovations are as estimated below based on the PWSA Manual:

• 15 Townhouse apartment (two bdrm.) x 400 gallons/day	=	6,000 gallons per day
--	---	------------------------------

TOTAL SANITARY SEWAGE FLOWS	=	6,000 gallons/day
------------------------------------	---	--------------------------

TOTAL EDUS (1 EDU = 400 gallons/day)	=	15 EDUs
---	---	----------------

Proposed Sanitary Sewage Conveyance:

There is an existing 24” combination sewer in 51st Street (camera’d on September 27, 2023) which will service the property and townhome units. The proposed sanitary sewer connection will require a new tap; this 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 24” combination sewer in 51st Street (camera’d on September 27, 2023) which will service the property and townhome units. The proposed stormwater connection will re-use an existing 15” tap; the work is proposed to be completed per the PWSA and ACHD Plumbing standards and specifications.

The existing and proposed estimated storm flows were calculated based on the Rational Method, $Q=CIA$ using the 25-year storm event. This estimated flow calculations is based on area of the total sites to be developed in acres.

Based on our schematic plans, additional impervious area will be minimal and therefore may qualify for an exemption or waiver from the City's Stormwater Management Code. The runoff coefficient is based on the total lot/property area areas of building roof, asphalt or concrete pavement and a portion to remain as lawn/landscape conditions. 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)

Comparison based on current general parcel conditions and generic vegetative cover. As required by the City, a detailed PCSM Plan and Report will be completed as part of the Land Development Approval processes and will meet the current City Stormwater Management Ordinances.

EXISTING: $Q = CiA$

Roof: $Q = 0.95 \times 7.1 \times 0.55 = 3.7 \text{ cfs}$

Total Existing Stormwater Runoff = 3.7 cfs

PROPOSED: $Q = CiA$

Impervious: $Q = 0.95 \times 7.1 \times 0.20 = 1.3 \text{ cfs}$

Roof: $Q = 0.95 \times 7.1 \times 0.35 = 2.4 \text{ cfs}$

Total Proposed Stormwater Runoff = 3.7 cfs (without detention)

Sewer Scoping:

The existing 24" VCP Sewer in 51st Street was inspected and scoped by Robinson Pipe Cleaning Company on September 27, 2023. Sewer flows were also measured at that time and found to be 1" or 5% of the vertical dimension of the pipe. The full report is included with the application package.

Flow Test:

Flow Monitoring was performed by Drnarch Environmental from September 15, 2023 through October 14, 2023 for a period of 30 days. It was performed at MH-080B002, located in 51st Street. The line size at this location is 24 inches. The summary report and all supporting data is included. Average flows were 15,000 gpd. Average dry weather flows were 12,000 gpd. Peak flows were achieved on October 14, 2023 when a 0.42-inch rain event occurred. Maximum hourly flows were 146,000 gpd.

Existing Sewer Slopes:

The proposed sanitary sewer connection shall occur along the run from MH080G006 to MH080G003. The slope of that existing run of sanitary sewer is an average of 1.70% (MH080G006 invert elevation 736.91 & MH080G003 invert elevation 732.38) 4.53 feet elevation change over 269.77 feet horizontal distance)

Hydraulic Flow Calculations: The Standard on 5th (5th Avenue)

a. Design and/or Permitted Capacity (gpd)

Peak Design Capacity:

Using Manning's Equation for full-flow conditions,
Peak Design Flow = **9,386,846 gpd**

Existing most limited capacity sewer:

Existing Manhole #MH080B003 invert = 722.05

Existing Manhole #MH080B002 invert = 720.69

Length between Manholes = 248.81

Pipe diameter = 24 inch

Pipe material = VCP

"n" coefficient = 0.015

Slope = 0.0055 ft/ft



Average Design Capacity:

$$\begin{aligned} &= \text{Peak Design Capacity} \div \text{Peaking Factor (3.5 for Combination Sewers)} \\ &= 9,386,846 \text{ gpd} \div 3.5 = \mathbf{2,681,956 \text{ gpd}} \end{aligned}$$

b. Present Flows (gpd)

Average Present Flow Calculation:

30 days of monitoring were performed by Drnarch Environmental from 9/15/2023 to 10/14/2023 (report included). Average flows were **15,000 gpd** (Daily Sum tab in the report).

