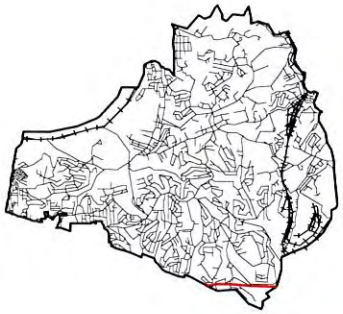
PENN HILLS PLANNING COMMISSION
Meeting Packet
OCTOBER 24, 2024
7:30 PM



Prepared for the Penn Hills Planning Commission

by Meg Balsamico, Principal Planner

Penn Hills Department of Planning & Economic Development

PLANNING COMMISSION MEETING
AGENDA
OCTOBER 24, 2024
7:30 PM

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

APPROVAL OF MINUTES – SEPTEMBER 26, 2024

SITE PLAN #550

1. Joe and Patrice Vigliotti of JPV Holdings, also known as Vigliotti Landscaping of 10250 Buchanon Road are requesting site plan approval for the expansion of their landscaping firm and contractor's storage yard which will include following improvements: 1). The expansion of the truck parking area. 2). The construction of a 72.25' x 40' truck garage. 3). The construction of an access drive from 10250 Buchanon Road to their business JOMAR Supply at 10133 Frankstown Road. The subject properties are situated in the following Zoning Districts: B-2 Community Business, R-2, Single Family Residential and C, Conservation. The lot & block numbers are 295-M-265, 295-M-245, 295-M-244, 368-E-334, 368-J-362, 368-J-215, 368-J-256, 368-J-268, 295-S-177, 295-S-207, 368-J-171, 295-S-150, 295-S-79, 368-N-60, 295-S-141, 295-S-141-1, 295-S-94, , 295-S-94-1. Penn Hills Subdivision and Land Development Ordinance 2136, Penn Hills Zoning Ordinance 2420, and Penn Hills Stormwater Management Ordinance 2642.

The meeting will be held in the **Penn Hills Municipal Building, Council Chambers, 102 Duff Road, Pittsburgh, PA 15235**. All interested residents are invited to attend. Further information may be obtained by contacting 412-342-1174.

Persons with disabilities, requiring accommodations to participate in the proceedings, are requested to call 412-342-1174, 48 hours prior to the meeting to discuss how we may meet your needs. Hearing impaired may contact the Municipality through the State Relay Office at 1-800-654-5984 or 711.

Legal Advertisement to be published in the general circulation of the Pittsburgh Post-Gazette, on October 10, 2024, and once on October 17, 2024 in the Local Xtra, (Penn Hills) Edition

LEGAL AD
MUNICIPALITY OF PENN HILLS
PLANNING COMMISSION MEETING

On Thursday, October 24, 2024, the Planning Commission of the Municipality of Penn Hills will meet at 7:30 PM, in the Penn Hills Municipal Building, Council Chambers, 102 Duff Road, to consider the following:

SITE PLAN #550

1. Joe and Patrice Vigliotti of JPV Holdings, also known as Vigliotti Landscaping of 10250 Buchanon Road are requesting site plan approval for the expansion of their landscaping firm and contractor's storage yard which will include following improvements: 1). The expansion of the truck parking area. 2). The construction of a 72.25' x 40' truck garage. 3). The construction of an access drive from 10250 Buchanon Road to their business JOMAR Supply at 10133 Frankstown Road. The subject properties are situated in the following Zoning Districts: B-2 Community Business, R-2, Single Family Residential and C, Conservation. The lot & block numbers are 295-M-265, 295-M-245, 295-M-244, 368-E-334, 368-J-362, 368-J-215, 368-J-256, 368-J-268, 295-S-177, 295-S-207, 368-J-171, 295-S-150, 295-S-79, 368-N-60, 295-S-141, 295-S-141-1, 295-S-94, , 295-S-94-1. Penn Hills Subdivision and Land Development Ordinance 2136, Penn Hills Zoning Ordinance 2420, and Penn Hills Stormwater Management Ordinance 2642.

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JPV Hadnot

AFFIDAVIT OF PUBLIC NOTICE (POSTINGS)

On 10/10/'24 ***I posted the property/properties located at:***

1. ~~Cor~~ UTILITY POLE 10250 BUCHANON — STORAGE YARD END
2. " " BUCHANON @ BORYN
3. " " RIGHT OF 214 McCUTCHEON LANE
4. " " IN FRONT OF JOMAR SUPPLY 10133 FRANKTOWN
5. " " IN FRONT OF 820 OLD COAL HOLLOW
6. " " IN FRONT OF 854 OLD COAL HOLLOW

as required by Ordinance 2420, Section 15.

JASON GRIFFITHS - 10/10/24

(Name(s) of Code Enforcement Officer(s)) ***(Date)***

(Signature(s) of Code Enforcement Officer(s))

09/26/2024

PENN HILLS PLANNING COMMISSION MEETING MINUTES

7:37 P.M.

Present: Ms. King
Mr. Chiappinelli
Mr. Brodnicki
Dr. Kincaid

Call to Order
Pledge
Roll Call

A motion was made by Ms. King to approve the minutes from the August 22, 2024, meeting. The motion was seconded by Dr. Kincaid. The minutes were approved by a 4- 0 vote.

An executive session was held with the solicitor Craig Alexander and the Planning Commission board members.

ORDINANCES

1. An Ordinance of the Municipality of Penn Hills Zoning Ordinance 2420, Section 9 amending the regulations for Billboards on interstate highways which will permit billboards in the 1-1, Light Industrial Zoning District and in the 1-2, General Industrial Zoning District with a minimum separation of 1,000 feet as measured from another billboard on the same side of the roadway, a maximum of 672 square feet in size, a maximum height of 40 feet as measured from the surface of interstate highway to the top of the billboard and the utilization of LED sign faces for billboards which shall conform to all PennDOT rules and requirements.

Residential Comments
Greg Swatchick
Glenn Yocca- Owner of Sparrow Applied Designs.

A motion to approve the billboard ordinance was made by Ms. King and seconded by Mr. Brodnicki. All were in favor with a vote of 4-0

2. An Ordinance of the Municipality of Penn Hills amending the Municipality of Penn Hills Zoning Ordinance 2420 as previously amended and supplemented, to create the definition of "Hookah Bar/Lounge" to provide for definitions, and to set forth Conditional Use requirements in the 1-3, Heavy Industrial Zoning District for such use.

Residential Comments
Greg Swatchick

A motion to approve the Hooka Bar/ Lounge ordinance was made by Ms. King and seconded by Mr. Brodnicki. All were in favor with a vote of 4-0.

The Ordinance(s) are tentatively scheduled for final approval at the October 21, 2024, Mayor and Council meeting.

A motion was made by Dr. Kincaid to adjourn the meeting. The motion was seconded by Mr. Brodnicki. The meeting was adjourned at 7:52 P. M.

MUNICIPALITY OF PENN HILLS
PLANNING DEPARTMENT
MEMORANDUM

TO: The Planning Commission

FROM: Meg Balsamico, Principal Planner MLB

DATE: October 15, 2024

SUBJECT: **Site Plan #550, REVISION 3**

APPLICANT: Joe and Patrice Vigliotti, JPV Holdings aka Vigliotti Landscaping

OWNER: Joe and Patrice Vigliotti, JPV Holdings aka Vigliotti Landscaping

LOCATION: 10250 Buchanon Road

ZONING: B-2 Community Business, R-2, Single Family Residential and C, Conservation with a Use Variance to allow an I-1 Light Industrial Use on the property.

LOT AND BLOCK: 295-M-265, 295-M-245, 295-M-244, 368-E-334, 368-J-362, 368-J-215, 368-J-256, 368-J-268, 295-S-177, 295-S-207, 368-J-171, 295-S-150, 295-S-79, 368-N-60, 295-S-141, 295-S-141-1, 295-S-94, 294-S-94-1

The consideration and approval of the site plan application or JPV Holdings was tabled at the August 22, 2024, Planning Commission meeting because additional information and permits for the project are required and due the size of the project additional review time is needed.

I have enclosed the following updated information for the project:

1. A letter from Ed Antonacci to Jared Neill, P.E., Gateway Engineers dated 09/19/24 addressing Gateway's letter from 07/15/2024. I will forward you the letter from Gateway as soon as it has been received.

2. A letter to Meg Balsamico dated 09/23/24 addressing the 08/09/24 letter from Matt Trepal, Manager of the Planning Division of Allegheny County Economic Development.

3. The Incompleteness Review Letter for JPV's NPDES Permit Application from Senior Resource Conservationist, Anne Fox, Allegheny County Conservation District.

Mr. Vigliotti submitted his NPDES Permit application to the Allegheny County Conservation District for review and approval by the ACCD and PA DEP. ACCD Senior Resource Conservationist Anne Fox replied to the permit submittal with the enclosed "Incompleteness Review Letter" date September 16, 2024. Per DEP requirements, the additional information

requested must be received within 60 calendar days, which will be November 16, 2024. Ed Antonacci of Antonacci Design Associates, the applicant's engineer, is working on the response letter. The Planning Department spoke with Anne Fox following the August 22, 2024 PC meeting and she advised that she does not want them moving any additional soil until the NPDES permit is approved. As a result, Penn Hills cannot issue a building permit or a grading permit until the NPDES permit and Chapter 105 permit, (if required by PA DEP) from DEP/ACCD has been approved. Therefore, the applicant's project cannot move forward.

In regard to obtaining the easements for the installation of the drainage channels from Natasha Greene of 10101 Frankstown Road and the Devito's at 102 McCutcheon Lane and vacant parcel # 295-M-151, Mr. Vigliotti has met with both property owners. He spoke with Mrs. DeVito and has obtained a sales agreement to purchase the property. Mr. Antonacci will be forwarding me a copy for the file. Mr. Vigliotti also met with Ms. Greene, and they discussed either an easement agreement or a purchase agreement. He will provide this information as soon as it has been finalized.

In regard to the items listed in the letter from the Planning Division of Allegheny County Economic Development, most of the items have been corrected on the drawings and addressed by the engineer. See the enclosed letter dated September 23, 2024, to Meg Balsamico from the applicant's engineer, Ed Antonacci. The applicant has agreed to have a sealant placed on all driveways and on all parking spaces which will provide a dust free surface. Prior to the subdivision application submittal, all parcels within the development are required to be under the ownership of JPV Holdings and will be consolidated into one lot. The subdivision will be checked to make sure that all buildings on the property meet the required setbacks. If they do not it is understood by the applicant that a dimensional variance will have to be granted by the Zoning Hearing Board. The applicant is in the process of obtaining a Photo Metric Lighting Plan and will submit it as soon as it has been completed. Revisions have been made to the landscaping plans and they are enclosed with your packet.

Because this project is almost 100% complete, it is important that the items listed below are addressed by the applicant. The Planning Department therefore recommends that the approval of Site Plan #550 be continued until the applicant submits the following information and offers the following motion:

"I recommend that Site Plan #550 for the expansion of JPV Holdings' landscaping firm and contractor's storage yard be continued until the applicant submits the following information:

1. The applicant shall submit a copy of the response letter to the 09/16/24 letter from Allegheny County Conservation District, Senior Resource Conservationist, Anne Fox regarding the incomplete application for the NPDES permit. Prior to the approval of the site plan, confirmation of a complete application submittal from ACCD shall be submitted by the applicant to the PC. The applicant shall obtain an NPDES Permit and a Chapter 105 Permit if required by PA DEP from the Allegheny County Conservation District. No earth movement shall occur on the property until the above permit(s) have been obtained. The above required permit(s) shall be obtained prior to the issuance of the grading permit and the building permit.

2. The applicant shall address any additional comments provided to the Municipality by Gateway Engineers, (Penn Hills Municipal Engineer).

3. JPV shall obtain an easement agreement or a sales agreement from Natasha Green, the owner of 10101 Frankstown Road, parcel # 295-S-211 which will legally permit

JPV to install the drainage channels on these properties. The approval of the land development plans and the approval of the subdivision (subdivision to be submitted at after all easements have been obtained and properties have been purchased), are contingent on the purchase of the above properties. If JPV Holdings proposes to use any portion of the DeVito properties or the Natasha Green properties for his landscaping business expansion, he shall obtain a variance from the ZHB for the portion of the 2 residential properties that will have a light industrial use as permitted in the I-1 Zoning District.

4. Following the approval of the NPDES Permit and the Chapter 105 permit, (if required by DEP), a grading permit, a building permit and an occupancy permit shall be obtained by the applicant from the Department of Code Enforcement and the property owners shall provide a performance bond that shall be equal to 110% of the cost of the project which shall be submitted with the grading and building permit application.

5. Please add a note to the drawings that a sealant shall be applied to all gravel driveways /parking areas to provide a dust free surface in accordance with the requirements stated in section 10.1A. (4) of Penn Hills Zoning Ordinance 2420. Please confirm and add a note to the drawing that "The access/service road shall be constructed in accordance with section 10.7E of Penn Hills Zoning Ordinance 2420".

   Section 10.7E of Penn Hills Zoning Ordinance 2420 states the following:

   10.7 Drives and Roads - Commercial, Industrial and Multi-Family Residential

   10.7.A. Location and design of entrance, service and delivery roads shall be in accordance with the Pennsylvania Department of Transportation guidelines for design of local roads and streets, the Penn Hills Standards for Construction and other applicable standards contained in this ordinance.

   10.7.B. Concrete curbs shall be installed on sides of roads as required to contain vehicular traffic, protect pedestrians and reduce maintenance of adjacent seeded or planted areas. Curbing may be eliminated or interrupted in approved areas to facilitate storm water management design.

   10.7.C. Center line markings on roads and drives shall be installed to guide and control traffic flows.

   10.7.D. Line markings shall be installed or defined and control parallel parking on roads and drives.

   10.7.E. All surfaces shall be paved with concrete or bituminous material.

6. Lighting shall be required at the site and the applicant shall submit a photometric plan for the proposed lighting and shall be installed in accordance with the requirements stated in section 10.1A. (5) of Penn Hills Zoning Ordinance 2420.

MLB/mb

Cc: Joseph and Patrice Vigliotti, JPV Holdings/Vigliotti Landscaping
Edward Antonacci, P.E., Antonacci Design Associates
Richard Territ, Territ Surveying and Design
Chris Blackwell, Planning Director
Damian Buccilli, Planner
Chuck Miller, Penn Hills Fire Marshal and Code Enforcement Director
Jason Griffiths, Code Enforcement
File

Antonacci Design Associates, Inc.

Edward L. Antonacci, P.E.
220 South Fifth Street
Jeannette, PA 15644
Phone 724-527-7771
Cell 724-244-5104
edward.antonacci@Verizon.net

September 19, 2024

Mr. Jared M. Neill, P.E.
Gateway Engineers
100 McMorris Road
Pittsburgh, PA 15205

Re: JPV Holdings LLC Plan Review Letter #2

Dear Mr. Neill:

In regards to your letter dated July 15, 2024, 2024, please find listed below my comments to the items listed in your letter for JPV Holdings LLC.

Site Plan/Land Development

1. Per section 1246.11b Site plans shall contain all the required details described in Section 1246.11b.1A through 1246.11.6.1.

   D. Gateway Comment: Response letter stated that there are proposed easements over the "Living Word Baptist Church" which will be on the "Consolidation Plans". Please show the extents of proposed easements on site plan to ensure proposed work will be with the easement.

