

**COMPONENT 3 SEWAGE FACILITIES PLANNING MODULE**  
**FOR**  
**GLADE RUN RESIDENTIAL DEVELOPMENT**

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**SITUATE IN:**

ZELIENOPLE BOROUGH  
BUTLER COUNTY, PENNSYLVANIA

**PREPARED FOR:**

Glade Run Properties  
380 Southpointe Blvd., Suite 400  
Canonsburg, PA 15317

4072

*January 2023*

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1712 Mt. Nebo Road 2<sup>nd</sup> Floor Sewickley, PA 15143  
Phone: 412-219-4509 - Fax: 412-528-1974



**TRANSMITTAL LETTER  
 FOR SEWAGE FACILITIES PLANNING MODULE**

DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP) USE ONLY				
DEP CODE #	CLIENT ID #	SITE ID #	APS ID #	AUTH. ID #

TO: Approving Agency (DEP or delegated local agency) Date \_\_\_\_\_  
 DEP Northwest Regional Office  
 230 Chestnut Street  
 Meadville, PA 16335

Dear Sir/Madam:

Attached please find a completed sewage facilities planning module prepared by Andy Blaha (Name)  
 EIT \_\_\_\_\_ for Glade Run (Name)  
 \_\_\_\_\_ (Title)  
 a subdivision, commercial, or industrial facility located in Zelienople Borough  
Butler \_\_\_\_\_ County.  
 \_\_\_\_\_ (City, Borough, Township)

**Check one**

(i) The planning module, as prepared and submitted by the applicant, is approved by the municipality as a proposed  revision  supplement for new land development to its Official Sewage Facilities Plan (Official Plan), and is  adopted for submission to DEP  transmitted to the delegated LA for approval in accordance with the requirements of 25 Pa. Code Chapter 71 and the *Pennsylvania Sewage Facilities Act* (35 P.S. §750),

OR

(ii) The planning module will not be approved by the municipality as a proposed revision or supplement for new land development to its Official Plan because the project described therein is unacceptable for the reason(s) checked below:

**Check Boxes**

- Additional studies are being performed by or on behalf of this municipality which may have an effect on the planning module as prepared and submitted by the applicant. Attached hereto is the scope of services to be performed and the time schedule for completion of said studies.
- The planning module as submitted by the applicant fails to meet limitations imposed by other laws or ordinances, officially adopted comprehensive plans and/or environmental plans (e.g., zoning, land use, 25 Pa. Code Chapter 71). Specific reference or applicable segments of such laws or plans are attached hereto.
- Other (attach additional sheet giving specifics).

*Municipal Secretary: Indicate below by checking appropriate boxes which components are being transmitted to the approving agency.*

- |  |  |   |
|--|--|---|
| <input checked="" type="checkbox"/> Resolution of Adoption                   | <input checked="" type="checkbox"/> 3 Sewage Collection/Treatment Facilities | <input checked="" type="checkbox"/> 4A Municipal Planning Agency Review |
| <input checked="" type="checkbox"/> Module Completeness Checklist            | <input type="checkbox"/> 3s Small Flow Treatment Facilities                  | <input checked="" type="checkbox"/> 4B County Planning Agency Review    |
| <input type="checkbox"/> 2 Individual and Community Onlot Disposal of Sewage |  | <input type="checkbox"/> 4C County or Joint Health Department Review    |

Andrew C. Spencer Date \_\_\_\_\_  
 \_\_\_\_\_ Signature  
 Municipal Secretary (print)

## Table of Contents

**Section:**

1	Completed PA DEP Checklist
2	Component 3 and Site Location Plan
3	Component 3 Narrative
4	PNDI Review Results
5	PHMC Review Results
6	Sewage and Water Capacity and Serviceability Letters
7	Plan Drawings
8	Sewage Service Map
9	Planning Agency Reviews
10	Public Notice
11	Resolution of Adoption

# **SECTION 1**



November 16, 2022

Glade Run Properties  
380 Southpointe Boulevard, Suite 400  
Canonsburg, PA 15317

Re: Checklist Letter – Planning Module - Component 3 –  
Sewage Collection and Treatment Facilities  
Act 537 Planning  
Glade Run Residential Development  
DEP Code No. M6-22-308  
Zelienople Borough, Butler County

Dear Ladies & Gentlemen:

In response to your application mailer, this checklist letter outlines what is required to be submitted to the municipality and the Department of Environmental Protection (DEP) as a complete module packet for the proposed development. Please download the appropriate forms from the Internet by placing the indicated form numbers from this checklist letter in the “Search” box at [www.elibrary.dep.state.pa.us](http://www.elibrary.dep.state.pa.us). Please submit the completed planning modules and supporting information to the municipality in which the project is located. DEP must receive 2 copies. Please answer all questions within the planning module. Do not simply answer “N/A” or “Not Applicable”. If you feel a question does not apply, explain all reasons to support that answer.