Peak Present Flow Calculations:

30 days of monitoring were performed by Drnarch Environmental from 9/15/2023 to 10/14/2023 (report included). Peak flows were achieved on 10/14/2023 when a 0.42 inch rain event occurred. Maximum hourly flows were **146,000 gpd** (Daily Sum tab in the report).

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 (per PWSA Procedures Manual for Developers)

Projected Peak Flow in 5 Years:

$$\begin{aligned} &= (\text{Present Peak Flow} + \text{Project Flow}) \times 1.05 \text{ (+5.0\% Flow Increase over 5 Years)} \\ &= (146,000 \text{ gpd} + 6,000 \text{ gpd}) \times 1.05 = \mathbf{152,000 \text{ gpd}} \end{aligned}$$

Projected Average Flow in 5 Years:

$$\begin{aligned} &= \text{Projected Peak Flow in 5 Years} \div \text{Peaking Factor (3.5 for Combination Sewers)} \\ &= 152,000 \text{ gpd} \div 3.5 = \mathbf{43,429 \text{ gpd}} \end{aligned}$$

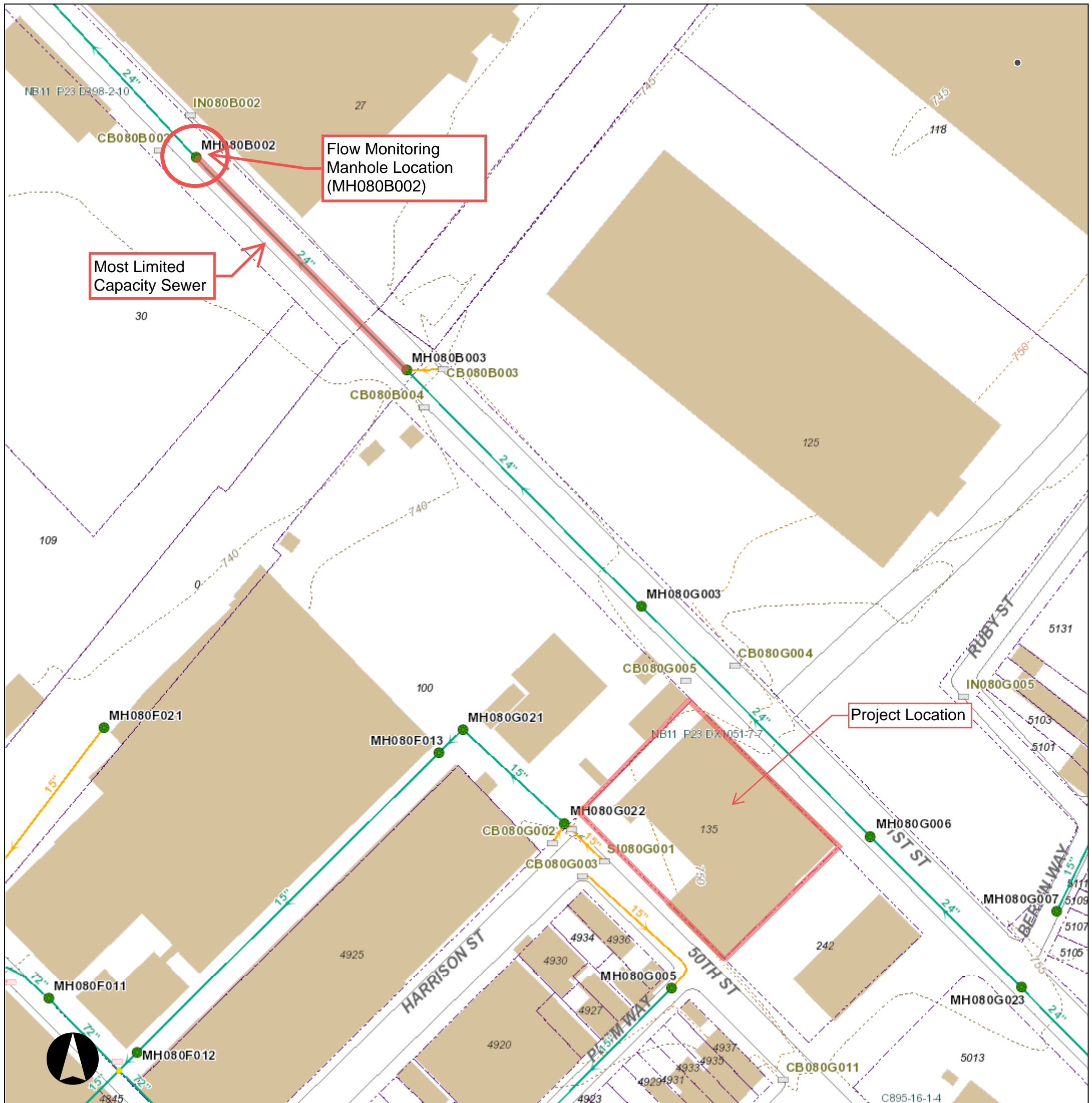
Most Limited Capacity Sewer (MLCS) Spreadsheet