   Applicant Response: There are two proposed easements identified on the Consolidation Plans. Mr. Vigliotti has an agreement with the Living Word Baptist Church to use their property. The extent of the easement acquired from the Living Word Baptist Church has been added to the Site Plans. The easement has been shaded for clarity. Reference Sheets 3 and 4.

   F. Gateway Comment: The Wetland Delineation Report prepared by Morris Knowles & Associates, Inc. the study area for wetlands/streams does not match the proposed limits of disturbance. Ensure the study area matches the proposed limits of disturbance and no existing wetlands/streams exist.

Applicant Response: **The limits of the wetland delineation report prepared by Morris Knowles & Associates, Inc. has been shown on the Proposed Grading and General Arrangement Overall Plan. Reference Sheet 15 for the exact locations.**

K.b Gateway Comment: Provide nor or formerly labels on the site plan/plans for adjoining.

Applicant Response: **The deed book volumes and page numbers for the Allegheny County GIS, Parcel IDs 368-J-268 and 368-N-60 that are now owned by JPV Holdings LLC have been added to the Proposed Grading and General Arrangement Plan Sheet 4. It was also added to Sheet 2 Existing Conditions Plan and Sheet 10 Landscaping Plan.**

2. Per section 1246.11.b.2. Provide landscape plans that contain all the required details described in section 1246.11.b.2 through 1246.11.b.2f.

A. Gateway Comment: Update Landscape Plan as needed per other comments.

Applicant Response: **A Landscaping Plan has been developed for this site. Since a new masonry building will be constructed, additional trees will be installed per the requirements listed in section 1250.13. The requirements are that for every 300 square feet of floorplan, a deciduous tree must be planted. The tree will be at least 2 inches in diameter. Since approximately 2,890 square feet of new floor space will be added, an additional 10 trees will need to be planted.**

Meg Balsamico from the Planning Department requested that Mr. Vigliotta prepare a second Landscaping Plan. The Landscaping Plans now have two drawings. Reference Sheets 20 and 21.

B. Gateway Comment: Per the response letter it is understood that trees are to be 2" diameter caliper width. Please provide a notation stating this on the Landscape Plans.

Applicant Response: **A note has been added to the Landscaping Plans Sheets 20 and 21 identifying that all trees are to have 2" diameter caliper. Also per Meg Balsimico, a second Landscaping Plan has been added to the project. Reference Sheets 20 and 21 for details.**

F. Gateway Comment: A registered architect or landscape architect shall stamp the Landscape Plans.

Applicant Response: **Landscaping Plans Sheets 20 and 21 have been stamped with a landscape architects seal.**

4. Per section 1246.11.b.4 Provide Environmental Report for the proposed expansion. The Environmental Report Shall include all details described in section 1250.15.

(2) Gateway Comment: Show tributary to Sandy Creek on plans show 100-year floodway for tributary to ensure no work is proposed in the floodway. If work is proposed in the floodway, the appropriate permits from ACCD or Pennsylvania Department of Environmental Protection will need to be obtained.

Applicant Response: The tributary to Sandy Creek has been added to the plans. Reference Sheet 2, Sheet 4, Sheet 20, Sheet 14, Sheet 15 ad Sheet 16 for the locations. The pond access road from Coal Hollow Road to the pond #2 has been eliminated to avoid any conflicts with the tributary. According to the FEMA maps, there are no 100-year floodway limits shown on the tributary. Reference Flood Insurance Rate Map Panel 380 of 558 Map #42003C03804.

B. Gateway Comment: It is understood that an Environmental Impact Statement was provided if the response letter. Please include Environmental Impact Statement in the Environmental Report per section 1250.15.b.W.

Applicant Response: A separate Environmental Report has been prepared. The Environmental Impact Statement has been included in this report.

ENVIRONMENTAL REPORT

Prepared by:

Antonacci Design Associates, Inc.
Edward L. Antonacci, PE
220 South Fifth Street
Jeannette, PA 15644

Environmental Impact Statement

The intent of this project is to perform site grading for construction of a site access road, parking area, a masonry building, a 15 foot high wall along with two storm water infiltration basins. This development is not expected to greatly impact any municipal services. It will remove truck traffic from Buchanon Road which services a residential neighborhood will bring truck traffic into the site through JPV Holdings LLC property located along Frankstown Road.

To provide stability to the landslide prone areas, a slope stability analysis was performed on the site. Factors of safety for the site varied from 1.518 to 1.801 all acceptable industry standards.

To provide for long term stability, all fill slopes will be constructed with a grade no steeper than 2:1 (horizontal:vertical). All fill slopes will be constructed using proper toe benching, drainage and intermediate benching. To achieve a stable slope and prior to placing any fill, the following will implemented.

- **Strip the entire construction area of all existing vegetation, topsoil, any organic soil encountered, and any other unsuitable materials.**
- **Construct the embankment toe bench as shown in Appendix J of the Soils Report. Due to the presence of landslide prone soils and existing fill material across the project site, the keyways will be excavated to weathered rock as directed by ACA Engineering. The keyways will follow the minimum width requirements identified in the Soils Report.**
- **The slope construction will start using the on-site suitable soil/weathered rock. It is recommended that rocky fill be placed as per the "General Fill Construction" section of the Soils Report. The fill will be benched into the existing materials. Furthermore, any colluvial soils encountered should be completely removed. This includes existing material that has shown signs of instability. ACA Engineering will evaluate the suitability of the fill materials. This may include additional shear testing on the proposed fill material.**
- **The final slope should be properly landscaped to prevent surface erosion. Reference ACA Engineering Geotechnical Investigation Report.**

General Description of Erosion & Sedimentation Control

Erosion control facilities shall include the following items.

- **Rock construction entrance at the access road entrance onto Sherrick Drive.**
- **Filter socks as shown on the plans.**
- **Sediment Basin 1 & 2.**
- **Interceptor channels and diversion channels.**
- **Seeding and mulching of all disturbed areas.**

The contractor will monitor site after every workday, and at the end of each work week. Any corrective measures required, shall be done within 24 hours upon discovery and prior to leaving the site at the end of the day. A thorough inspection shall be conducted after every runoff event and at the end of a workweek to ensure that the erosion control facilities are operating adequately. If no work is to be done on site for more than three days, the contractor shall seed and mulch disturbed areas. Reference the Erosion and Sedimentation Control Plan for scheduling, implementation procedures of all erosion and sedimentation measures and all supportive documentation regarding erosion and sedimentation control facilities.

Proposed erosion and sedimentation control structures will be sufficient to stabilize the project area. Interceptor channels will be installed to collect runoff and direct sediment laden runoff to two sedimentation basins. The runoff from the site will have no adverse effect on the downstream watercourses resistance to erosion since sediment control feature will be installed. An NPDES Permit for this site will be submitted to the DEP.

The proposed project is not anticipated to encounter geologic conditions. However, if unforeseen geologic or other conditions arise and could cause the potential runoff or pollution, the appropriate BMP will be utilized, including sediment barriers, filter bags, or other BMP's. The material shall be disposed in accordance with local, state and federal requirements.

Thermal impacts are minimized by directing impervious runoff to proposed BMP's.

<u>Hydrologic Analysis</u>

Existing and proposed hydrologic conditions were analyzed utilizing recognized engineering methods. Each condition is presented in the following section of this report.

Per Ordinance 2019-2642 Article III Setion 301.G.3.J. The design storm precipitation depths to be used in the analysis of peak rates of discharge shall be as obtained in PennDOT's Drainage Manual, Publication 584, Appendix A; or obtained from the latest version of the Precipitation-Frequency Atlas of the United States, National Oceanic and Atmospheric Administration (NOAA), National Weather Service, Hydrometeorological Design Studies Center, Silver Spring, Maryland. NOAA's Atlas 145 can be accessed at: http://hdsc.nws.noaa.govlhdscipfdsl.

No long-term storage of hazardous or toxic liquids is proposed. All hazardous or toxic waste shall be disposed of in compliance with currently applicable regulations. Any measurable amount of toxic material that represents a rick to

the Township residents' Environmental Rights which requires disposal will not be stored on site.

Environmental features have been examined during the course of this study. No work is proposed to occur in any jurisdictional wetlands. All proposed work will be performed further than 100' from any stream banks and no fill is proposed within 100' of any stream banks. The site is located in an area with mapped coal seams and appears to be within of the proximity of abandoned mine workings. Reference ACA Engineering Geotechnical Investigation Report for any stabilization requirements.

No FEMA mapped floodplains have been identified within close proximity of the development site. The lack of any wetlands around the drainage swale supports that the swale does not flood over its banks at a regular interval. No fill is proposed within 100' at the top of the bank of the tributary. The proposed stormwater BMP's for the site will decrease the volume and rate of surface runoff to the stream.

5. Gateway Comment: Item related to Living Word Baptist Church has been partially addressed per the revised plans. The agreement should be recorded with the Allegheny County Recorder of Deeds office.

Applicant Response: The agreement to fill and use the Living Word Baptist Church for access has been recorded at the Allegheny County Courthouse.

VIGLIOTTI LANDSCAPE & CONSTRUCTION INC

LAND LEASE AGREEMENT
STATE OF PENNSYLVANIA

I. **Background:**

A. This land lease agreement is entered into and made effective as of December 19, 2023, by and between lessor:

Living Word Baptist Church
10125 Frankstown Rd.
Pittsburgh, PA 15235

And the following lessee:

JOMAR Supply
10133 Frankstown Rd.
Pittsburgh, PA 15235

B. The landlord, Living Word Baptist Church, is owner of certain real property at 10125 Frankstown Rd. Pittsburgh PA 15235

C. The above property of Living Word Baptist Church borders property of JOMAR Supply, owned by JPV Holdings, Inc.

D. JOMAR Supply is entering into this lease to gain access to its property through Living Word Baptist Church property as well as to aid in its operation of a clean fill site.

II. **Terms**

A. JOMAR Supply intends to pay Living Word Baptist Church FIVE THOUSAND DOLLARS ($5,00.00) ANNUALLY for the use of the property as outlined above.

B. This agreement shall commence December 19, 2023, and remain in effect until December 18, 2030, at which time there will be an optional (5) year extension.

III. Right of First Refusal

If at any time Living Word Baptist Church shall decide to sell the property, JOMAR Supply will concede to pay over 10% current market value to obtain said property. Additionally, if an offer is made by a third party, JOMAR Supply shall have the right of last refusal.

In witness whereof, the parties execute the agreement as follows:
Execution:

Shawn Kirkland, Pastor, Living Word Baptist Church — 10/19/23 DATE

Joseph Vigliotti, JOMAR Supply Inc./JPV Holdings, Inc. — 12/19/23 DATE

PENNSYLVANIA NOTARY ACKNOWLEDGEMENT
(REPRESENTATIVE CAPACITY)

Commonwealth of Pennsylvania }

County of Allegheny }

This record was acknowledged before me on December 19, 2023 [Date] by Joseph Viglietti [Name(s) of Individual(s)] as Vice President [Type of Authority] who represent that (he, she or they) are authorized to act on behalf of JOMAR Supply, JPV Holdings Inc [Name of Party on Behalf of Whom Record Was Executed].

(Stamp)

Commonwealth of Pennsylvania - Notary Seal
JACKIE L GEORGE - Notary Public
Allegheny County
My Commission Expires March 15, 2027
Commission Number 1433342

Jackie L George
Signature of Notarial Officer

Jackie L. George
Printed or typed name of Notarial Officer

Notary Public
Title of Officer

My commission expires: 3/15/2027

PENNSYLVANIA NOTARY ACKNOWLEDGEMENT
(REPRESENTATIVE CAPACITY)

Commonwealth of Pennsylvania }

County of Allegheny }

This record was acknowledged before me on December 19, 2023 [Date] by Joseph Viguotti [Name(s) of Individual(s)] as Vice President [Type of Authority] who represent that (he, she or they) are authorized to act on behalf of JOMAR Supply & JPV Holdings Inc. [Name of Party on Behalf of Whom Record Was Executed].

(Stamp)

Commonwealth of Pennsylvania - Notary Seal
JACKIE L GEORGE - Notary Public
Allegheny County
My Commission Expires March 15, 2027
Commission Number 1433342

Jackie L George
Signature of Notarial Office

Jackie L. George
Printed or typed name of Notarial Office

Notary Public
Title of Office

My commission expires: 3/15/2027

PENNSYLVANIA NOTARY ACKNOWLEDGEMENT
(REPRESENTATIVE CAPACITY)

Commonwealth of Pennsylvania }

County of Allegheny }

This record was acknowledged before me on December 19, 2023 [Date] by Shawn Kirkland [Name(s) of Individual(s)] as Pastor [Type of Authority] who represent that (he, she or they) are authorized to act on behalf of Living Word Baptist Church [Name of Party on Behalf of Whom Record Was Executed].

(Stamp)

Commonwealth of Pennsylvania - Notary Seal
JACKIE L GEORGE - Notary Public
Allegheny County
My Commission Expires March 15, 2027
Commission Number 1433342

Jackie L George
Signature of Notarial Officer

Jackie L. George
Printed or typed name of Notarial Officer

Notary Public
Title of Officer

My commission expires: 3/15/2027

Site Plan/Land Development Additional Comments

1. Per section 1246.11.b.1.K The project limit/limits of disturbance areas are not consistent throughout the plan set. Please revise so that the project limits are consistent through entire plan set.

   Applicant Response: The project limits and limits of disturbance have been made consistent on all of the site drawings. The limits also match all of the limits identified on the Storm Water Management Plans.

2. Per the revised plans diversion channels 1 and 2 are proposed on Natasha Green (295-S-211) and Vittotrio & Mary Devito (295-M-151). Easements will need to be obtained for the installation of these channels on adjoining properties.

   Applicant Response: JPV Holdings LLC is in the process of purchasing the areas required and this will appear on the subdivision plat submitted under a separate cover.

Grading Permit Comments

1.a. Gateway Comment: Grading for the channels provided does not appear to be complete. Please revise to show all grading necessary to create channels.

Applicant Response: All grading necessary to create channels have been added to the Site Plan.

Grading Permit Additional Comments

1. Per Section 1250.09.i.(1) Grading shall be at least three (3) feet from the property line of right-of-way lines. Grading appears to be within three feet of the property of Lisa Omek (368-J-160). Please revise to ensure grading is on JPV Holdings LLC property and at least three feet from the property line.

   Applicant Response: Proposed contour lines are more than three (3) feet away from the property line since the pond access road has been eliminated from Old Coal Hollow Road, therefore this is a non-issue.

2. Per Section 1250.09.n.(4) The drainage ditch shall be constructed prior to fill slopes to divert surface water to drainage facilities during and after construction.

   Applicant Response: The following note was added to Sheets 4 and 15 "The drainage ditch shall be constructed prior to fill slopes to divert surface water to drainage facilities during and after construction".

3. Per Section 1250.09.n.(7) Please identify the slopes of the proposed channels and ensure that drainage ditches with grade of 7% or greater shall be paved with concrete, bituminous mixture, brick, half pipe, rubble, or other had surface material, such as rip rap.

   Applicant Response: Revised as requested. Refer to the revised Plan Sheet MD-1. There are no channels beyond 7.00% slope.

   IC-1 458 LF @ 1.00%
   IC-2 156 LF @ 1.00%
   IC-3 178 LF @ 1.00%
   DC-1 276 LF @ 3.62%
   DC-2 41 LF @ 4.54%
   DC-3 233 LF @ 2.18%
   DC-4 75 LF @ 2.63%

4. Per Section 1424.04.6 Per updated plans, the proposed contours do not tie off to the existing contours. Additionally, ensure minor contours are shown on the grading plan and are drawn correctly to a 2:1 slope.