A copy of this letter should be attached to the planning module when submitted through the municipality to DEP. This letter is to be used by the applicant (or the applicant’s authorized representative) as a checklist and guide to completing the planning modules and does not supersede the rules and regulations found in Chapter 71. The municipality must submit a complete module package. (See end of letter for applicant and municipal certification statements.)

Applicant Checklist (✓ or N/A)	Materials Required to be Included in the Planning Package	DEP Completeness Review
<b>DEP Checklist Letter</b>		
✓	DEP checklist letter is attached with items checked off by the applicant (or applicant’s authorized representative) as included	
✓	DEP checklist letter certification statement completed and signed	

<b>Transmittal Letter (Form 3800-FM-BCW0355)</b>		
✓	Transmittal Letter is attached, completed and the appropriate boxes in Section (i) are checked.	
✓	Transmittal Letter is signed by the municipal secretary	
<b>Resolution of Adoption (Form 3800-FM-BCW0356)</b>		
✓	Resolution of Adoption is attached and completed	
✓	Resolution of Adoption is signed by the municipal secretary	
✓	Resolution of Adoption has a visible municipal seal	
<b>Component 4A - Municipal Planning Agency Review (Form 3800-FM-BCW0362A)</b>		
✓	Component 4A is attached, completed and signed	
✓	Municipal Responses to Component 4A comments are included	
<b>Component 4B – County Planning Agency Review (Form 3800-FM-BCW0362B)</b>		
✓	Component 4B is attached, completed and signed	
✓	Municipal Responses to Component 4B comments are included	
<b>Component 4C – County or Joint Health Department Review (Form 3800-FM-BCW0362C)</b>		
NA	Component 4C is attached, completed and signed	
NA	Municipal Responses to Component 4C comments are included	
<b>Component 3 Sewage Facilities Planning Module (Form 3800-FM-BPNPSM0353)</b>		
<i>Section A: Project Information</i>		
✓	Section A.1. The Project Name is completed	
✓	Section A.2. The Brief Project Description is completed	
<i>Section B: Client Information</i>		
✓	Client Information is completed	
<i>Section C: Site Information</i>		
✓	Site Information is completed	
✓	A copy of the 7.5 minute USGS Topographic map is attached with the development site outlined, as required by the instructions and the checklist	
<i>Section D: Project Consultant Information</i>		
✓	Project Consultant Information is completed	
<i>Section E: Availability of Drinking Water Supply</i>		
✓	The appropriate box is checked in Section E	
✓	For existing public water supplies, the name of the company is provided	
✓	For public water supplies, the certification letter from the public water company is attached	
<i>Section F: Project Narrative</i>		
✓	The Project Narrative is attached	

✓	All information required in the module directions has been addressed	
<i>Section G: Proposed Wastewater Disposal Facilities</i>		
✓	Section G.1.a. The collection system boxes are checked	
✓	The Pennsylvania Clean Streams Law (CSL) permit number is provided for existing systems	
✓	Section G.1.b. The questions on the collection system are completed	
✓	Section G.2.a. The appropriate treatment facility box is checked	
✓	For existing treatment facilities, the name is provided	
✓	For existing treatment facilities, the NPDES permit number is provided	
✓	For existing treatment facilities, the CSL permit number is provided	
N/A	For new treatment facilities, the discharge location is provided	
✓	Section G.2.b. The certification statement has been completed and signed by the wastewater treatment facility permittee or their representative	
✓	Section G.3. The plot plan is attached and contains all items in the module instructions under Section G.3	
✓	The plot plan will show the proposed sewer facilities, sewer extension and/or point of connection to the existing sewer line or point of discharge	
✓	Copies of easement(s) or right-of-way(s) are attached	
✓	Section G.4. The boxes are checked regarding Wetland Protection	
✓	Section G.5. The boxes are checked regarding Primary Agricultural Land	
✓	Section G.6. The boxes are checked confirming consistency with the Historic Preservation Act	
✓	The Cultural Resources Notice (CRN) (Form 0120-PM-PY0003) is attached	
✓	A return receipt for its submission to the PHMC is attached	
✓	The PHMC review letter is attached	
✓	Section G.7. The boxes are checked regarding Pennsylvania Natural Diversity Inventory (PNDI)	
✓	Pennsylvania Natural Diversity Inventory (PNDI) Project Environmental Review Receipt is attached	
✓	PNDI Review Receipt, if no potential impacts identified, is not older than 2 years	