PROJECT NAME:	135 51st St.
PWSA PROJECT NUMBER:	DEV-323-0823
PWSA REVIEWER:	Midori Bridges
DATE:	August 31, 2023

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
MH080G006	MH080G003	733.81	727.17	269.80	24	VCP	0.015	3.14	6.283	2.46%	19,926,725
MH080G003	MH080B003	727.17	722.05	276.75	24	VCP	0.015	3.14	6.283	1.85%	17,292,158
MH080B003	MH080B002	722.05	720.69	248.81	24	VCP	0.015	3.14	6.283	0.55%	9,386,846
MH080B002	MH080B001	720.69	715.09	265.03	24	VCP	0.015	3.14	6.283	2.11%	18,469,221
MH080B001	ADC080BA30.1	715.09	714.50	8.73	24	VCP	0.015	3.14	6.283	6.76%	33,031,067

135 51st St.



Legend

WATER

- Meter
- Curb Box
- Water System Pump
- Hydrant
- System Valve
- Dividing Pressure Valve
- Coupling
- Tee
- Cross
- Reducer
- End Cap
- Wash Out



Pressure Monitoring Station



Water Manhole

Rising Main

Supply Main

Transmission Main

Distribution Main

Hydrant Branch

Private Main

Water Service Line

SEWER



Manhole



Junction



Inlet

Private Inlet

Outfall

End Cap

Sewer Pump Station

Combined Sewer

Sanitary Sewer

Storm Sewer

Regulated Combined Sewer

Overflow Sewer

Interceptor

Sewer Force Main

Private Sewer

Undefined Sewer

Green Infrastructure Underground Facilities

0 0.0175 0.035 mi



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

Date: 8/31/2023

51st St, Pittsburgh, PA 15201



13 51st St

Pittsburgh, Pennsylvania

Google Street View