   Applicant Response: The proposed contour lines were placed on the plan to connect to the existing contour lines.

5. Per Section 1424.04b Provide cross-sections of the proposed site at 100-foot intervals that shows the method of benching both cut and fill.

   Applicant Response: Cross-sections were prepared for every 100-foot interval per your request.

6. Section 4.5 "Landslide Conditions" of the geotechnical report states than "an active or recently actively landslide was observed in the vicinity of test borings B-19 and B-20. ACA believes that the existing fill in the vicinity of this location is actively moving. Please state what measures will be taken to address this concern expressed by the geotechnical engineer.

   Applicant Response: Please refer to the letter below from ACA.

August 28, 2024

Mr. Joseph Vigliotti
Vigliotti Landscape & Construction, Inc.
10250 Buchannon Road
Pittsburgh, PA 15235

RE: Response
Letter Vigliotti
Property
Municipality of Penn Hills, PA
ACA Project No. E24063x10

Dear Mr. Vigliotti:

ACA Engineering, Inc. (ACA) has reviewed the Gateway Engineers, Inc. review letter, dated July 15, 2024. Our responses are as follows:

6. Section 6.6.3 states that any colluvial soils encountered should be completely removed. This also includes existing fill material that has shown signs of instability. The existing fill slopes on site will be re-built and stabilized following ACA guidance and recommendations regarding general fill and slope construction.

ACA would be happy to provide full-time construction phase inspection services to confirm that our recommendations are implemented. ACA will provide a letter at the completion of the work summarizing our inspections and confirming that the sitework followed our recommendations.

If you should have any questions, please do not hesitate to contact our office.

Sincerely yours,
ACA ENGINEERING, INC.

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
MICHAEL GEORGE SUCHAR
ENGINEER
PE061326

Michael G. Suchar, P.E.
President

7. Grading plans shall be updated following the completion of other revisions.

Applicant Response: Grading plans were updated per your request.

Stormwater Management Comments

2. Per Section 301.H Provide infiltration test results at the location of the proposed infiltration beds.

Applicant Response: Infiltration test conducted in the SWMF areas produced very low infiltration (0.08 in/hr in Basin 1 and Basin 2). In order to obtain satisfactory results in the PCSM Worksheets during NPDES Planning MRC (Managed Released Concept) is required in Basin 1. Basin 2 does not require this Basin 2 capacity and the minimal infiltration produced is satisfactory for NPDES Design.

Non-Structural BMP Volume Credits:

☐ Tree Planting Credit

☐ Other (attach calculations):

Structural BMP Volume Credits: *No. Structural BMPs:* 1 *Start BMP Numbering at:* 1

DP No.	BMP No.	BMP Name	MRC?	Discharge	Incremental BMP DA (acres)	Volume Routed to BMP (CF)	Infiltration / Vegetated Area (SF)	Infiltration Rate (in/hr)	Infiltration Period (hrs)	Vegeta-ted?	Media Depth (ft)	Storage Volume (CF)	Infiltration Credit (CF)	ET Credit (CF)
001	1	Infiltration Basin	Y	Off-Site	8.36	32,468	4,740	0.08	24	Yes	2.0	32,000	683	2,493
												Totals:	683	2,493

INFILTRATION & ET CREDITS (CF):	**3,176**
MANAGED RELEASE CREDIT (CF):	**29,292**
NET CHANGE IN VOLUME TO MANAGE (CF):	**25,744**
TOTAL CREDITS (CF):	**32,468**

VOLUME REQUIREMENT SATISFIED

pennsylvania
DEPARTMENT OF ENVIRONMENTAL PROTECTION

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF CLEAN WATER

MANAGED RELEASE CONCEPT (MRC) DESIGN SUMMARY

Complete One Design Summary Sheet for Each BMP Designed for MRC

GENERAL INFORMATION

Applicant Name: JPV HOLDINGS LLC
Project Name: **JOMAR SUPPLY – BASIN #1**
Applicant Address:
Municipality: **Penn Hills**
City, State, Zip: Penn Hills Pa
County: **Allegheny**
Permit Type: ☒ NPDES PAG-02 ☐ NPDES IP ☐ ESCGP ☐ ESP

	Pre-Development	Post-Development	Change
Impervious Area (acres):	0.99	4.19	3.20

MRC BMP INFORMATION

MRC BMP Type: **Infiltration Basin** Stormwater BMP Manual Section: **6.4.2**

Will the BMP Include Vegetation? ☒ Yes ☐ No

If Yes, Identify Proposed Vegetation: **20%Organic (compost), 30% sand, pea gravel, 50% clean top soil**

For Non-Vegetated BMPs Will There Be Pre- or Post-Treatment? ☐ Yes (Pre-) ☐ Yes (Post-) ☐ No

If Yes, Identify Proposed Pre- or Post-Treatment:

Name of Surface Water to Receive MRC BMP Discharges: **UNT to Sandy Creek**

Designated Use of Surface Water: **WWF** Existing Use of Surface Water (if different):

Is the Surface Water Impaired? ☐ Yes ☒ No

If Yes, Identify Cause(s):

Will the BMP have an impermeable liner? ☐ Yes ☒ No

If Yes, explain why a liner is proposed:

BMP Media Description: **Engineered soil mix**

Are Any Deviations from MRC Design Standards Proposed? ☐ Yes ☒ No

If Yes, Identify Deviations:

MRC BMP DESIGN VALUES AND STANDARDS

Parameter	Design Value	Design Standard
Actual Contributing Impervious Area to BMP (acres)	**6.70**	
Equivalent Contributing Impervious Area to BMP (acres)	**0**	
Total Drainage Area to BMP (acres)	**6.70**	
MRC BMP Release Rate (cfs)	**0.06**	*No greater than 0.01 cfs / acre of equivalent contributing impervious*
Underdrain Outflow Rate During 1.2-Inch/2-Hour Storm (cfs)	**0.06**	*<= MRC BMP Release Rate (cfs)*
Maximum Storm Event Routed to MRC BMP	**0.06**	

MRC BMP Design Summary
Revised, August 25, 2020

Parameter	Design Value	Design Standard
BMP Footprint Area (ft^2)	24,771	
Bottom BMP Elevation (Native Soils) (ft)	1112.00	
2-Yr/24-Hr Storm Ponding Depth (ft)	0.12	*1 ft (recommended) (2 ft max)*
Maximum Ponding Depth (ft)	4	*4 ft (max)*
Overflow Bypass Elevation (ft)	1117.00	
Media Depth (ft)	2	*2 ft (min) – 4 ft (max)*
Media Void Space (%)	40	
Internal Water Storage (IWS) Depth (ft)	0.12	*1 ft recommended*
Top of IWS Elevation (ft)	1114.12	
Underdrain Pipe Diameter (in)	4	
Underdrain Orifice Diameter (in)	4	
Underdrain Outlet Elevation (ft)	1112.00	
IWS Available for Routing (%)	35	*50% max*
Separation Distance (Groundwater) (ft)	2	*1 ft (min) (2 ft recommended)*
Infiltration Rate (in/hr)	0.08	
Volume of Overflow During 1.2-Inch/2-Hour Storm (cf)	0	*0 (No overflow allowed)*
1-Yr/24-Hr **Pre**-Development Peak Rate (cfs)	0.06	
2-Yr/24-Hr **Post**-Development Peak Rate (cfs)	0.06	*1-Yr/24-Hr Pre-Development Peak Rate (or per approved Act 167 Plan)*
10-Yr/24-Hr **Post**-Development Peak Rate (cfs)	1.05	*10-Yr/24-Hr Pre-Development Peak Rate*
50-Yr/24-Hr **Post**-Development Peak Rate (cfs)	5.72	*50-Yr/24-Hr Pre-Development Peak Rate*
100-Yr/24-Hr **Post**-Development Peak Rate (cfs)	7.17	*100-Yr/24-Hr Pre-Development Peak Rate*
Total 2-Yr/24-Hr Runoff Volume Managed by BMP (cf)		
Ponding Time @ 2-Yr/24-Hr Storm (hrs)	22.30	*72 hrs (surface), 7 days (underground)*
Ponding Time @ 10-Yr/24-Hr Storm (hrs)	72	*72 hrs (surface), 7 days (underground)*
Ponding Time @ 50-Yr/24-Hr Storm (hrs)	72	*72 hrs (surface), 7 days (underground)*
Ponding Time @ 100-Yr/24-Hr Storm (hrs)	72	*72 hrs (surface), 7 days (underground)*

Licensed P.E. Name _____ **Licensed P.E. Signature** _____

License No. _____ **Date** _____

Licensed Professional's Seal

4. Per Section 401 Provide a Stormwater Management Site Plan that includes all the required information in section 401.C1.

   Gateway Comment: Please clearly outline and show entire drainage areas on the existing and proposed conditions. The limits of the "DA-Uncontrolled Area" on both the existing and proposed Stormwater Management Plans is not clear. Additionally, the points of interest selected for the stormwater analysis do not encompass the entire drainage areas, which does not accurately account for pre and post conditions comparison.

   Applicant Response: Predevelopment and Post Development Drainage area maps have been revised to clarify all areas. Reference Drawings MD-5 and MD-6.

5. Per Section 401.C.3 Provide the necessary calculations and documentation that shows the proposed SWM facilities meet all the volume and rate requirements set forth in Sections 303 and 304, respectively.

   Gateway Comment: It is not clear from the provided information that requirements of Section 303 Volume Controls are met. Please provide additional information that demonstrates volume controls meet the requirements of this section.

   Applicant Response: Per Ordinance, the following item is to be met. (1) Do not increase the post-development total runoff volume for all storms equal to or less than the two-year twenty-four hour duration precipitation.

   Per SWM Hydrocad Analysis, (copies below) the following is the calculated predevelopment and post development volumes:

Basin 1 Pre-Development		**Basin 1 Post-Development**
	Volume	**Volume**
1 Year	**1,839 cu. Ft.**	**0.00 cu .Ft.**
2 Year	**4,310 cu. Ft.**	**1,310 cu. Ft.**

Basin 2 Pre-Development		**Basin 2 Post-Development**
	Volume	**Volume**
1 Year	**1,406 cu. Ft.**	**0.00 cu. Ft.**
2 Year	**2,733 cu. Ft.**	**306 cu .Ft.**

Subcatchment 1S: PREDEV DA_P.O.I. #1 BASIN 1

Runoff = 0.06 cfs @ 12.93 hrs, Volume= 1,839 cf, Depth= 0.06"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-30.00 hrs, dt= 0.01 hrs
Type II 24-hr 1 YR Rainfall=2.00"

Area (sf)	CN	Description
310,368	55	Woods, Good, HSG B
10,759	58	30% Exist IMpervious as Meadow, non-grazed, HSG B
43,037	98	Existing IMpervious
364,164	60	Weighted Average
321,127		Pervious Area
43,037		Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.8	100	0.0106	0.92		**Sheet Flow,** Smooth surfaces n= 0.011 P2= 2.38"
3.1	384	0.0106	2.09		**Shallow Concentrated Flow,** Paved Kv= 20.3 fps
0.8	111	0.2195	2.34		**Shallow Concentrated Flow,** Woodland Kv= 5.0 fps
0.7	149	0.5000	3.54		**Shallow Concentrated Flow,** Woodland Kv= 5.0 fps
0.3	58	0.0347	3.78		**Shallow Concentrated Flow,** Paved Kv= 20.3 fps
0.4	79	0.5000	3.54		**Shallow Concentrated Flow,** Woodland Kv= 5.0 fps
1.3	115	0.0857	1.46		**Shallow Concentrated Flow,** Woodland Kv= 5.0 fps
8.4	996	Total			

Subcatchment 1S: PREDEV DA_P.O.I. #1 BASIN 1

Runoff = 0.54 cfs @ 12.07 hrs, Volume= 4,310 cf, Depth= 0.14"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-30.00 hrs, dt= 0.01 hrs
Type II 24-hr 2 YR Rainfall=2.38"

Area (sf)	CN	Description
310,368	55	Woods, Good, HSG B
10,759	58	30% Exist IMpervious as Meadow, non-grazed, HSG B
43,037	98	Existing IMpervious
364,164	60	Weighted Average
321,127		Pervious Area
43,037		Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.8	100	0.0106	0.92		**Sheet Flow,** Smooth surfaces n= 0.011 P2= 2.38"
3.1	384	0.0106	2.09		**Shallow Concentrated Flow,** Paved Kv= 20.3 fps
0.8	111	0.2195	2.34		**Shallow Concentrated Flow,** Woodland Kv= 5.0 fps
0.7	149	0.5000	3.54		**Shallow Concentrated Flow,** Woodland Kv= 5.0 fps
0.3	58	0.0347	3.78		**Shallow Concentrated Flow,** Paved Kv= 20.3 fps
0.4	79	0.5000	3.54		**Shallow Concentrated Flow,** Woodland Kv= 5.0 fps
1.3	115	0.0857	1.46		**Shallow Concentrated Flow,** Woodland Kv= 5.0 fps
8.4	996	Total			

Pond 1P: SWM BASIN 1

[79] Warning: Submerged Pond 2P Primary device # 1 OUTLET by 0.12'
[79] Warning: Submerged Pond 3P Primary device # 1 OUTLET by 0.12'

Inflow Area =	364,164 sf,	Inflow Depth =	0.20"	for 2 YR event	
Inflow =	0.35 cfs @	13.11 hrs,	Volume=	5,923 cf	
Outflow =	0.08 cfs @	22.30 hrs,	Volume=	2,173 cf,	Atten= 78%, Lag= 551.4 min
Discarded =	0.02 cfs @	22.30 hrs,	Volume=	863 cf	
Primary =	0.06 cfs @	22.30 hrs,	Volume=	1,310 cf	
Secondary =	0.00 cfs @	0.00 hrs,	Volume=	0 cf	

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.01 hrs
Peak Elev= 1,114.12' @ 22.30 hrs Surf.Area= 8,807 sf Storage= 4,287 cf

Plug-Flow detention time= 523.5 min calculated for 2,173 cf (37% of inflow)
Center-of-Mass det. time= 325.6 min (1,339.9 - 1,014.3)

Volume	Invert	Avail.Storage	Storage Description
#1	1,114.00'	32,468 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)
#2	1,112.00'	3,792 cf	**60.00'W x 79.00'L x 2.00'H Infiltration Bed**
			9,480 cf Overall x 40.0% Voids
		36,260 cf	Total Available Storage

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
1,114.00	3,961	0	0
1,116.00	5,680	9,641	9,641
1,117.00	7,601	6,641	16,282
1,118.00	24,771	16,186	32,468

Device	Routing	Invert	Outlet Devices
#1	Primary	1,114.00'	**15.0" x 50.0' long Culvert** CPP, projecting, no headwall, Ke= 0.900
			Outlet Invert= 1,111.50' S= 0.0500 '/' Cc= 0.900 n= 0.013
#2	Device 1	1,116.00'	**2.00' x 4.00' Horiz. Outlert Control Structure** Limited to weir flow
			C= 0.600
#3	Device 1	1,114.00'	**8.0" Vert. Orifice X 2.00** C= 0.600
#4	Discarded	0.00'	**0.080 in/hr Exfiltration over Surface area**
#5	Secondary	1,117.00'	**6.0' long (Profile 1) Emergency Spillway**
			Head (feet) 0.49 0.98 1.48
			Coef. (English) 2.92 3.37 3.59