✓	All supporting resolution documentation from jurisdictional agencies (when necessary) is attached and not older than 2 years	
<i>Section H: Alternative Sewage Facilities Analysis</i>		
✓	The Alternative Sewage Facilities Analysis is attached	
✓	All information required in the module directions has been addressed	
<i>Section I: Compliance with Water Quality Standards and Effluent Limitations</i>		
NA	The box is checked regarding Waters Designated for Special Protection	
NA	The Social or Economic Justification is attached	
NA	The box is checked regarding Pennsylvania Waters Designated As Impaired	
NA	The box is checked regarding Interstate and International Waters	
NA	The box is checked regarding Tributaries to the Chesapeake Bay and the required information is provided	
NA	The Name of Permittee Agency, Authority, Municipality and the Initials of Responsible Agent are provided	
NA	If discharge to an intermittent stream, dry swale or manmade ditch is proposed, provide evidence that a certified letter has been sent to each owner of property over which the discharge will flow until perennial conditions are met	
<i>Section J: Chapter 94 Consistency Determination</i>		
✓	A map showing the path of the sewage to the treatment facility and the location of the discharge is provided	
✓	Section J.1. The Project Flows are provided	
✓	Section J.2. The permitted, existing, and projected average and peak flows are provided in the table for collection, conveyance and treatment facilities	
✓	Section J.3.a. The appropriate box is checked indicating capacity in the Collection and Conveyance Facilities	
✓	Section J.3.b. The Collection System information is completed, signed and dated	
✓	Section J.3.b. The Conveyance System information is completed, signed and dated	
✓	Section J.4.a. The appropriate box is checked regarding projected overloads at the Treatment Facility	
✓	Section J.4.b. The Treatment Facility information is completed, signed and dated	
✓	The Permittee of the wastewater treatment facility has submitted a Chapter 94 Wasteload Management Report, which	



✓	includes the information for the collection and conveyance system to serve this project	
✓	An acceptable Wasteload Management Report Corrective Action Plan (CAP) and schedule has been submitted, as well as a connection management plan	
✓	A letter from the permittee, which grants allocations to the project consistent with the CAP, and a copy of the connection management plan has been submitted	
✓	Letter indicating the treatment plant is an interim regional treatment facility is attached	
<i>Section K: Treatment and Disposal Options</i>		
NA	For proposed treatment facilities, the appropriate box is checked indicating the selected Treatment and Disposal Option	
<i>Section L: Permeability Testing</i>		
NA	The Permeability Testing information is attached	
<i>Section M: Preliminary Hydrogeologic Study</i>		
NA	The Preliminary Hydrogeologic Study is attached	
NA	The Preliminary Hydrogeologic Study is signed and sealed by a Professional Geologist	
<i>Section N: Detailed Hydrogeologic Study</i>		
NA	The Detailed Hydrogeologic Study is attached	
NA	The Detailed Hydrogeologic Study is signed and sealed by a Professional Geologist	
<i>Section O: Sewage Management</i>		
✓	Section O.1. The box is checked indicating municipal or private facilities	
✓	If municipal, the remainder of Section O is not applicable	
N/A	If private, the required analysis and evaluation of sewage management options is attached	
N/A	Section O.2. The appropriate box is checked regarding the use of nutrient credits or offsets	
N/A	Section O.3. The Project Flows for the private facilities are provided	
N/A	Section O.4.a. The appropriate box is checked indicating capacity in the existing private Collection and Conveyance Facilities	
N/A	Section O.4.b. The private Collection System information is completed, signed and dated	
N/A	Section O.4.c. The private Conveyance System information is completed, signed and dated	