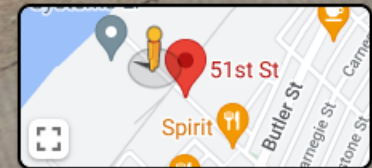
Sep 2022

See more data

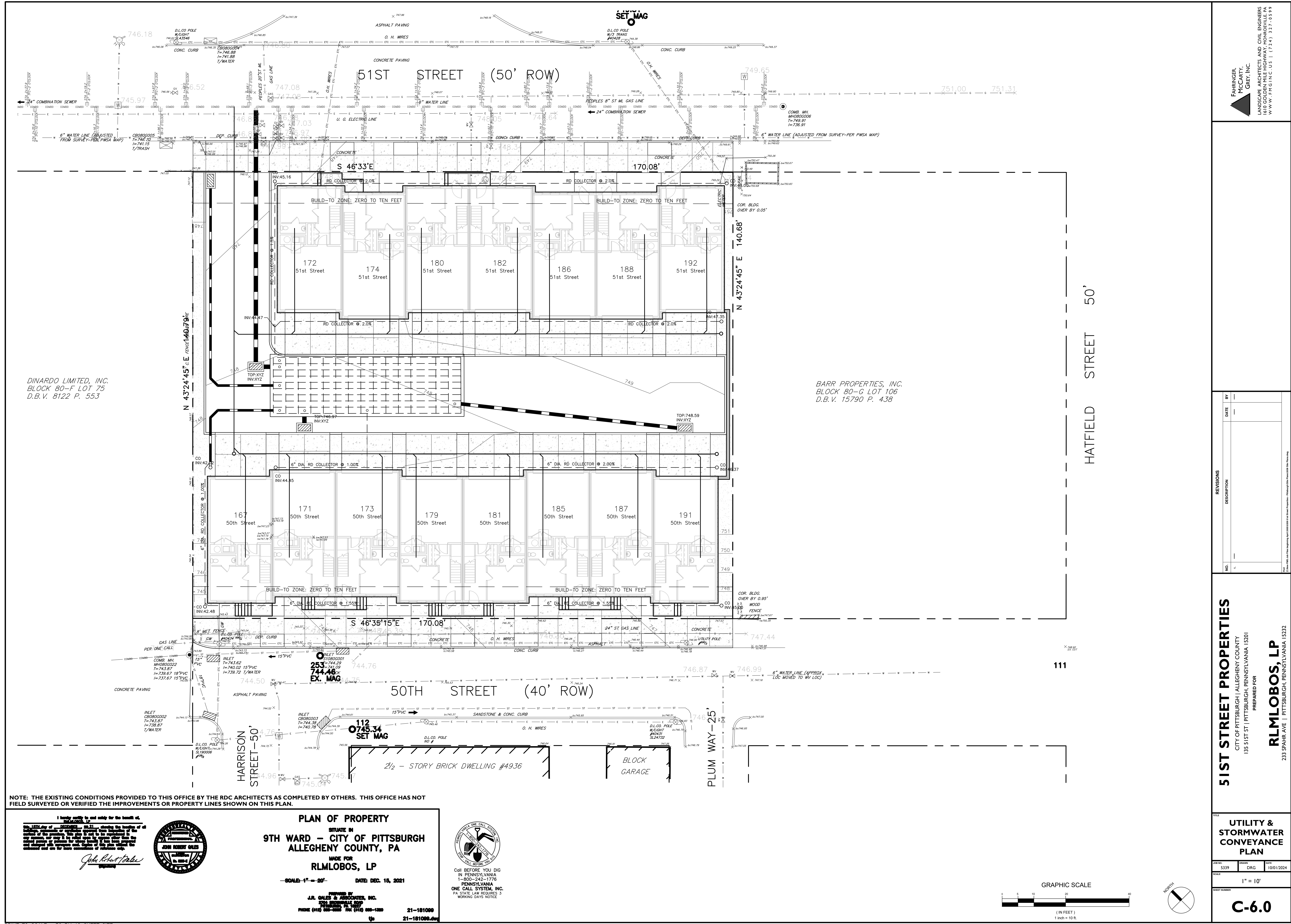


Flow Monitoring Access Manhole
(MH080B002)

Google



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



NOTE: THE EXISTING CONDITIONS PROVIDED TO THIS OFFICE BY THE RDC ARCHITECTS AS COMPLETED BY OTHERS. THIS OFFICE HAS NOT FIELD SURVEYED OR VERIFIED THE IMPROVEMENTS OR PROPERTY LINES SHOWN ON THIS PLAN.

I hereby certify to and solely for the benefit of, the City of Pittsburgh, Allegheny County, Pennsylvania, that this plan was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer in the State of Pennsylvania.

John Robert Gales
Professional Engineer
No. 123456

PLAN OF PROPERTY

SITUATE IN
9TH WARD - CITY OF PITTSBURGH
ALLEGHENY COUNTY, PA

MADE FOR
RLMLOBOS, LP

SCALE: 1" = 20' DATE: DEC. 15, 2021

PREPARED BY
J.R. GALES & ASSOCIATES, INC.
21-181009.dwg
21-181009

Call BEFORE YOU DIG
IN PENNSYLVANIA
1-800-242-1776
PENNSYLVANIA
ONE CALL SYSTEM, INC.
PA STATE LAW REQUIRES 3
WORKING DAYS NOTICE

51ST STREET PROPERTIES

CITY OF PITTSBURGH | ALLEGHENY COUNTY
135 51ST ST | PITTSBURGH, PENNSYLVANIA 15201
PREPARED FOR

RLMLOBOS, LP

233 SPAHR AVE | PITTSBURGH, PENNSYLVANIA 15222

UTILITY & STORMWATER CONVEYANCE PLAN

FOR NO. 5339 DRAWN BY DATE 10/01/2024

SCALE 1" = 10'

SHEET NUMBER

C-6.0

REVISIONS

NO.	DATE	BY	DESCRIPTION
1	****	****	

FAHRINGER, MCCARTY, GREY, INC.