Subcatchment 6S: PREDEV DA_P.O.I. #2 BASIN 2

Runoff = 0.15 cfs @ 12.10 hrs, Volume= 1,406 cf, Depth= 0.12"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-30.00 hrs, dt= 0.01 hrs
Type II 24-hr 1 YR Rainfall=2.00"

Area (sf)	CN	Description
105,300	55	Woods, Good, HSG B
7,590	58	30% Exist IMpervious as Meadow, non-grazed, HSG B
30,362	98	Existing IMpervious
143,252	64	Weighted Average
112,890		Pervious Area
30,362		Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.0	100	0.0437	1.62		**Sheet Flow,** Smooth surfaces n= 0.011 P2= 2.38"
0.9	220	0.0437	4.24		**Shallow Concentrated Flow,** Paved Kv= 20.3 fps
0.3	60	0.4333	3.29		**Shallow Concentrated Flow,** Woodland Kv= 5.0 fps
3.9	177	0.0225	0.75		**Shallow Concentrated Flow,** Woodland Kv= 5.0 fps
1.1	212	0.4056	3.18		**Shallow Concentrated Flow,** Woodland Kv= 5.0 fps
0.2	45	0.0347	3.78		**Shallow Concentrated Flow,** Paved Kv= 20.3 fps
0.8	140	0.3143	2.80		**Shallow Concentrated Flow,** Woodland Kv= 5.0 fps
0.2	49	0.5306	3.64		**Shallow Concentrated Flow,** Woodland Kv= 5.0 fps
1.4	141	0.1206	1.74		**Shallow Concentrated Flow,** Woodland Kv= 5.0 fps
0.2	35	0.4571	3.38		**Shallow Concentrated Flow,** Woodland Kv= 5.0 fps
0.7	56	0.0741	1.36		**Shallow Concentrated Flow,** Woodland Kv= 5.0 fps
10.7	1,235	Total			

Subcatchment 6S: PREDEV DA_P.O.I. #2 BASIN 2

Runoff = 0.61 cfs @ 12.07 hrs, Volume= 2,733 cf, Depth= 0.23"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-30.00 hrs, dt= 0.01 hrs
Type II 24-hr 2 YR Rainfall=2.38"

Area (sf)	CN	Description
105,300	55	Woods, Good, HSG B
7,590	58	30% Exist IMpervious as Meadow, non-grazed, HSG B
30,362	98	Existing IMpervious
143,252	64	Weighted Average
112,890		Pervious Area
30,362		Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.0	100	0.0437	1.62		**Sheet Flow,** Smooth surfaces n= 0.011 P2= 2.38"
0.9	220	0.0437	4.24		**Shallow Concentrated Flow,** Paved Kv= 20.3 fps
0.3	60	0.4333	3.29		**Shallow Concentrated Flow,** Woodland Kv= 5.0 fps
3.9	177	0.0225	0.75		**Shallow Concentrated Flow,** Woodland Kv= 5.0 fps
1.1	212	0.4056	3.18		**Shallow Concentrated Flow,** Woodland Kv= 5.0 fps
0.2	45	0.0347	3.78		**Shallow Concentrated Flow,** Paved Kv= 20.3 fps
0.8	140	0.3143	2.80		**Shallow Concentrated Flow,** Woodland Kv= 5.0 fps
0.2	49	0.5306	3.64		**Shallow Concentrated Flow,** Woodland Kv= 5.0 fps
1.4	141	0.1206	1.74		**Shallow Concentrated Flow,** Woodland Kv= 5.0 fps
0.2	35	0.4571	3.38		**Shallow Concentrated Flow,** Woodland Kv= 5.0 fps
0.7	56	0.0741	1.36		**Shallow Concentrated Flow,** Woodland Kv= 5.0 fps
10.7	1,235	Total			

Pond 5P: SWM BASIN 2

Inflow Area =	143,252 sf,	Inflow Depth =	0.07"	for 1 YR event
Inflow =	0.03 cfs @	12.33 hrs, Volume=	777 cf	
Outflow =	0.00 cfs @	12.44 hrs, Volume=	574 cf,	Atten= 92%, Lag= 6.5 min
Discarded =	0.00 cfs @	12.44 hrs, Volume=	574 cf	
Primary =	0.00 cfs @	0.00 hrs, Volume=	0 cf	
Secondary =	0.00 cfs @	0.00 hrs, Volume=	0 cf	

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
Peak Elev= 1,013.15' @ 24.04 hrs Surf.Area= 1,440 sf Storage= 664 cf

Plug-Flow detention time= 1,608.5 min calculated for 574 cf (74% of inflow)
Center-of-Mass det. time= 1,506.3 min (2,526.9 - 1,020.7)

Volume	Invert	Avail.Storage	Storage Description
#1	1,014.00'	33,304 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)
#2	1,012.00'	1,152 cf	**24.00'W x 60.00'L x 2.00'H Infiltration Bed**
			2,880 cf Overall x 40.0% Voids
		34,456 cf	Total Available Storage

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
1,014.00	2,618	0	0
1,016.00	4,042	6,660	6,660
1,017.00	5,738	4,890	11,550
1,018.00	5,703	5,721	17,271
1,019.00	6,678	6,191	23,461
1,020.00	13,008	9,843	33,304

Device	Routing	Invert	Outlet Devices
#1	Primary	1,012.00'	**12.0" x 71.0' long Effluent** CPP, projecting, no headwall, Ke= 0.900 Outlet Invert= 1,009.51' S= 0.0351 '/' Cc= 0.900 n= 0.013
#2	Device 1	1,016.00'	**2.00' x 4.00' Horiz. Outlet Control Structure** Limited to weir flow C= 0.600
#3	Device 1	1,014.00'	**8.0" Vert. Orifice X 2.00** C= 0.600
#4	Discarded	0.00'	**0.080 in/hr Exfiltration over Surface area**
#5	Secondary	1,018.00'	**6.0' long (Profile 1) Emergency Spillway** Head (feet) 0.49 0.98 1.48 Coef. (English) 2.92 3.37 3.59

Discarded OutFlow Max=0.00 cfs @ 12.44 hrs HW=1,012.08' (Free Discharge)
└**4=Exfiltration** (Exfiltration Controls 0.00 cfs)

Primary OutFlow Max=0.00 cfs @ 0.00 hrs HW=1,012.00' (Free Discharge)
└**1=Effluent** (Controls 0.00 cfs)
  └**2=Outlet Control Structure** (Controls 0.00 cfs)
  └**3=Orifice** (Controls 0.00 cfs)

Secondary OutFlow Max=0.00 cfs @ 0.00 hrs HW=1,012.00' (Free Discharge)
└**5=Emergency Spillway** (Controls 0.00 cfs)

Pond 5P: SWM BASIN 2

[79] Warning: Submerged Pond 4P Primary device # 1 OUTLET by 0.03'

Inflow Area =	143,252 sf,	Inflow Depth =	0.14"	for 2 YR event	
Inflow =	0.45 cfs @	11.97 hrs,	Volume=	1,720 cf	
Outflow =	0.02 cfs @	21.61 hrs,	Volume=	632 cf,	Atten= 95%, Lag= 578.7 min
Discarded =	0.01 cfs @	21.61 hrs,	Volume=	327 cf	
Primary =	0.01 cfs @	21.61 hrs,	Volume=	306 cf	
Secondary =	0.00 cfs @	0.00 hrs,	Volume=	0 cf	

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.01 hrs
Peak Elev= 1,014.03' @ 21.61 hrs Surf.Area= 4,076 sf Storage= 1,220 cf

Plug-Flow detention time= 540.2 min calculated for 632 cf (37% of inflow)
Center-of-Mass det. time= 330.4 min (1,294.9 - 964.5)

Volume	Invert	Avail.Storage	Storage Description
#1	1,014.00'	33,304 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)
#2	1,012.00'	1,152 cf	**24.00'W x 60.00'L x 2.00'H Infiltration Bed**
			2,880 cf Overall x 40.0% Voids
		34,456 cf	Total Available Storage

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
1,014.00	2,618	0	0
1,016.00	4,042	6,660	6,660
1,017.00	5,738	4,890	11,550
1,018.00	5,703	5,721	17,271
1,019.00	6,678	6,191	23,461
1,020.00	13,008	9,843	33,304

Device	Routing	Invert	Outlet Devices
#1	Primary	1,012.00'	**12.0" x 71.0' long Effluent** CPP, projecting, no headwall, Ke= 0.900 Outlet Invert= 1,009.51' S= 0.0351 '/' Cc= 0.900 n= 0.013
#2	Device 1	1,016.00'	**2.00' x 4.00' Horiz. Outlet Control Structure** Limited to weir flow C= 0.600
#3	Device 1	1,014.00'	**8.0" Vert. Orifice X 2.00** C= 0.600
#4	Discarded	0.00'	**0.080 in/hr Exfiltration over Surface area**
#5	Secondary	1,018.00'	**6.0' long (Profile 1) Emergency Spillway** Head (feet) 0.49 0.98 1.48 Coef. (English) 2.92 3.37 3.59

Stormwater Management Additional Comments

1. Per Section 301. Provide calculations that the proposed infiltration basins dewater within a period of time not less than 24 and not more than 72 hours.

   Applicant Response: Per Hydrocad Analysis (copy attached below) is the following:

   Basin 1 dewatering time is 28.50 hours
   Basin 2 dewatering time is 26.50 hours

Hydrograph for Pond 1P: SWM BASIN 1 (continued)

Time (hours)	Inflow (cfs)	Storage (cubic-feet)	Elevation (feet)	Outflow (cfs)	Discarded (cfs)	Primary (cfs)	Secondary (cfs)
26.00	0.00	4,223	1,114.11	0.06	0.02	0.05	0.00
26.50	0.00	4,128	1,114.08	0.05	0.02	0.03	0.00
27.00	0.00	4,054	1,114.07	0.04	0.02	0.02	0.00
27.50	0.00	3,996	1,114.05	0.03	0.02	0.01	0.00
28.00	0.00	3,950	1,114.04	0.02	0.02	0.01	0.00
28.50	0.00	3,911	1,114.03	0.02	0.02	0.00	0.00
29.00	0.00	3,875	1,114.02	0.02	0.02	0.00	0.00
29.50	0.00	3,841	1,114.01	0.02	0.02	0.00	0.00
30.00	0.00	3,810	1,114.00	0.02	0.02	0.00	0.00
30.50	0.00	3,781	1,113.99	0.01	0.01	0.00	0.00
31.00	0.00	3,760	1,113.98	0.01	0.01	0.00	0.00
31.50	0.00	3,744	1,113.97	0.01	0.01	0.00	0.00
32.00	0.00	3,728	1,113.97	0.01	0.01	0.00	0.00
32.50	0.00	3,712	1,113.96	0.01	0.01	0.00	0.00
33.00	0.00	3,696	1,113.95	0.01	0.01	0.00	0.00
33.50	0.00	3,680	1,113.94	0.01	0.01	0.00	0.00
34.00	0.00	3,665	1,113.93	0.01	0.01	0.00	0.00
34.50	0.00	3,649	1,113.92	0.01	0.01	0.00	0.00
35.00	0.00	3,633	1,113.92	0.01	0.01	0.00	0.00
35.50	0.00	3,617	1,113.91	0.01	0.01	0.00	0.00
36.00	0.00	3,601	1,113.90	0.01	0.01	0.00	0.00
36.50	0.00	3,586	1,113.89	0.01	0.01	0.00	0.00
37.00	0.00	3,570	1,113.88	0.01	0.01	0.00	0.00
37.50	0.00	3,554	1,113.87	0.01	0.01	0.00	0.00
38.00	0.00	3,538	1,113.87	0.01	0.01	0.00	0.00
38.50	0.00	3,522	1,113.86	0.01	0.01	0.00	0.00
39.00	0.00	3,507	1,113.85	0.01	0.01	0.00	0.00
39.50	0.00	3,491	1,113.84	0.01	0.01	0.00	0.00
40.00	0.00	3,475	1,113.83	0.01	0.01	0.00	0.00
40.50	0.00	3,459	1,113.82	0.01	0.01	0.00	0.00
41.00	0.00	3,443	1,113.82	0.01	0.01	0.00	0.00
41.50	0.00	3,428	1,113.81	0.01	0.01	0.00	0.00
42.00	0.00	3,412	1,113.80	0.01	0.01	0.00	0.00
42.50	0.00	3,396	1,113.79	0.01	0.01	0.00	0.00
43.00	0.00	3,380	1,113.78	0.01	0.01	0.00	0.00
43.50	0.00	3,364	1,113.77	0.01	0.01	0.00	0.00
44.00	0.00	3,349	1,113.77	0.01	0.01	0.00	0.00
44.50	0.00	3,333	1,113.76	0.01	0.01	0.00	0.00
45.00	0.00	3,317	1,113.75	0.01	0.01	0.00	0.00
45.50	0.00	3,301	1,113.74	0.01	0.01	0.00	0.00
46.00	0.00	3,285	1,113.73	0.01	0.01	0.00	0.00
46.50	0.00	3,270	1,113.72	0.01	0.01	0.00	0.00
47.00	0.00	3,254	1,113.72	0.01	0.01	0.00	0.00
47.50	0.00	3,238	1,113.71	0.01	0.01	0.00	0.00
48.00	0.00	3,222	1,113.70	0.01	0.01	0.00	0.00
48.50	0.00	3,206	1,113.69	0.01	0.01	0.00	0.00
49.00	0.00	3,191	1,113.68	0.01	0.01	0.00	0.00
49.50	0.00	3,175	1,113.67	0.01	0.01	0.00	0.00
50.00	0.00	3,159	1,113.67	0.01	0.01	0.00	0.00
50.50	0.00	3,143	1,113.66	0.01	0.01	0.00	0.00
51.00	0.00	3,127	1,113.65	0.01	0.01	0.00	0.00
51.50	0.00	3,112	1,113.64	0.01	0.01	0.00	0.00

Hydrograph for Pond 5P: SWM BASIN 2 (continued)