N/A	Section O.5.a. The appropriate box is checked regarding projected overloads at the private Treatment Facility	
N/A	Section O.5.b. The private Treatment Facility information is completed, signed and dated	
N/A	Section O.6. The box is checked indicating the municipality will assure proper operation and maintenance of the proposed private facilities	
N/A	The required documentation of sewage management is attached	
<i>Section P: Public Notification Requirement</i>		
✓	All Public Notification boxes in this section are checked	
✓	The public notice is attached, if public notification is necessary	
	All comments received as a result of the notice are attached	
	The municipal responses to these comments are attached	
	The box is checked indicating that no comments were received, if valid	
<i>Section Q: False Swearing Statements</i>		
✓	The planning module preparer's false swearing statement is completed and signed	
<i>Section R: Planning Module Review Fee</i>		
✓	The correct fee has been calculated	
✓	The correct fee has been paid	
N/A	The request for fee exemption has been checked	
N/A	The deed reference information is provided to support the fee exemption	
<i>Completeness Checklist</i>		
✓	The module completeness checklist is included	
✓	All completeness items have been checked as included by the municipality, as appropriate	
✓	The Municipal Official has signed and dated the checklist	

**NOTE:** DEP should be notified at least ten days prior to soils testing activities for this project.

In all cases, address the immediate and long range sewage disposal needs of the proposal and comply with 25 Pa. Code, Chapter 71, Subchapter C relating to New Land Development Plan Revisions.

If additional copies of the enclosed modules are needed, or if you have any questions concerning the information required, please contact me at aweitzel@pa.gov or 724.656.3191.

Sincerely,

*Aspen Weitzel*

Aspen Weitzel  
Sewage Planning Specialist  
Clean Water Program

cc: Andy Blaha, Sheffler & Company, Inc.  
Zelienople Borough  
Aspen Weitzel: w/file

CERTIFICATION STATEMENT

I certify that this submittal is complete and includes all requested items. I understand that failure to submit a complete module package may result in a denial of the application.

In addition, we authorize electronic submittal and will accept all resultant correspondence electronically at the below provided e-mail.

Signed: \_\_\_\_\_  
**Applicant (or Applicant's authorized representative)**

Date: 1/12/2023

**Print Name:** Andy Blaha

**Email:** ablaha@shefflerco.com

Signed: \_\_\_\_\_  
**Municipal Secretary**

Date: \_\_\_\_\_

**Print Name:** \_\_\_\_\_

**Email:** \_\_\_\_\_

## Checklist



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

## Completeness Checklist

The individual completing the component should use the checklist below to assure that all items are included in the module package. The municipality should confirm that the required items have been included within 10 days of receipt, and if complete, sign and date the checklist.

### Sewage Collection and Treatment Facilities

- Name and Address of land development project.
- U.S.G.S. 7.5 minute topographic map with development area plotted.
- Project Narrative.
- Letter from water company (if applicable).
- Alternative Analysis Narrative.
- Details of chosen financial assurance method.
- Proof of Public Notification (if applicable).
- Name of existing collection and conveyance facilities.
- Name and NPDES number of existing treatment facility to serve proposed development.
- Plot plan of project with required information.
- Total sewage flows to facilities table.
- Signature of existing collection and/or conveyance Chapter 94 report preparer.
- Signature of existing treatment facility Chapter 94 report preparer.
- Letter granting allocation to project (if applicable).
- Signature acknowledging False Swearing Statement.
- Completed Component 4 (Planning Agency Review) for each existing planning agency and health department.
- Information on selected treatment and disposal option.
- Permeability information (if applicable).
- Preliminary hydrogeology (if applicable).
- Detailed hydrogeology (if applicable).

### Municipal Action

- Component 3 (Sewage Collection and Treatment Facilities).
- Component 4 (Planning Agency Comments and Responses).
- Proof of Public Notification.
- Long-term operation and maintenance option selection.
- Comments, and responses to comments generated by public notification.
- Transmittal Letter

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Signature of Municipal Official

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Date submittal determined complete

## **SECTION 2**

Code No.



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

**SEWAGE FACILITIES PLANNING MODULE**

**Component 3. Sewage Collection and Treatment Facilities**

*(Return completed module package to appropriate municipality)*

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

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

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

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

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

**A. PROJECT INFORMATION** (See Section A of instructions)

- Project Name Glade Run Residential Development
- Brief Project Description This project is a residential subdivision consisting of 325 single-family lots and 86 townhouse units located in Zelenople Borough, Butler County, PA.