LANDSCAPE ARCHITECTS AND CIVIL ENGINEERS
1810 GOLDEN HILL HIGHWAY | PITTSBURGH, PA 15201
WWW.FMGINC.COM | (724) 927-6189

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

1. PROJECT INFORMATION

Project Name: **51st Street**

Date of Review: **4/8/2024 04:21:09 PM**

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

Project Area: **0.93 acres**

County(s): **Allegheny**

Township/Municipality(s): **PITTSBURGH**

ZIP Code:

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

Watersheds HUC 8: **Lower Allegheny**

Watersheds HUC 12: **Allegheny River-Ohio River**

Decimal Degrees: **40.478904, -79.956988**

Degrees Minutes Seconds: **40° 28' 44.537" N, 79° 57' 25.1568" W**

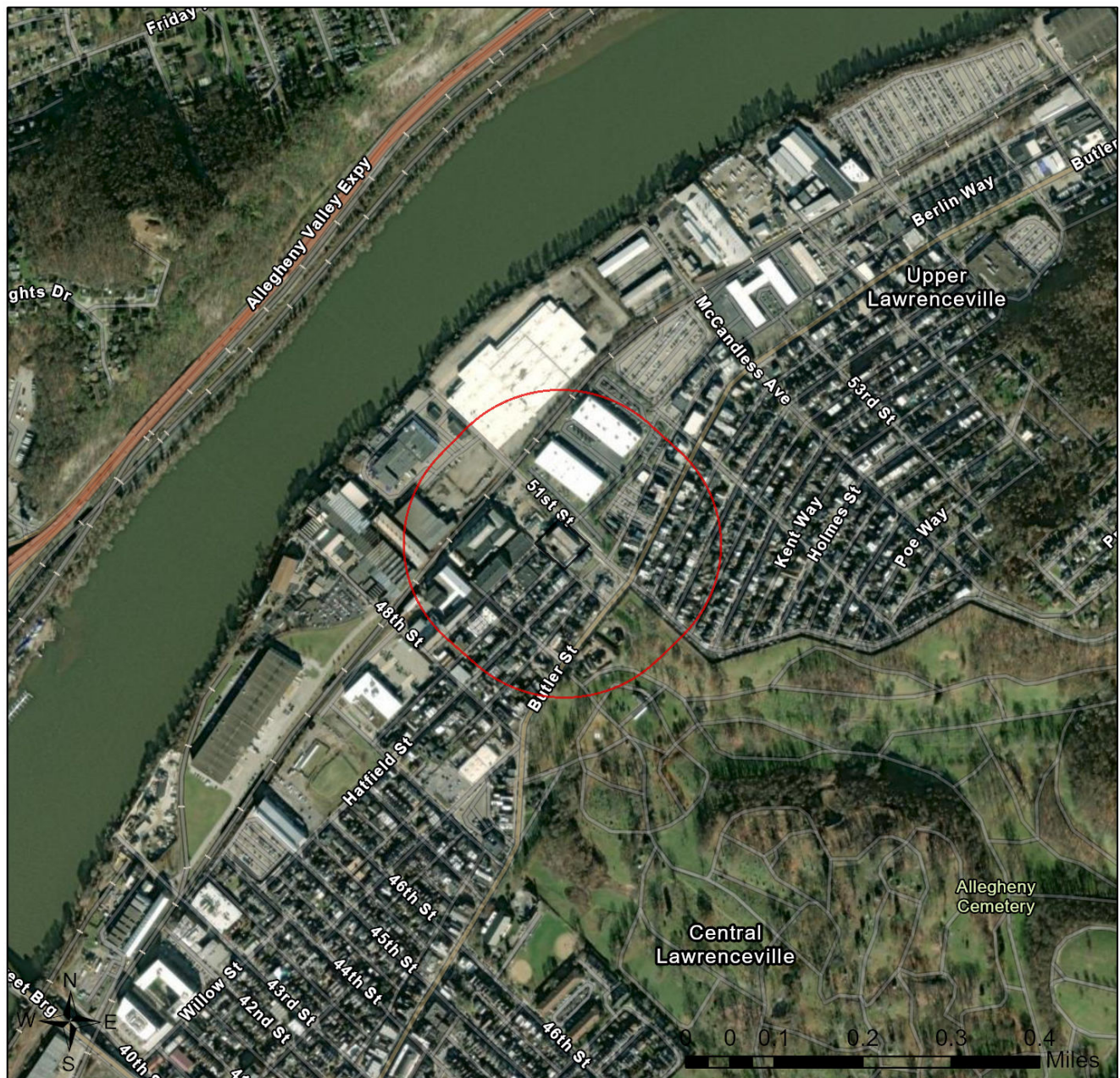
This is a draft receipt for information only. It has not been submitted to jurisdictional agencies for review.