Time (hours)	Inflow (cfs)	Storage (cubic-feet)	Elevation (feet)	Outflow (cfs)	Discarded (cfs)	Primary (cfs)	Secondary (cfs)
26.00	0.00	1,186	1,014.01	0.01	0.01	0.01	0.00
26.50	0.00	1,164	1,014.00	0.01	0.01	0.00	0.00
27.00	0.00	1,149	1,013.99	0.01	0.01	0.00	0.00
27.50	0.00	1,137	1,013.97	0.01	0.01	0.00	0.00
28.00	0.00	1,127	1,013.96	0.00	0.00	0.00	0.00
28.50	0.00	1,119	1,013.94	0.00	0.00	0.00	0.00
29.00	0.00	1,113	1,013.93	0.00	0.00	0.00	0.00
29.50	0.00	1,107	1,013.92	0.00	0.00	0.00	0.00
30.00	0.00	1,102	1,013.91	0.00	0.00	0.00	0.00
30.50	0.00	1,097	1,013.91	0.00	0.00	0.00	0.00
31.00	0.00	1,093	1,013.90	0.00	0.00	0.00	0.00
31.50	0.00	1,088	1,013.89	0.00	0.00	0.00	0.00
32.00	0.00	1,083	1,013.88	0.00	0.00	0.00	0.00
32.50	0.00	1,078	1,013.87	0.00	0.00	0.00	0.00
33.00	0.00	1,073	1,013.86	0.00	0.00	0.00	0.00
33.50	0.00	1,069	1,013.86	0.00	0.00	0.00	0.00
34.00	0.00	1,064	1,013.85	0.00	0.00	0.00	0.00
34.50	0.00	1,059	1,013.84	0.00	0.00	0.00	0.00
35.00	0.00	1,054	1,013.83	0.00	0.00	0.00	0.00
35.50	0.00	1,049	1,013.82	0.00	0.00	0.00	0.00
36.00	0.00	1,045	1,013.81	0.00	0.00	0.00	0.00
36.50	0.00	1,040	1,013.81	0.00	0.00	0.00	0.00
37.00	0.00	1,035	1,013.80	0.00	0.00	0.00	0.00
37.50	0.00	1,030	1,013.79	0.00	0.00	0.00	0.00
38.00	0.00	1,025	1,013.78	0.00	0.00	0.00	0.00
38.50	0.00	1,021	1,013.77	0.00	0.00	0.00	0.00
39.00	0.00	1,016	1,013.76	0.00	0.00	0.00	0.00
39.50	0.00	1,011	1,013.76	0.00	0.00	0.00	0.00
40.00	0.00	1,006	1,013.75	0.00	0.00	0.00	0.00
40.50	0.00	1,001	1,013.74	0.00	0.00	0.00	0.00
41.00	0.00	997	1,013.73	0.00	0.00	0.00	0.00
41.50	0.00	992	1,013.72	0.00	0.00	0.00	0.00
42.00	0.00	987	1,013.71	0.00	0.00	0.00	0.00
42.50	0.00	982	1,013.71	0.00	0.00	0.00	0.00
43.00	0.00	977	1,013.70	0.00	0.00	0.00	0.00
43.50	0.00	973	1,013.69	0.00	0.00	0.00	0.00
44.00	0.00	968	1,013.68	0.00	0.00	0.00	0.00
44.50	0.00	963	1,013.67	0.00	0.00	0.00	0.00
45.00	0.00	958	1,013.66	0.00	0.00	0.00	0.00
45.50	0.00	953	1,013.66	0.00	0.00	0.00	0.00
46.00	0.00	949	1,013.65	0.00	0.00	0.00	0.00
46.50	0.00	944	1,013.64	0.00	0.00	0.00	0.00
47.00	0.00	939	1,013.63	0.00	0.00	0.00	0.00
47.50	0.00	934	1,013.62	0.00	0.00	0.00	0.00
48.00	0.00	929	1,013.61	0.00	0.00	0.00	0.00
48.50	0.00	925	1,013.61	0.00	0.00	0.00	0.00
49.00	0.00	920	1,013.60	0.00	0.00	0.00	0.00
49.50	0.00	915	1,013.59	0.00	0.00	0.00	0.00
50.00	0.00	910	1,013.58	0.00	0.00	0.00	0.00
50.50	0.00	905	1,013.57	0.00	0.00	0.00	0.00
51.00	0.00	901	1,013.56	0.00	0.00	0.00	0.00
51.50	0.00	896	1,013.56	0.00	0.00	0.00	0.00

2. Per Section 304. The time of concentration for the existing conditions shall be calculated using the pre-conditions prior to any fill operations occurring. Additionally, if the time of concentration for proposed conditions is less than five minutes, the time of concentration of five minutes shall be used in the analysis.

   Applicant Response: Existing contours are based on Lidar Developed Mapping from 2006. Predevelopment Time of concentration for Basin 1 and Basin 2 were obtained from these contours.

   Basin 1 Sub-Catchment Time of concentration has been revised to reflect minimum of 5 minutes. Basin 2 Sub-Catchment Time of concentration has been revised to reflect minimum of 5 minutes.

3. Per Section 401.C.7. Provide details for the permanent outlet control structures.

   Applicant Response: SWM-4 Plan Sheet Basin 1 Section View and Basin 2 Section View shows the Permanent Outlet Control Structure and orifice sizes and elevations.

4. Per Section 401.1C.7. Provide details for the permanent outlet control structures.

   Applicant Response: As requested, an estimated maintenance costs for both basins is attached below.

BASIN 1 ESTIMATED MAINTENANCE COST

Replace planting media	square yard	530	$4.50	$2,385.00
Debris removal	per visit	4	$50.00	$200.00
Mow embankments	per visit	8	$50.00	$400.00
Sediment removal	per year	1	$500.00	$500.00
Erosion repair	square yard	530	$2.50	$1,325.00
Catch Basin Cleaning	per visit	4	$75.00	$300.00
Inspection	per visit	8	$75.00	$600.00
TOTAL ESTIMATED ANNUAL O&M COST				**$5,710.00**

BASIN 2 ESTIMATED MAINTENANCE COST

Replace planting media	square yard	160	$4.50	$720.00
Debris removal	per visit	4	$50.00	$200.00
Mow embankments	per visit	8	$50.00	$400.00
Sediment removal	per year	1	$500.00	$500.00
Erosion repair	square yard	160	$2.50	$400.00
Catch Basin Cleaning	per visit	4	$75.00	$300.00
Inspection	per visit	8	$75.00	$600.00
TOTAL ESTIMATED ANNUAL O&M COST				**$3,120.00**

Personnel	Owner will be responsible for maintenance
Equipment	Backhoe, lawn mower, Truck,
O&M Continued Financing	Owner will finance

CONSTRUCTION SCHEDULE

ESTIMATED CONSTRUCTION START-UP DATE - AS SOON AS PERMITS ARE ISSUED PENDING APPROVALS

NOTE 1: Bulk grading and stabilization has already been completed. Access Road has been installed to perform the above-mentioned grading activities. This NPDES Permit is to acknowledge that the developer must have an active NPDES Permit on site.

NOTE 2: Contractor shall notify all concerned utility companies through the one-call system a minimum of three (3) working days prior to construction. Contractor shall also notify the Westmoreland County Conservation District of the intent to start.

NOTE 3: The general sequencing of work shall be as follows: Installation of E&S controls, clearing and grubbing, installing temporary sediment trap & Detention facility, installation of interceptor channels, Site bulk excavation and seeding and mulching has been completed. Developer is now requesting an NPDES Permit for work that was completed.

NOTE 4: The long-term goal of the applicant is to have a level building pad for the future. Shown on the plan is the area that has recently been filled. This area has been seeded and mulched to ensure stabilization. There will be no concrete poured on this site.

NOTE 5: Site shall be monitored periodically for erosion and if any deficiencies are evident, or if any item needs addressed per Westmoreland County Conservation District recommendations or any other authorized agency, corrections must be made WITHIN 24 HOURS OF DISCOVERY and prior to further construction activities. All material not utilized in final grading, shall be removed from the project site to a site having a Westmoreland County Conservation District approved Soil Erosion and Sedimentation Control Plan implemented.

ITEM 1 SITE PREPARATION- Contractor shall install rock construction entrance as required and as shown on plans. Contractor shall install all filter sock as shown on the plans. Contractor shall field establish *(survey)* project limits. Contractor shall establish area for temporary soil stockpile and establish erosion control devices around the temporary soil stockpile area. Contractor shall physically locate (by surveyor) where temporary Sediment Trap and Detention Facility will be constructed as shown on the plans.

This item is determined to be a critical stage of the development and will be monitored by Engineer.

ITEM 2 SEDIMENT TRAP/DETENTION FACILITY - Contractor will then excavate area required for the Trap and Basin, being careful to fully compact any fill area to a minimum of 95% of Standard Proctor optimum. At a minimum, Sediment Trap and Basin shall be inspected on a weekly basis and after each runoff event. Sediment must be removed from the Trap and Basin when the storage volume has been reduced to 1,300 cubic feet per acre of contributing drainage area. This elevation should be clearly marked on a stake near the center of the trap and Basin. Clogged or damaged spillways shall be restored to the design specifications within 24 hours upon discovery. Other required maintenance shall be completed within 24 hours of the inspection.
Contractor shall excavate for Sediment Basin to volumes as described within the Storm Water Management Analysis as this will be converted to a permanent Storm Water Management Basin post construction.
Contractor shall install Interceptor Channel No. IC-1 and IC-2, and diversion Channels DC-1 thru DC-4. Contractor shall install Erosion control blankets immediately. Contractor shall install the outfall for the Trap and Basin at this time. All timber and brush material must be placed in a designated burn pile, and burned in accordance to North Huntingdon Township Ordinance. Contractor shall be responsible for obtaining all permits necessary to perform this function. All parent material excavated shall be placed at a temporary storage stockpile for use as fill.

This item is determined to be a critical stage of the development and will be monitored by Engineer.

5. Stormwater analysis for predevelopment conditions shall be analyzed prior to any fill operations occurring.

Applicant Response: **Predevelopment Stormwater Management was based upon existing contours from Lidar Development Mapping Year 2006.**

Sincerely,

Edward L. Antonacci

Edward L. Antonacci, P.E.

GATEWAY ENGINEERS
A FULL-SERVICE CIVIL ENGINEERING COMPANY

100 McMorris Road
Pittsburgh, PA 15205
412-921-4030
GatewayEngineers.com

7/15/2024

Municipality of Penn Hills
102 Duff Road
Penn Hills, PA 15235

ATTN: Chris Blackwell, Director of Planning
Megan Balsamico, Principal Planner
CC: Richard D. Minsterman, P.E., Municipal Engineer
RE: JPV Holdings LLC Plan Review Letter 2

We have reviewed the plans for the JPV Holdings LLC fill site improvements that proposes construction of a permanent gravel access road, truck parking area, masonry building, and two infiltration basins. The proposed gravel access road will connect JOMAR Landscape/Lawn and Garden Center with Vigliotti Landscaping.

The following are comments associated with the plans as prepared by Antonacci Design & Associates, Inc. dated June 13, 2024, for compliance with Penn Hills Stormwater Management Ordinance and general engineering design practices. Items that have been addressed are noted as such and will be removed from subsequent review letters.

These comments are not considered exhaustive. Additional comments shall be provided on the subsequent information as submitted.

Site Plan/Land Development Comments:

1. Per Section 1246.11.b.1 Site plans shall contain all the required details described in section 1246.11.b.1.A through 1246.11.b.L.

   A. *Latest Applicant Response: All of the parcels owned by JPV Holdings LLC will be consolidated int one parcel. In addition JPV Holdings purchased the Gus Hoting property. Preliminary 'Existing Conditions Plan' does not show the extents of Zone B-2 in the project area correctly.*

      Gateway Comment: Item has been addressed.

   B. *Latest Applicant Response: There will not be any proposed streets or highways dedicated to the Municipality of Penn Hills. The access road that is being constructed will be used to provide service to the proposed construction yard. The goal is to remove traffic off of Buchanon Road which is primarily a residential neighborhood.*

      Gateway Comment: Item has been addressed.

   C. *Latest Applicant Response: All adjoining property owners to the JPV Holdings LLC property have been identified along with the now or formerly designation N/F.*

      Gateway Comment: Item has been addressed.

D. *Latest Applicant Response: There are two proposed easements identified on the Consolidation Plans. Mr. Vigliotti has an agreement with the Living Word Baptist Church to use their property. Reference attached agreement.*

Gateway Comment: Response letter stated that there are proposed easements over the 'Living Word Baptist Church' which will be on the 'Consolidation Plans'. Please show the extents of proposed easements on site plan to ensure proposed work will be within the easement.

E. *Latest Applicant Response: All of the parcels have been re-zoned to Permit L-1 Industrial Use. Reference Zoning Decision Case #01 of 2024: Use Variance to Permit L-1 Industrial Use in the Residential Zoning Distress, C & R-2.*

Gateway Comment: Item has been addressed.

F. *Latest Applicant Response: An existing drainage swale that collects storm water from Buchanon Road was enclosed in a 24" diameter N-12 storm sewer pipe. This swale was not designated as a stream on the USGS maps. No blue line was shown on their maps. This swale collected municipal storm water discharging from Buchanon Road onto the JPV Holdings property.*

Gateway Comment: The Wetland Delineation Report prepared by Morris Knowles & Associates, Inc., the study area for wetlands/streams does not match the proposed limits of disturbance. Ensure the study area matches the proposed limits of disturbance and no existing wetlands/streams exist.

G. *Latest Applicant Response: The seal of a registered surveyor was placed on the Consolidation Plan. An engineer's seal was placed on all site drawings. An engineer's seal was placed on all Stromwater drawings. The Consolidation Plan will be approved at a later Planning Commission meeting.*

Gateway Comment: Item has been addressed.

H. *Latest Applicant Response: All existing buildings have been identified on the Site and Grading Plan as well as the Landscaping Plan. In addition an overall existing Conditions Plan was added to the drawing set. An overall proposed Site Plan was added to the drawing set and an overall color Zoning Map with proposed site improvements was added to the drawing set.*

Gateway Comment: Item has been addressed.

I. *Latest Applicant Response: Where the slope of topography is less than 10%, two (2) foot contours were used. Where the average slope was steeper than 10%, two (2) foot contours were used.*

Gateway Comment: Item has been addressed.

J. *Latest Applicant Response: The proposed access to the site for all trucks will enter the stie from Frankstown Road. The purpose of this project is to remove trucks from using Buchanon Road. Buchanon Road is primarily a residential neighborhood street.*

Gateway Comment: Item has been addressed.

K. The size, shape, and location of existing and proposed construction.
   a. Preliminary 'Existing Conditions Plan' does not show the extents of Zone B-2 in the project area correctly.
   Applicant Latest Response: Zone B-2 has been identified correctly on Sheet 1 and 2.

   Gateway Comment: Item has been addressed.

   b. Provide now or formerly labels on the stie plan/plans for adjoining properties.
   Applicant Latest Response: Now or formerly (N/F) labels have been added to all of the adjoining properties.

   Gateway Comment: Please cite deed book volumes for Allegheny County GIS, parcel IDs 368-J-268 and 368-N-60 that are now owned by JPV Holdings LLC.

   c. Existing condition topographic contours should represent the stie prior to construction. The existing contours do not appear to be correct.
   Applicant Latest Response: Existing contours have been shown using Lidar developed Topography from 2006

   Gateway Comment: Item has been addressed.

L. *Applicant Latest Response: An engineer's seal has been placed on all of the drawings.*

   Gateway Comment: Item has been addressed.

2. Per Section 1246.11.b.2 Provide landscape plans that contain all the required details described in section 1246.11.b.2.A through 1246.11.b.2.F.
   A. *Latest Applicant Response: A landscape plan has been developed for this site. Since a new masonry building will be constructed, additional trees will be installed per the requirements listed in section 1250.13. The requirements are that for every 300 square feet of floorplan, a deciduous tree must be planed. The tree will be at least 2 inches in diameter. Since approximately 2,890 square feet of new floor space will be added, an additional 10 trees will need to be planted. (Response shortened for brevity).*

   Gateway Comment: Update landscape plan as needed per other comments.

   B. *Latest Applicant Response: Trees of 2 inch caliper are shown on the Landscape Plan Sheet 10. The trees to be planted are Norway spruce and Flowering Crabapple.*

   Gateway Comment: Per the response letter it is understood that trees are to be 2" diameter caliper width. Please provide notation stating this on the Landscape Plans.

   C. *Latest Applicant Response: No exterior lighting is proposed for this project.*

   Gateway Comment: Item is considered satisfactory.

   D. *Latest Applicant Response: No proposed signage is proposed for this project.*

   Gateway Comment: Item is considered satisfactory.

E. *Latest Applicant Response: At this time a Redi-Rock type wall is planned for this site. Also, a railing is planned to be installed along the top of this wall. Reference Sheet 9 for the location and proposed height of the wall.*

Gateway Comment: Item has been addressed.

F. *Latest Applicant Response: All drawings are sealed with an engineer's seal.*

Gateway Comment: A registered architect or landscape architect shall stamp the landscape plans.

3. Per Section 1246.11.b.3 Provide Erosion and Sediment Control Plan and Stormwater Management Plan. It is understood that an NPDES permit with the Allegheny County Conservation District (ACCD) is being obtained. All comments received by ACCD shall be addressed and applicant shall provide NPDES permit upon approval. Additionally, confirmation that the project is in compliance with Chapter 105 permitting requirements will be required.
Latest Applicant Response: A Stormwater and Erosion and Sediment Control Plan will be submitted to the Allegheny County Conservation District for review and permitting purposes.

Gateway Comment: Item is considered satisfactory. E&S plans and report were not fully reviewed as the Conservation District will be reviewing.

4. Per Section 1246.11.b.4 Provide Environmental Report for the proposed expansion. The environmental Report shall include all details described in section 1250.15.
Latest Applicant Response: The intent of this project is to perform site grading to provide access to the property owned by JPV Holdings. In addition to providing access the project will create a parking area for dump type trucks used by JPV Holdings for his landscape business and construct a masonry building for repairs to the equipment.

Gateway Comment: Environmental report has been provided, please see below comments regarding report.

(1) *Latest Applicant Response: According to the publication "Coal Resources of Allegheny County, PA, the Coal Crop Lines, Mined-out Areas and Structure Contours" provided by the Commonwealth of Pennsylvania Department of Environmental Resources, deep mining of the Pittsburgh Coal seam has occurred on the southwest portion of the project. Based on soil conditions encountered, mine grouting is required in all roadway areas where the proposed grade is within 100' of the Pittsburgh coal seam in cut areas; and where existing grade is within 100' in fill areas. The Pittsburgh coal seam is located at an elevation of approximately 1,160 feet.*

Gateway Comment: Item is considered satisfactory.

(2) *Latest Applicant Response: No work will be performed near any identified USGS streams. The work will be performed at least 100 feet away from a tributary to Sandy Creek.*

Gateway Comment: Show tributary to Sandy Creek on plans and show 100-year floodway for tributary to ensure no work is proposed in the floodway. If work is proposed in the floodway, the appropriate permits from ACCD or Pennsylvania Department of Environmental Protection will need to be obtained.

(3) *Latest Applicant Response: According to the USGS Map of Susceptibility to Landsliding, Allegheny County, Pennsylvania, the site is classified as having slopes consisting of manmade, soil and rock susceptible to landsliding, old landslides, and active or recently active landslides. Reference ASA Engineering Geotechnical Investigation Report for complete landslide controls.*

Gateway Comment: Item is considered satisfactory.

(4) *Latest Applicant Response: To provide for long term stability, all fill slopes will be constructed with a grade no steeper than 2.1 (horizontal:vertical). All fill slopes will be constructed using proper toe benching, drainage and intermediate benching. The final slope will be properly landscaped to prevent surface erosion.*

Gateway Comment: Item is considered satisfactory.

(5) *Latest Applicant Response: Reference Stormwater Management Report for description of stormwater controls.*

Gateway Comment: Item is considered satisfactory.

(6) Latest Applicant Response: No residential development is planned on this site.

Gateway Comment: Item is considered satisfactory.

(7) Latest Applicant Response: No industrial development is planned on this site.

Gateway Comment: Item is considered satisfactory.

B. *Latest Applicant Response: The intent of this project is to perform site grading for consturciton of a site access road, parking area, a masonry building, a 15 foot high wall along with two storm water infiltration basins. (Response shortened for brevity.)*

Gateway Comment: It is understood that an Environmental Impact Statement was provided in the response letter. Please include Environmental Impact Statement in the Environmental Report per section 1250.15.b.5W.

5. Proposed access road and fill/grading is proposed on 'Living Word Baptist Church' property. It is understood that an access and fill easement will be acquired. Proof that this easement has been obtained will be required prior to construction.
Latest Applicant Response: A Land Lease Agreement was drawn up between the Living Word Baptist Church and JOMAR Supply and signed on December 19, 2023 and is attached to this letter.

Gateway Comment: Item related to Living Word Baptist Church has been partially addressed per the revised plans. The agreement should be recorded with the Allegheny County Recorder of Deeds office.

Site Plan/Land Development Additional Comments:

1. **Per Section 1246.11.b.1.K. The project limits/limits of disturbance areas are not consistent throughout the plan set. Please revise so that project limits are consistent through entire plan set.**

2. **Per the revised plans Diversion channels 1 and 2 are proposed on Natasha Green (295-S-211) and Vittotrio & Mary Devito (295-M-151). Easements will need to be obtained for the installation of these channels on adjoining properties.**

Grading Permit Comments:

1. Per Section 1424.03 A grading permit will be required for the amount of earthwork that will be taking place on site. Please formally submit for a grading permit following the standards in Chapter 1424.
   Latest Applicant Response: A grading permit and all supplemental materials will be acquired in accordance with Chapter 1424 standards.

   Gateway Comment: Grading permit submission has been received. Grading permit comments are below.

   a. Ensure all grading is shown, on preliminary plans there is no grading for the proposed channels on site.
      Latest Applicant Response: Contour lines for the channels has been added to the Grading Plan.

      Gateway Comment: Grading for the channels provided does not appear to be complete. Please revise to show all grading necessary to create channels.

2. Provide a geotechnical report prepared and signed by a professional engineer with respect to the proposed construction.
   Latest Applicant Response: A Geotechnical Report was prepared by ACA Engineering, Inc. A detail about the objective of the project which is the construction of an access road, truck parking area, proposed building addition and retaining wall with associated site grading between Flamingo Avenue and Frankstown Road in the Municipality of Penn Hills.

   The proposed grading consists of two primary fill slopes greater than one hundred (100) feet in height, and two stormwater ponds. The stormwater ponds are located downslope from the proposed fill slopes on the east end of the project area. The majority of the proposed fill material exists on site as previously placed fill and the remainder will be imported from off-site locations.

   Gateway Comment: Item is considered satisfactory. Project shall follow all the recommendations outlined in the provided Geotechnical Report prepared by ACA Engineering, Inc. A final letter of certification from the geotechnical engineer of record stating that earthwork operations were performed in accordance with their recommendations and shall be signed and sealed. The final signed and sealed letter shall be provided to the Municipality upon completion of earthwork.

Grading Permit Additional Comments:

1. **Per Section 1250.09.i.(1) Grading shall be at least three (3) feet from the property line or right-of-way lines. Grading appears to be within three feet of the property of Lisa Omek (368-J-160). Please revise to ensure grading is on JPV Holdings LLC property and at least three feet from the property line.**

2. **Per Section 1250.09.n.(4) The drainage ditch shall be constructed prior to fill slopes to divert surface water to drainage facilities during and after construction.**

3. **Per Section 1250.09.n.(7) Please identify the slopes of the proposed channels and ensure that drainage ditches with grade of 7% or greater shall be paved with concrete, bituminous mixture, brick, half pipe, rubble, or other hard surface material, such as rip rap.**

4. **Per Section 1424.04.b. Per the updated plans, the proposed contours do not tie off to the existing contours. Additionally, ensure minor contours are shown on the grading plan and are drawn correctly to a 2:1 slope.**

5. **Per Section 1424.04.b. Provide cross sections of the proposed site at 100-foot intervals that clearly shows the method of benching both cut and/or fill.**

6. **Section 4.5 "Landslide Conditions" of the geotechnical report states that "an active or recently active landslide was observed in the vicinity of test borings B-19 and B-20. ACA believes that the existing fill in the vicinity of this location is actively moving." Please state what measures will be taken to address this concern expressed by the geotechnical engineer.**

7. **Grading Plans shall be updated following the completion of other revisions.**

Stormwater Management Comments:

1. Per Section 301.F Provide evidence that shows stormwater flows onto adjoining properties will not be impacted.
   Latest Applicant Response: A Stormwater Management Plan has been developed. The plan shows the pre and post construction stormwater rates as well as the method being used to collect the stormwater. Interceptor channels will be installed to capture stormwater to prevent runoff from exiting the site.

   Gateway Comment: Item has been provided; Stormwater Management Plans shall be updated following the completion of other revisions.

2. Per Section 301.H Provide infiltration test results at the location of the proposed infiltration beds.
   Latest Applicant Response: Infiltration testing was performed by ACA Engineering. A complete report along with mapping showing each infiltration test location is included in the Post Construction Stormwater Management Analysis.

   Gateway Comment: Item has been provided, infiltration results for Tests I-4 and I-5 in Basin 1 appear to have zero infiltration, but the basin was designed as an infiltration basin. Please clarify.

3. Per Section 301.L Infiltration Beds, and other BMPs, shall be designed per PA DEP standards for Stormwater BMPs. Refer to *Pennsylvania Stormwater Best Management Practices Manual*, Dated December 2006 for design standards.
   Latest Applicant Response: All BMP's have been designed per the standards of the PA DEP Stormwater Best Management Practices Manual dated December 2006.

   Gateway Comment: Item has been addressed.

4. Per Section 401 Provide a Stormwater Management Site Plan that includes all the required information in section 401.C.1.
   Latest Applicant Response: All required information per section 401.C.1 is included in the Post Construction Stormwater Analysis Report.

   Gateway Comment: Please clearly outline and show entire drainage areas on the existing and proposed conditions. The limits of the 'DA - Uncontrolled Area' on both the existing and proposed Stormwater Management Plans is not clear. Additionally, the points of interest selected for the stormwater analysis do not encompass the entire drainage areas, which does not accurately account for pre and post conditions comparison.

5. Per Section 401.C.3 Provide the necessary calculations and documentation that shows the proposed SWM facilities meet all the volume and rate requirements set forth in Sections 303 and 304, respectively.
   Latest Applicant Response: All necessary calculations and documentation showing the proposed stormwater management facilities exceed the required volume and rate requirements. They are included in the Post Construction Stormwater Analysis. Please reference Flow Summary Infiltration Basin No. 1 and Flow Summary Infiltration Basin No. 2 in the Stormwater Management Report.

   Gateway Comment: It is not clear from the provided information that requirements of Section 303. Volume Controls are met. Please provide additional information that demonstrates volume controls meet the requirements of this section.

6. Per Section 702.1 The plan and profile for the proposed infiltration trench do not appear to correlate to each other. Please clarify the location of the infiltration trench on the site plan.
   Latest Applicant Response: The most recent Post Construction Stormwater Management Analysis calculation has deemed the infiltration trench near the proposed masonry building unnecessary. The infiltration trench has been removed from the Plan and Profile drawings.

   Gateway Comment: Item has been addressed.

Stormwater Management Additional Comments:

1. **Per Section 301.I Provide calculations that the proposed infiltration basins dewater within a period of time not less than 24 and not more than 72 hours.**
2. **Per Section 304 The time of concentration for the existing conditions shall be calculated using the pre-conditions prior to any fill operations occurring. Additionally, if the time of concentration for proposed conditions is less than five minutes, the time of concentration of five minutes shall be used in the analysis.**
3. **Per Section 401.C.7. Provide details for the permanent outlet control structures.**
4. **Per Section 401.C.9 Provide an Operations and Maintenance (O&M) Plan which includes personnel and equipment requirements, estimated annual maintenance costs, and the method of financing for continuing O&M.**
5. **Stormwater analysis for predevelopment conditions shall be analyzed prior to any fill operations occurring.**

The plans have been reviewed for conformance to the Municipality of Penn Hills Ordinances only. The review has been based on surveys and drawings prepared by others and assumes this information is correct and valid as submitted. The Municipality may have additional comments.

Please feel free to contact me directly if you have any questions.

Sincerely,

THE GATEWAY ENGINEERS, INC.

Jared M. Neill, P.E.

Project Manager

jneill@gatewayengineers.com

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Antonacci Design Associates, Inc.

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Jeannette, PA 15644
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edward.antonacci@Verizon.net

September 23, 2024

Ms. Meg Balsamico
Principal Planner
Municipality of Penn Hills
102 Duff Road
Penn Hills, PA 15235

Project: Proposed Fill Site Improvements
Location: 10250 Buchannon Road
Description: Major Land Development (R-2, B-2, C Districts)
Area: 32.174 Acres (17.89 Acres To Be Developed)
ACES File#: 24-199 SP

Dear Ms. Balsamico:

In regard to the letter dated August 8, 2024 from Mr. Matthew Trepal, Manager of the Planning Division of Allegheny County Economic Development, please find listed below my comments to the items listed in the letter for the Proposed Fill Site Improvements located at 10250 Buchannon Road.

General Comments:

- According to the narrative the applicant is in the process of having a subdivision plan completed for the consolidation of all the parcels involved in the development. Considering the amount of parcels and the fact that not all of them are owned by the applicant, it is imperative that the final review and approval of this development comes after the review and approval of the subdivision plan.

  Applicant Response: The Municipality of Penn Hills requires the Site Plan approval prior to submitting the Consolidation Plan for approval.

- Looking at areal images, of the past few years, it's clear that the applicant has been invading the neighboring lands since 2017. Land within the Conservation District "where commercial and industrial uses of the land are prohibited". Lands that are not

covered by the variance or included within the limits of disturbance of this application but should have been. Is this being addressed separately?

Applicant Response: A Use Variance was approved for this site on March 27, 2024 for the proposed Business Expansion to permit the use of the property as a Landscaping Firm/Contractors Storage Yard as permitted in the light industrial zoning district. Mr. Vigliotti is in the process of acquiring additional properties to address the expansion into neighbors' properties.

- The application makes no mention of parcel 295-S-94-1 even though it is part of the development and owned by the applicant.

Applicant Response: Parcel 295-S-94-1 was added to Sheet 3 Proposed Grading and General Arrangement Plan Page 1. When the Consolidation Plan is submitted the metes and bounds description will be placed on this property.

- The boundaries of parcel 368-N-60 are drawn incorrectly according to GIS. The area identified as an access easement on the plans is a part of the parcel.

Applicant Response: All property boundaries were drawn correctly by Richard Territ a professional surveyor.

- Every time a plan has a legend, they use the legend for the Erosion & Sediment Control Plan instead of one that reflects the drawing on the plan. It should be noted that the Zoning Plan and the Landscaping Plan are exceptions to this.

Applicant Response: The legends on each drawing have been corrected.

- The application we received has many deficiencies and does not meet the following requirements for plans established in Section 1286.08 of the Municipality of Penn Hill's Ordinance.

(a)(1) The dimensions, orientation and acreage of such lot or plot to be built upon or otherwise used. – The dimensions and acreage of the parcels impacted by this development are not provided on the plans. This is something that should be shown in the existing conditions plans.

Applicant Response: The Consolidation Plan prepared by Richard Territ will show dimensions and acreage of the existing lots. All of the parcels were drawn by Mr. Territ and are drawn to scale,

- (a)(10) Location and design proposed circulation system, both vehicular and pedestrian, including dimensions and specified materials. – Multiple "Access Roads" are proposed but there is no clear indication of what paving material is being used and no measurements are provided for any of them.

Applicant Response: Dimensions of the access road were placed on the Landscaping Plans. The access road is primarily composed of millings and crushed stone. A detail of the road cross-section is shown on Sheet 11.

- (a)(8) Layout of the entire project and its relation to surrounding properties and the existing building thereon. – The Proposed Grading & General Arrangement Overall Plans are the only ones that are supposed to show both the proposed development and the surrounding structures, but due to the missing measurements and pavement boundaries they fail to do so.