2. SEARCH RESULTS

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

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.

51st Street

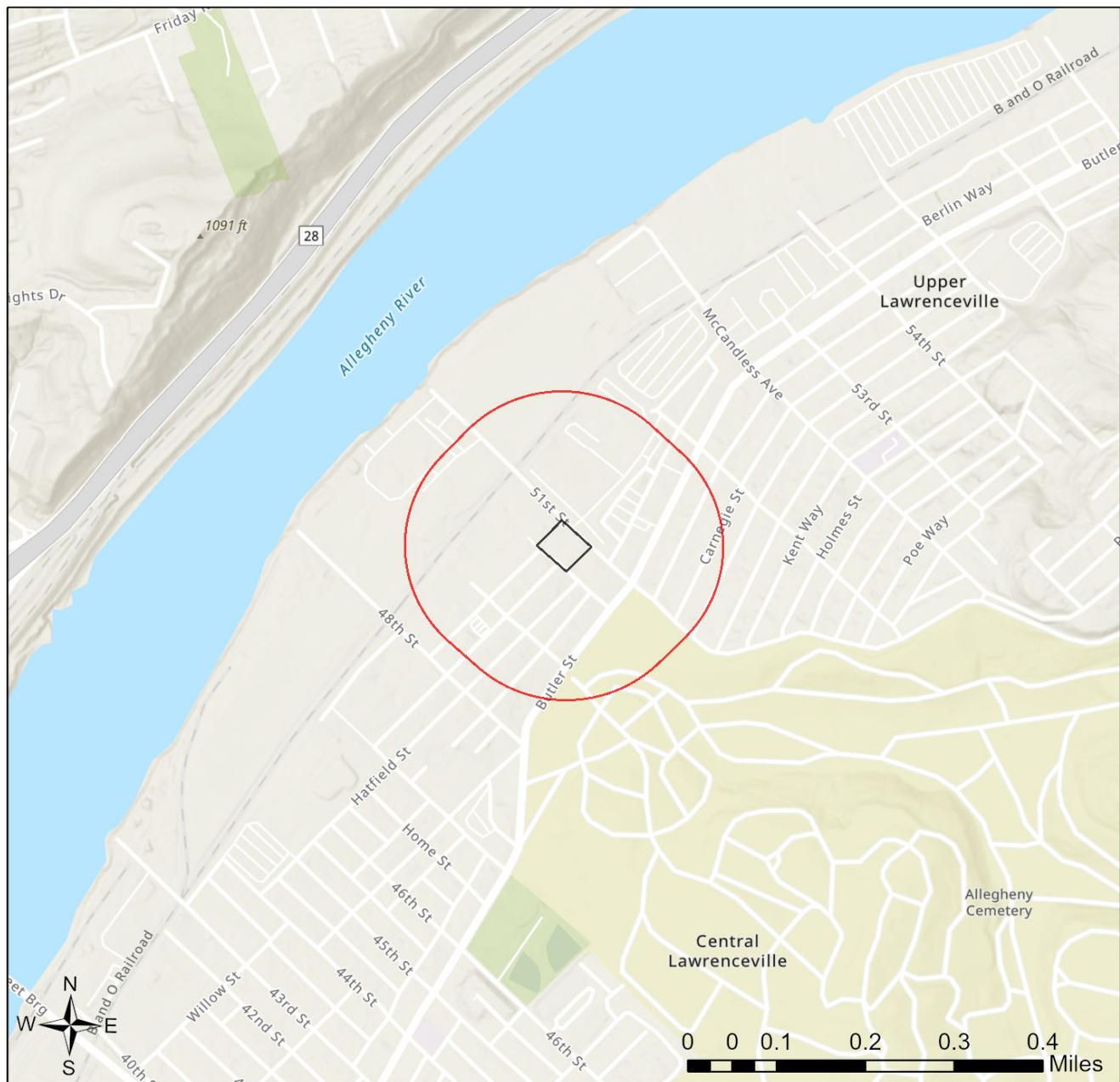




-  Buffered Project Boundary
-  Project Boundary



Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community

51st Street



-  Buffered Project Boundary
-  Project Boundary



Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community

RESPONSE TO QUESTION(S) ASKED

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

Your answer is: No forests, woodlots or trees will be affected by the project.