  Applicant Response: The Proposed Grading & General Arrangement Overall Plan shows the proposed development and the surrounding structures.

- (b)(1) Location of existing natural features, including streams or watercourses, wooded areas, ground cover, any other important natural features, and individual trees of four-inch caliper, or greater. – None of the existing trees or shrub land, which can clearly be seen in the aerial images, is shown on the plans. This is something that should be shown in the existing conditions plans.

  Applicant Response: The revised Landscaping Plan shows existing wooded areas, natural features, proposed areas to be seeded and proposed areas to remove pallets from the neighbor's property.

- (b)(2) Location of all proposed landscaping, including trees, shrubs, and ground cover, with an indication of types and sizes. – The amount of information provided about the types and sizes is insufficient, a planting schedule must be added to the plans.

  Applicant Response: A planting schedule was added to the Landscaping Plans. Numerous revisions have been made to the plan since the last submittal to Allegheny County Planning. An acceptable Landscaping Plan was approved by Penn Hills Planning.

- (b)(3) Indication of location and types of exterior lighting adequate to determine its character and to enable review of possible hazards and disturbances to the public and to adjacent properties. – No photometric plan is included with the application and no indication of any light fixtures are included in the plans. It seems unlikely that a development of this size would be allowed to not have any kind of artificial lighting.

  Applicant Response: Initially lights were not planned for the site but based on the County letter. Lighting will be added to the access road to provide illumination for Penn Hills Emergency personnel.

- (b) (4) Location, size and design of exterior signs and outdoor advertising. – No signs are shown in the applications, though it seems unlikely that a development of this size would not have any kind of outdoor advertising.

Applicant Response: There is existing signage located along Frankstown Road for Jomar Landscaping. No other signage is proposed for this project.

- (b) (5) Location of walls, fences, or railings and an indication of their height and materials of construction. – No indication of the materials for the proposed walls and fences is given in the plans. This needs to be corrected.

  Applicant Response: A fence barrier is shown on top of the redi rock retaining wall. The redi rock design system includes reinforced concrete blocks with interlocking tongue and groove joints. In addition tie back straps are connected to the tongue and groove joints and backfilled with 2A stone to anchor the wall in place.

- There are many inconsistencies between the line weights and types making the drawing extremely hard to understand. There also appear to be many missing lines, which we hope is due to dormant layers. In their current state these plans are not acceptable as final site plans.

  Applicant Response: Line weights have been adjusted to help clarify the appearance of the drawings.

Existing Conditions Comments

- In the Existing Conditions Plans the line weight for the limit of disturbance and the limits of the zoning districts are too similar, making it hard to distinguish between the two. The line types used for the zoning districts are not consistent, some of are solid lines while others are dashes.

  Applicant Response: The line type limit of disturbance and the line type for the zoning limits were revised to provide clarity.

- The boundaries of the "Project limits" in the Existing Conditions Plans exclude parcels 295-S-141, 295-S-94, and 295-S-94-1 even though they are included in all the other plans.

  Applicant Response: Parcels 295-S-141 and 295-S-94 were added to the Existing Conditions Plan. Parcel 295-S-94-1 is an access road way into the JPV Holding. This will be clarified on the consolidation drawing.

Grading Comments

- It's unclear whether the Ordinance permits it, but it's our belief that the 50% grade proposed in this application seems dangerously steep. Has the applicant received the required permits for this?

Applicant Response: **The minimum design slope to be installed will be 2:1. This has been confirmed by ACA Engineering, JPV Holdings soil consultant.**

Proposed Conditions Comments:

- The Impervious Area, Permanent Access Road, and Gravel Road all use single dash line types. The lines are wobble, disconnected, and do not match the contours of surrounding features, such as the Permanent Access Road's fence. Our interpretation is that these lines represent the work that the applicant has already commenced, and not the proposed contours of these features. Which falls in line with the theory that key layers where left dormant before printing the plans.

  Applicant Response: **The limits of the access road, parking area and existing impervious areas were clarified on the Landscaping Plans Sheets 20 and 21.**

- Section 1248.02 of the Municipality of Penn Hills' Ordinance requires curbs, but none are shown in the development.

  Applicant Response: **No curbs are planned for the access road or the truck parking area. However a wall will be installed along the rear of the proposed masonry building which will act as a curb.**

- According to the Landscaping Plan the paving materials for much of the development are "Impervious Area" or "Stone/Gravel" this is not specific enough and since gravel is impervious it is unclear what the distinction is. Nevertheless, neither of them is an acceptable paving material. Section 1250.02(f) of the Municipality of Penn Hills' Ordinance requires all driveways and open off-street parking spaces shall be surfaced with bituminous or concrete surface.

  Applicant Response: **Existing impervious areas are various types of compacted stone and bituminous materials. The best description is to call it existing impervious. Because of the various materials present in these areas. Ultimately these surfaces will be covered with topsoil, seed and mulch.**

- None of the setbacks are shown on the plans, though we are unclear as to which districts setback would apply. What are the Municipality of Penn Hills' requirements when a development crosses over multiple zoning districts?

  Applicant Response: **The Consolidation Plan will clarify and identify all of the setback limits.**

Proposed Building Comments

- The Proposed Building Site Plan does show measurements but suffers from the same deficiencies of missing curbs and material information. It also does not show the property line or the required setback lines. At the scale it is drawing there is no reason for the drawing to be this simplistic.

  Applicant Response: The proposed fence location was added to this plan. Also shading was added to the plan to distinguish between new paving and existing paving.

- It shows a 13 feet retention wall but does not specify that it is one or refers to the Typical Reinforced Wall details in Sheet 12.

  Applicant Response: A reference note was added to Sheet 23 directing the reader to Sheet 12 Typical Reinforced Wall Details.

- Though the details do include an optional fence for the top of the Reinforced Wall, the plan does not specify that one is included. Considering the 13-foot drop, a fence is required.

  Applicant Response: A fence is shown on top of the proposed wall and will be installed by the developer.

- The shortest distance between the retaining wall the existing dwelling is only six feet. This doesn't seem like sufficient space to construct the retaining wall.

  Applicant Response: This is true. The wall is close to the existing structure. There is no significant foundation required for this type of wall. A stone or concrete levelling pad is all that is required. No encroachment into the existing structure will occur.

Parking Comments:

- The contours of the larger Proposed Truck Parking area are missing from all the Proposed Grading & General Arrangement Plans and the Proposed Parking Enlargement Plan and the Proposed Parking Enlargement Plan.

  Applicant Response: All of the contours are shown on the drawings. Because the parking area is flat a significant portion of the site will not have contours shown. The spacing between contours is significant. No contours are required because the proposed parking area is flat.

- According to the Landscaping Plan the Proposed Truck Parking Areas are oddly shaped gravel islands separated by a small grass area. Gravel is not acceptable paving material for parking areas.

  Applicant Response: Crushed compacted stone will be used for the driving surface. This surface will be treated with a dust suppressant coating. The odd shaped piece of parking area will be used as a temporary parking area.

- Is there a reason why the two areas are separated?

  Applicant Response: The two areas are separated because they are located on two different planes or tiers. The odd shape area is higher that the bigger parking areas.

- Only one shows parking spaces, why is this?

  Applicant Response: There is ample parking in the larger area. The odd shaped area of parking will be used as temporary parking for deliveries or other such uses.

- The contours of the larger area do not correspond to the parking spaces drawn. The spaces don't fit within the area and are not given sufficient room for the trucks to circulate around them or turn around without invading the parking spaces.

  Applicant Response: The maximum slope in the large parking area is 2%. This is a mild slope. The parking stalls are 12' by 35' long. There is a 100' wide aisle way between rows. Mr. Vigliotti said he can maneuver in that area.

- There is a large portion of the gravel area that is inaccessible due to the parking layout. Considering the amount of earthwork required to make these areas, it seems unadvisable for this to happen.

  Applicant Response: At this time Mr. Vigliotti wishes to grade the area in this matter. The extra space can be utilized for random trailers or backhoes or track excavators.

- Considering the 50% grade drop adjacent to the parking area a fence or road barrier is required. This needs to be corrected.

  Applicant Response: Jersey Barriers will be installed along the top of the slope to act as the barrier.

- Section 1250.02 of the Municipality of Penn Hills' Ordinance requires concrete curbs along the perimeter of all parking areas, but none are shown in the development.

  Applicant Response: Concrete curbs will concentrate stormwater flow. Sheet flow is least destructive. Therefore, no curbs are planned at this time.

Landscaping Comments:

- Section 1278.13 of the Municipality of Penn Hills' Ordinance requires a written permit from the Code Enforcement Officer to remove mature trees. The application makes no note of whether this process is being handled separately, and it would appear that the applicant has disregarded this requirement in the past. Because of this and because it is clear from the application that most if not all the existing landscaping will need to be clear-cut to achieve the proposed grading:
- The applicant must provide a comprehensive survey of all the existing landscaping to the Code Enforcement Officer so that they may judge what suitable replacement trees need to be planted elsewhere on the site.
- The existing landscaping must be shown on the plans.
- The Code Enforcement Officer decision must be included with the application and any additional landscaping requirements, that deem necessary, must be reflected in the plans.

  Applicant Response: All existing forested areas are identified on the Landscaping Plan.

- Considering the amount existing landscaping being removed we believe the 39 trees proposed in the plan to be insufficient.

  Applicant Response: Landscaping will continue to be a priority for JPV Holdings. Multiple meetings with the Municipality yielded revised Landscaping Plans. Seventy-two (72) trees are being proposed for planting on the project. These are shown on the Landscaping Plans. Eight (8) trees were planted previously not including trees planted along Buchannon road and the access driveway. The current impervious area indicated on Sheet 21 will receive top soil, mulch and seed and palletized materials will be removed from the neighbor's properties.

Sincerely,

Edward L. Antonacci

Edward L. Antonacci, P.E.

Allegheny County Conservation District℠

INCOMPLETENESS REVIEW LETTER

September 16, 2024

Joseph Vigliotti
JPV Holdings LLC
10250 Buchanon Road
Pittsburgh, PA 15235

Incompleteness Review Letter General NPDES
Project: JPV Holdings LLC (Jomar Supply)
ACCD File Number: ESP- 03922
Permit Number: PAC021150
Municipality: Penn Hills

Dear Joseph Vigliotti:

The Allegheny County Conservation District has reviewed the above referenced application for PAG-02 NPDES General Permit coverage and has determined that it is incomplete. The list below specifies the items that must be included in the resubmittal of your application and/or the submission of additional information. The *Pennsylvania Erosion and Sediment Pollution Control Program Manual* (E&S Manual) and the *Pennsylvania Stormwater Best Management Practices Manual* (BMP Manual) include information that may aid you in responding to some of the items listed below. The items are based on applicable laws and regulations, and the guidance sets forth the DEP's preferred means of satisfying the applicable regulatory requirements.

Please note that pursuant to 25 Pa. Code § 102.6(c)(2), this information must be received within 60 calendar days by **11/16/2024** or Allegheny County Conservation District may consider the application withdrawn.

Items for Resubmittal or Submission of Additional Information

1. §102.6(a)(1) Provide a fully completed Notice of Intent, completed in accordance with the NOI Instructions. Please address the following:

INCOMPLETENESS REVIEW LETTER

a. Page 1 - Provide a more detailed project description, identifying the main purpose of the project, i.e. construction of a road, small building, stormwater facilities, etc.
b. Page 3 – Under project site information, choose "yes" for hydric soils and check the box "yes" for wetland determination has been performed.
c. Page 3 – Under earth disturbance information, #5 – provide slightly more specific descriptions (woods, open space, meadow, pavement, etc.)
d. Page 3 – Under earth disturbance information, #7, provide coordinates with at least 5 spaces after the decimal point
e. Page 3 – Under earth disturbance information, #8, choose the horizontal reference datum used for obtaining the site coordinates

2. §102.6(a)(1) As directed on page 8 of the NOI, provide a copy of the Certificate of Limited Liability Company Authority or operating agreement for the LLC.

3. §102.6(a)(1) New NOI forms/modules are available on DEP's website. Please download and fill out the new NOI for the project and confirm eligibility with the changed criteria. (Note: the same items above would need to be addressed in the new NOI – most of the information is the same, and there are a few additional fields.)

4. §102.6(a)(2) The avoidance measures on the PNDI were signed off in agreement; however, there is grading shown within 50 ft of a watercourse. This needs to be coordinated with PA Fish & Boat Commission to confirm no impacts to the sensitive species are anticipated for completed or proposed activities. Provide documentation that further information has been provided to them and is under review; review can continue but permits may not be issued until the PNDI items are resolved.

5. §102.4(b)(5)(v) The wetland delineation provided does not encompass the entire area to be disturbed, and does not include the watercourses located on the site. Provide an updated wetland delineation encompassing the entire site performed in accordance with guidelines by US Army Corps and PA DEP.

6. §102.4(b)(5)(v) An additional stream flows along Old Coal Hollow Road; show the extent of the stream channel and its regulated floodway on the drawings; show the FEMA floodplain if applicable.

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7. §102.4(b)(5)(v) and §105.11(a) As discussed during the pre-application meeting, a macroinvertebrate study was requested to ensure the stream potentially impacted by the project was truly ephemeral. Provide a macroinvertebrate study conducted in accordance with current guidelines by US Army Corps and PA DEP. The watercourses on site cannot be considered ephemeral without sufficient documentation, and thus Chapter 105 permitting may be needed. Label all watercourses as well as their 100 year floodways on or adjacent to the site on the plans. Provide proof that the stream does not have connection with a groundwater source. Contact PA DEP SWRO for additional guidance.

    a. Be advised that the outfall from Basin #1 would need a GP-4 in this situation, as there are multiple sections of storm pipe between the outfall and the outlet structure in the basin, which makes this a non-appurtenant structure of a non-jurisdictional dam. If this can be waived, only Army Corps authorization would be needed.
    b. The proposed riprap apron from Basin #2 also has a manhole and would have the same requirement as part a of this comment.
    c. Fill for the embankment of Basin #2 would also require 105 permitting or documentation would need to be provided to show the floodway is less than 50 ft and that grading is outside of it.

8. §102.6(a)(1) Provide a fully completed E&S Module 1, completed in accordance with in the NOI Instructions. Responses provided in several locations of the module are not sufficient or specific; please revise.

9. §102.4(b)(5)(ii) The soil limitations/resolutions in the narrative aren't sufficient; soil limitations should be provided based on the geotechnical report as well as the known limitations in the appendices of the E&S manual (for example, corrosivity to concrete or steel, piping, erodibility, etc.) Please revise to provide accurate limitations and sufficient resolutions in the modules and on the plans.

10. §102.4(b)(5)(ix) and §102.8(f)(3) Provide separate drawing sets for E&S and PCSM.

11. §102.4(b)(5)(iii) and §102.8(f)(3) The northern side of the site is cut off on the drawings provided; ensure the entire site is provided in the E&S and PCSM drawing sets that shows the entire LOD and entire permit boundary.

INCOMPLETENESS REVIEW LETTER

12. §102.4(b)(5)(iii) and §102.8(f)(3) Phased construction drawings are recommended for the E&S set.

13. §102.4(b)(5)(vii) Due to stream impairment requiring ABACT controls, reductions cannot be taken for 4-7 day dewatering in the sediment basins to make them ABACT. Please revise. (No reductions may be taken for ABACT.)