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

Your answer is: No

3. AGENCY COMMENTS

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

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

PA Game Commission

RESPONSE:

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

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

Scientific Name	Common Name	Current Status
Ardea herodias	Great Blue Heron	Special Concern Species*

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:

Conservation Measure: The natural flow regime and water quality in this watershed are important to maintaining habitats occupied by rare fish and mussels. PFBC recommends that you take measures to maintain a natural flow regime, high water quality, and quantity. Maintenance or restoration of the riparian corridor will aid in connecting habitats and improving water quality and quantity for fish and mussels. PFBC recommends retaining (or restoring, if not already present) a riparian buffer (100 to 300 feet, if possible) on each side of the waterway (river, stream, creek). This buffer should be vegetated with native plant species. When adequately vegetated, this upland buffer will act to stabilize the streambanks (preventing or minimizing erosion), and filter pollutants (e.g., sediment, fertilizers, pesticides, road salt, oil). Where streambanks have become badly eroded (e.g., due to previous removal of native riparian vegetation), streambank fencing and/or bioengineering restoration techniques are recommended (geotextile, root wads, vegetative stabilization), rather than riprapping the streambanks; removing gravel bars; or attempting to dredge, ditch, channelize, or widen the stream. Use stringent erosion and sedimentation controls before, during, and after project implementation to ensure that sediment and contaminants do not enter any waterway(s) (rivers, creeks, streams, tributaries) or waterbodies (lakes, ponds).

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

Scientific Name	Common Name	Current Status
Obliquaria reflexa	Threehorn Wartyback	Special Concern Species*

U.S. Fish and Wildlife Service

RESPONSE:

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

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

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

WHAT TO SEND TO JURISDICTIONAL AGENCIES

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

*If information was requested by USFWS, applicants must email, or mail, project information to IR1_ESPenn@fws.gov to initiate a review. USFWS will not accept uploaded project materials.

Check-list of Minimum Materials to be submitted:

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

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

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

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

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

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

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

4. DEP INFORMATION

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

5. ADDITIONAL INFORMATION

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

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





PENNSYLVANIA GAME COMMISSION

BUREAU OF WILDLIFE MANAGEMENT

2001 ELMERTON AVENUE HARRISBURG, PA 17110-9797 | (717) 787-5529

November 6, 2024

Dan Graper
Fahringer, McCarty, Grey, Inc.
1610 Golden Mile Highway
Monroeville, Pennsylvania 15146
dgraper@fmginc.us

Project Search ID: PNDI- 812127
PNDI Receipt: *project_receipt_51st_street_apartments_812127_FINAL_1.pdf*
Re: 51st Street Apartments Development Project
City of Pittsburgh; Allegheny County, PA

Dear Dan Graper,

Thank you for submitting the Pennsylvania Natural Diversity Inventory (PNDI) Environmental Review Receipt *project_receipt_51st_street_apartments_812127_FINAL_1.pdf* for review. The Pennsylvania Game Commission (PGC) screened this project for potential impacts to species and resources of concern under PGC responsibility, which includes birds and mammals only.

No Impact Anticipated – PNDI Species

PNDI records indicate species or resources of concern are located within the vicinity of the project. However, based on the information you submitted concerning the nature of the project, the immediate location, and our detailed resource information, the PGC has determined that no impact is likely. Therefore, no further PNDI coordination with the PGC will be necessary for this project at this time.

This response represents the most up-to-date summary of the PNDI data files and is valid for two (2) years from the date of this letter. An absence of recorded information does not necessarily imply actual conditions on site. Should project plans change or additional information on listed or proposed species become available, this determination may be reconsidered.

Should the proposed work continue beyond the period covered by this letter, please resubmit the project to this agency as an “Update” (including an updated PNDI receipt, project narrative and accurate map). If the proposed work has not changed and no additional information concerning listed species is found, the project will be cleared for PNDI requirements under this agency for two additional years.

This finding applies to impacts to birds and mammals only. To complete your review of state and federally-listed threatened and endangered species and species of special concern, please be sure that the U.S. Fish and Wildlife Service, the PA Department of Conservation and Natural Resources, and/or the PA Fish and Boat Commission have been contacted regarding this project as directed by the online PNDI ER Tool found at www.naturalheritage.state.pa.us.

**SECTION H –
ALTERNATIVE ANALYSIS**

PROJECT ALTERNATIVES ANALYSIS

For the 51ST STREET TOWNHOMES

Applicant: RLMLOBOS LP

Sewage Conveyance and Treatment Alternatives:

The proposed townhomes 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 (trunk line) location will provide direct discharge from each dwelling units into this existing public system in 51st Street as required by PWSA.

The adjacent land uses include existing warehouse, manufacturing and limited retails uses. The property is proposed to be developed in its entirety with no additional future development occurring on adjacent tracts. This project is considered an “urban” redevelopment.

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 PWSA’s standards. The existing building or 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 urban redevelopment 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
51st Street Townhomes

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

1. Date plan received by municipal planning agency 9/30/2024

2. Date review completed by agency 10/21/2024

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 type="checkbox"/>	<input checked="" type="checkbox"/>	9. Is this proposal consistent with the ordinance? If no, describe the inconsistencies <u>In review</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	10. Does the proposal require a change or variance to an existing comprehensive plan or zoning ordinance?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	11. Have all applicable zoning approvals been obtained?
<input checked="" type="checkbox"/>	<input type="checkbox"/>	12. Is there a municipal subdivision and land development ordinance?

SECTION C. AGENCY REVIEW (continued)

Yes	No	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	13. Is this proposal consistent with the ordinance? If no, describe the inconsistencies <u>In review</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	14. Is this plan consistent with the municipal Official Sewage Facilities Plan? If no, describe the inconsistencies _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	15. Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality? If yes, describe _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	16. Has a waiver of the sewage facilities planning requirements been requested for the residual tract of this subdivision?
<input type="checkbox"/>	<input type="checkbox"/>	If yes, is the proposed waiver consistent with applicable ordinances? If no, describe the inconsistencies _____
17. Name, title and signature of planning agency staff member completing this section: Name: <u>Kyla Prendergast</u> Title: <u>Senior Environmental Planner</u> Signature: <u><i>Kyla Prendergast</i></u> Date: <u>10/21/2024</u> Name of Municipal Planning Agency: <u>Department of City Planning</u> Address <u>100 Ross Street, Suite 202, 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.

COUNTY OF



SARA INNAMORATO
COUNTY EXECUTIVE

ALLEGHENY

April 15, 2025

Dan Graper, Project Manager
Fahringer McCarty Grey Inc.
1610 Golden Mile HWY,
Monroeville, PA, 15146

RE: SEWAGE FACILITIES PLANNING MODULE
51ST Street Townhomes – City of Pittsburgh
Allegheny County, Pennsylvania

Dear Mr. Graper:

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 September 30, 2024, and subsequently, the missing documents was received on April 15, 2025. The project proposes the following:

Project Description:	This project involves construction of 15 townhome rental units on a single zoning lot.
Sewage Flow:	6000 GPD
Conveyance:	Sewage from proposed development will be conveyed by PWSA to the Allegheny River Interceptor and finally transported to ALCOSAN for treatment.
Sewer's Owner:	PWSA (collection), Allegheny River (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 Drew Grese, Plumbing Program Manager at 412-578-8055.

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

Sincerely,



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

Enclosure

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

**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.

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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

51 ST TOWNHOMES

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

1. Date plan received by county or joint county health department 9/30/2024Agency name Allegheny County Health Department (ACHD)2. Date review completed by agency 4/15/2025

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

Yes No

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

If no, what are the inconsistencies? _____

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

If yes, describe _____

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

If yes, describe _____

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

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

Name: Issa TijaniTitle: Environmental Health EngineerSignature: Date: 4/15/2025Name 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.

-79.957004, 40.47892



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Results!

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