14. §102.4(b)(5)(ix) Provide the following construction details and applicable notes in the E&S detail set, specific to each BMP where appropriate.

    a. Trash Rack and Anti-vortex device (#7-5)
    b. Sediment basin temporary riser/permanent detention pond riser structure (#7-9)
    c. Temporary riser extension and trash rack for permanent structure (#7-10)
    d. Filter diaphragm
    e. Concrete cradle for outlet barrel
    f. Manufacturer's specifications for the geotextile liner in the riprap aprons
    g. Manufacturer's specifications for the NAGC125BN and NAGC350 (include stapling patterns if applicable)

15. §102.4(b)(5)(ix) Metal anti-seep collars may only be used for temporary basins; revise to use concrete anti-seep collars and provide detail #7-16 or equivalent.

16. §102.4(b)(5)(vii) Provide the routing diagram used for basins in the E&S phase.

17. §102.4(b)(5)(viii) In the sediment basin calculations, identify both the (1) top of the sediment storage zone elevation and (2) elevation at the top of the dewatering zone (somehow highlight or point them out.) Address this in both the stage storage table and on the hydrographs provided.

18. §102.4(b)(5)(viii) In the pond report add the top of the sediment storage zone elevation to the incremental and cumulative storage calculation.

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19. §102.4(b)(5)(viii) In sediment basin #2 calculations, the hydrograph provided appears to be for the final PCSM converted state of the basin; revise to provide the calculations for the temporary E&S stage. Note, infiltration should not be considered during the E&S stage of the basin.

20. §102.4(b)(4)(viii) Provide peak rate calculations for pipe flow and worksheet #20 for the proposed riprap aprons.

21. §102.4(b)(5)(viii) Provide supporting calculations justifying the sizing and quantity of holes in the perforated risers (worksheet #15 or equivalent.)

22. §102.4(b)(5)(viii) Provide worksheet #17 for sediment basin discharge capacity.

23. §102.4(b)(5)(viii) Provide worksheet #18 for anti seep collar design.

24. §102.4(b)(5)(viii) Provide worksheet #1 for proposed compost filter sock calculations.

25. §102.4(b)(5)(ii) and §102.4(b)(5)(xii) The geotechnical report discusses active landslides on the site. Provide guidance and information on this in the geologic conditions that may cause pollution sections of the application (Modules 1 & 2). This should also be adequately addressed in the soil limitations and resolutions on the plan drawings.

26. §102.4(b)(5)(xii) The geotechnical report shows that potentially contaminated or unclean fill materials have been dumped on the site (slag, organics, glass, carpet, possibly asphalt). Provide sampling results that show soils on site including these materials do not have contaminants above the criteria in Pa Code Chapter 250. Contact PA DEP Department of Waste Management and the PA DEP Environmental Cleanup programs for additional guidance. Copy ACCD on any correspondence to these programs.

27. §102.4(b)(5)(xii) Please clarify if all previously placed fill is being removed from the site and either screened or disposed of at a regulated facility. How will earthmoving operations occur in terms of staging? Again, a phased plan would be helpful to show which portions of the site will be active at certain points in the construction sequence.

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28. §102.4(b)(5)(xii) Mine grouting is recommended in the geotechnical report; please address the following:
    a. Provide a concrete washout location and adequate E&S surrounding the locations where this will be performed.
    b. Provide an additional phased drawing
    c. Note that additional PA DEP or Allegheny County Health Department permits may be needed. Contact those entities for coordination. Provide copies of all correspondence in the resubmission.

29. §102.8(f)(3) Describe the measures that will be taken when excavating the basins; the boring logs show that the basin bottom is anticipated to be in fill rather than on native soils. Will this be over-excavated to native ground and replaced with sand or another suitable material? How will this be addressed during E&S Phase? Address this in the response letter; any changes should be reflected in the drawings and sequence.

30. §102.4(b)(5)(i) Show all proposed grading on the E&S drawings; channel grading has not been shown.

31. §102.4(b)(5)(vi) Show complete drainage areas for the channels and basins during the E&S phase. Maximum areas should be shown.

32. §102.4(b)(5)(iii) Show all existing and proposed utilities on the E&S drawings. Will there be any catch basins, storm pipes, electric lines, etc.? Ensure all existing and proposed utilities are shown and labeled appropriately. Additionally, ensure that protection of utilities is provided where appropriate.

33. §102.4(b)(5)(ix) and §102.8(f)(3) Allegheny County Act 167 requires protection or implementation of a riparian buffer area if earth disturbance is being performed within 35 ft of a watercourse with a DA of 10 acres or more. Be advised that this requirement is separate from the traditional state buffer requirements. Trees are being proposed as a part of this project; explain how the current design and plan is meeting the Act 167 requirement. (The DA to the UNT is approximately 26 acres; the DA to the stream along Old Coal Hollow Road is approximately 108 acres.)

34. §102.6(a)(2) Incorporate the Fish & Boat avoidance measures into the drawings.

35. §102.4(b)(5)(vii) Insufficient information is provided in the construction sequence for implementation, protection from compaction, and proper conversion of the sediment basins to their final PCSM state. Revise the sequence to be specific for each SCM.

    a. Please clarify – step 2 of the sequence regarding basins discusses compaction standards for fill – please specify that while the embankments must be compacted, the basin bottom should not be compacted.

36. §102.4(b)(5)(xii) and §102.8(g)(1) Identify the locations where unclean fill were encountered, as well as all sampling locations on the E&S and PCSM drawings.

37. §102.4(b)(5)(xii) and §102.8(g)(1) Identify locations of infiltration test pits on the drawings.

38. §102.6(a)(1) Provide a fully completed PCSM Module 2, completed as instructed in the NOI instructions. This includes, but is not limited to, the following:
    a. Page 1 – Provide sufficient coordinates for SCM locations.
    b. Page 1 – Identify in the SCM name which basin is the MRC design.
    c. Page 2 – Revise #6 based on other comments above.
    d. One set of the volume and rate pages should be completed per discharge point; please revise.
    e. Explain why the engineer signing PCSM module 2 is not the same engineer that is sealing the MRC design.

39. §102.8(f)(9) The drainage area maps on sheet SWM-2 are cut off on the western/northwestern side of the site (DA for DC-2 and DC-4, portion of DC-1, portion along Buchanon Rd near the proposed truck parking area). Provide a plan showing the entirety of the drainage areas to the channels and basins. Due to the size of the site, separate DA maps in the narratives are recommended vs. putting them on the plans that will be used for construction.

40. §102.8(g)(1) As discussed in meetings on site and during the preapplication meeting, borehole percolation tests can't be used to justify the lack of infiltration on sites where MRC will be utilized. Refer to the MRC guidance; a minimum of 1 test pit per 40,000 square feet of the site must be performed, and tests must follow the double-ring infiltrometer method.

Locations of tests need to make sense for potential stormwater controls (i.e., not at the top of the hill or close to a watercourse or wetland).

a. It is recommended to map out the locations/depths of bedrock, fill, and other potential limitations in order to choose appropriate locations and test depths.

41. §102.8(f)(8), §102.8(g)(1), §102.8(g)(2), §102.8(g)(3) The disturbed acreage for the site is nearly 22 acres, but the PCSM design for the site is only incorporating a little under 11 acres, with no undetained areas identified in the PCSM calculations. Explain the following:
    a. The discrepancy between the disturbed acreage and managed acreage
    b. Explain how the stormwater could possibly be managed for the site without consideration of the entire disturbed area and/or any undetained areas being considered. The disturbed acreage provided in the PCSM spreadsheet is not consistent with the rest of the application.
    c. Explain why 390,360 square feet of disturbed and improved area does not have any proposed PCSM controls. (Proposed truck parking area, proposed masonry building, area with the retaining wall/associated grading).

42. §102.8(f)(8), §102.8(g)(1), §102.8(g)(2), §102.8(g)(3) Provide a fully completed PCSM Spreadsheet, completed as identified in the DEP PCSM Spreadsheet Instructions. Address the following items:
    a. Area in watershed vs. site acreage, undetained acreage
    b. Receiving waters should not be identified as "groundwater"; this should be the same as the name of the receiving stream identified in the NOI.
    c. As both basins discharge to the same receiving stream at relatively close locations, one DEP PCSM Spreadsheet may be used to show compliance with the PCSM requirements. This is recommended, but not required. Regardless, drainage areas and undetained areas should match the watershed area for the drainage area to the receiving point.
    d. Provide a spreadsheet for the proposed storm sewer discharge point near the proposed masonry building.

43. §102.4(c) Provide an erodibility analysis for the storm sewer discharge near the proposed masonry building, as it does not discharge directly to a surface water.

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44. §102.8(f)(8), §102.8(g)(1), §102.8(g)(2), §102.8(g)(3) The stormwater calculations use a hydrologic soil group rating of "B" in the PCSM calculations, but not all soil types are actually in the B group. Some are C, and the urban soil types that are not rated likely would not have a rating of B either. Furthermore, disturbance and compaction of soils would degrade the HSG during construction, resulting in a C/D rating post-construction, rather than remaining a B. Revise this in the calculations to be more reflective of the soil types and post-construction conditions.
    a. Provide discussion on how imported soil has been taken into account in these calculations, as the existing soil types based on NRCS mapping would not really be applicable post-construction for the locations that receive fill material.

45. §102.8(f)(8), §102.8(g)(1), §102.8(g)(2), §102.8(g)(3) For justification of the use of MRC, other options of stormwater control measures should be exhausted; explain why no non-structural stormwater measures are proposed for the project. There are plenty of areas where landscape restoration, meadow or tree plantings, etc. could be utilized.

46. §102.8(f)(9) Vegetation is accounted for in the calculations (PCSM Spreadsheet/Module 2) for the basins. Provide a planting plan within the PCSM set that identifies all proposed plantings, quantities, sizes, etc. with sufficient planting instructions and maintenance requirements for the species of plants selected. Note that both woody and herbaceous species are required for the vegetation credits.

47. §102.8(f)(8), §102.8(g)(2), §102.8(g)(3) Apply a factor of safety on the infiltration values obtained for utilization in the PCSM calculations for both basins.

MRC Comments:

48. §102.8(f)(9) and §102.11(a) Regarding design requirements and standards for the MRC Basin:
    a. The PCSM details provided for the basins are not consistent with the MRC design standards. For the basin intended to be MRC, revise the soil media, underdrain, etc. to be consistent with the design standards for MRC.
    b. Any design deviations are not permitted under PAG02. The design proposed for the MRC contains many deviations from the design criteria; if the design cannot achieve

requirements without deviations, check the yes box on the worksheet and identify the deviations in the space provided.

49. §102.11(b) The MRC worksheet does not identify the proposed vegetation for the MRC basin.

50. §102.11(b) The receiving surface water is impaired; this is not correctly filled out on the MRC worksheet.

51. §102.11(b) The components of the engineered soil media should be provided in the BMP media description; this just needs to be moved from where it was incorrectly typed in the proposed vegetation section on the worksheet.

52. §102.11(b) The allowable MRC BMP release rate provided has not been appropriately rounded; please revise. This should be rounded up to 0.07.

53. §102.11(b) The drainage area provided on the MRC worksheet does not match the drainage area provided on the DEP PCSM Spreadsheet. Revise to be accurate, update other values to meet design criteria based on this change.

54. §102.11(b) The maximum storm event routed to the MRC BMP is not provided; the value provided in this cell appears to be a typo.

55. §102.11(b) The underdrain overflow rate during the 1.2"/2hr storm provided does not meet design criteria #2.

56. §102.8(f)(8), §102.8(g)(3), §102.8(g)(4) Routing calculations, stage storage information, and hydrographs have not been provided for the 1.2"/2hr storm. Note that CN values may not be averaged for this storm event.

57. §102.11(b) The BMP footprint area provided on the MRC worksheet does not match the basin bottom area in square feet provided on the PCSM spreadsheet for the basin. Revise for accuracy and consistency.

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58. §102.11(b) Provide calculations showing how the equivalent impervious area shown on page 1 of the MRC worksheet was derived.

59. §102.11(b) MRC guidance recommends bypassing storm events larger than the 2 yr/24hr storm to a rate control SCM. Discuss why this cannot be reasonably achieved for this project. If this cannot be achieved, increased inspection and maintenance should be provided in the long-term O&M for this basin.

60. §102.8(f)(9) Show the soil media elevations and mixture specifications with the PCSM basin detail.

61. §102.8(f)(9) Provide the underdrain elevations in the PCSM basin detail.

62. §102.8(f)(9) For MRC designs, either an upturned elbow or a cap with a drilled orifice should be provided at the end of the underdrain. This is not shown in any of the details for the basin. Revise to meet MRC design criteria.

63. §102.11(b) and §102.8(f)(9) Provide appropriately spaced cleanouts for the underdrain in the MRC basin.

64. §102.11(b) Explain if the IWS used for routing provided in the design is from the engineered soil mixture or the R-3 "infiltration" bed in the basin.

65. §102.11(b) Provide discussion from the design engineer on their opinion of safety of this basin in relation to the historic landslide on the property, as well as depth to the mines on site.

66. §102.11(b) Provide justification/supporting calculations for the void space used for the IWS calculation. The value shown (40%) seems like a very generous assumption.

67. §102.8(f)(9) Provide geotextile and stone for prevention of clogging of the underdrain in the basin.

68. §102.8(f)(3) Due to the steep angle of the inflow pipe, consider the use of a drop structure where the pipe discharges into the basin.

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END of MRC Comments

69. §102.8(f)(9) Provide details for the proposed permanent concrete outlet structures for both basins.

70. §102.8(f)(9) For basin #2, DEP has been requesting that underdrains be removed. If the basin needs to be dewatered for maintenance purposes, a pumped water filter bag should be used.

71. §102.8(f)(5) Show all wetlands, watercourses, and their floodways on the PCSM drawings.

72. §102.8(f)(9) Identify/label all proposed PCSM discharge points on the PCSM drawings; these should cross reference the identifiers on Module 2 and in the PCSM Spreadsheet.

73. §102.8(f)(15) and §102.6(a)(2) Provide the avoidance measures from the PNDI on the E&S and PCSM drawings; provide documentation of coordination with PA Fish & Boat Commission for the PNDI hit and proposed grading within 50 ft of the stream.

74. §102.8(f)(7) and §102.8(f)(10) Provide the construction sequence and designate critical stages of PCSM control implementation in the PCSM drawing set. Provide a more rigorous PCSM maintenance plan due to the MRC design.

75. Be advised, due to the now known geotechnical issues, PNDI hit, and MRC design deviations, the project may no longer be eligible for PAG-02. Contact ACCD prior to resubmission to discuss any changes to the plans or design.

As stipulated in 25 Pa. Code § 102.6(c) of DEP's Chapter 102 rules and regulations (regarding complete applications) information requested by Allegheny County Conservation District must be received within **60 calendar days** from the date of this letter, or the District will consider the application to be withdrawn by the applicant and no further action will be taken on the application. Fees are not refunded when an application is withdrawn.

Please submit copies of the revised information to the District.

Allegheny County Conservation District

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Upload them to the Google drive folder using this link:
https://drive.google.com/drive/folders/1wDmlM1mty-GrUrlu12feE4lbFszAdfNh?usp=sharing
Please notify the reviewer at afox@accdpa.org when the revisions are completed and uploaded.

If you have any questions about your application, please contact our office at 412-241-7645 and refer to **ACCD File Number ESP-03922**.

Sincerely,

Anne Fox

Anne Fox, Senior Resource Conservationist

CC:
Edward Antonacci | Antonacci Design Associates Inc.

AF : af