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

Municipality Name	County	City	Boro	Twp
Zelenople	Butler	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Municipality Contact Individual - Last Name	First Name	MI	Suffix	Title
Pepe	Donald			Borough Manager
Additional Individual Last Name	First Name	MI	Suffix	Title
Municipality Mailing Address Line 1	Mailing Address Line 2			
111 West New Castle Street				
Address Last Line -- City	State	ZIP+4		
Zelenople	PA	16063		
Area Code + Phone + Ext.	FAX (optional)	Email (optional)		
724-452-6610	724-452-6613	zeliaborough@zoominternet.net		

**C. SITE INFORMATION** (See Section C of instructions)

**Site (Land Development or Project) Name**

Glade Run

Site Location Line 1

40 Muntz Run Road (Approx.)

Site Location Line 2

Site Location Last Line -- City

Zelienople

State

PA

ZIP+4

Latitude

Longitude

Detailed Written Directions to Site Head North on I-79 to Exit 83. Turn Left on Lindsay Road to US-19 and turn right. Head north on US-19 and turn left onto West Beaver Street. Continue along west Beaver street and turn left onto Muntz Run Road.

Description of Site Site was previously used for agriculture. There are 2 buildings and 1 barn on site. On the south portion of the property is forestry.

**Site Contact (Developer/Owner)**

Last Name

Holcomb

First Name

James

MI

Suffix

Phone

Ext.

Site Contact Title

Site Contact Firm (if none, leave blank)

Glade Run Properties

FAX

Email

jholcomb@millcraftideas.com

Mailing Address Line 1

380 Southpointe Blvd., Suite 400

Mailing Address Line 2

Mailing Address Last Line -- City

Canonsburg, PA 15137

State

PA

ZIP+4

15317

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

Last Name

Blaha

First Name

Andy

MI

Suffix

Title

Engineering Technician

Consulting Firm Name

Sheffler & Company, Inc.

Mailing Address Line 1

1712 Mt. Nebo Road

Mailing Address Line 2

Address Last Line -- City

Sewickley

State

PA

ZIP+4

15143

Country

Allegheny

Email

ablaha@shefflerco.com

Area Code + Phone

412-219-4509

Ext.

Area Code + FAX

**E. AVAILABILITY OF DRINKING WATER SUPPLY**

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

Individual wells or cisterns.

A proposed public water supply.

An existing public water supply.

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

Name of water company: Zelienople Borough

**F. PROJECT NARRATIVE** (See Section F of instructions)

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

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

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

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

**1. COLLECTION SYSTEM**

a. Check appropriate box concerning collection system

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

Clean Streams Law Permit Number \_\_\_\_\_

b. Answer questions below on collection system

Number of EDU's and proposed connections to be served by collection system. EDU's 411

Connections 411

Name of:

existing collection or conveyance system Western Butler County Authority (WBCA)

owner Western Butler County Authority (WBCA)

existing interceptor Market St Interceptor

owner Western Butler County Authority

**2. WASTEWATER TREATMENT FACILITY**

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

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

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

Name of existing facility Western Butler County Authority Wastewater Treatment Plant

NPDES Permit Number for existing facility PA 00221504

Clean Streams Law Permit Number 1099406-A1

Location of discharge point for a new facility. Latitude \_\_\_\_\_ Longitude \_\_\_\_\_

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

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

Name of Permittee Agency, Authority, Municipality Western Butler County Authority

Name of Responsible Agent Autumn Crawford

Agent Signature  Date 02/22/2023

(Also see Section I. 4.)



**G. PROPOSED WASTEWATER DISPOSAL FACILITIES (Continued)**

**3. PLOT PLAN**

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

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

**4. WETLAND PROTECTION**

YES NO

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

**5. PRIME AGRICULTURAL LAND PROTECTION**

YES NO

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

**6. HISTORIC PRESERVATION ACT**

YES NO

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

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

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

Check one:

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

Applicant or Consultant Initials \_\_\_\_\_

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

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

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

**1. Waters designated for Special Protection**

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

**2. Pennsylvania Waters Designated As Impaired**

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

**3. Interstate and International Waters**

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

**4. Tributaries To The Chesapeake Bay**

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

Name of Permittee Agency, Authority, Municipality \_\_\_\_\_

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

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

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

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

1. Project Flows 164400 gpd
2. Total Sewage Flows to Facilities (pathway from point of origin through treatment plant)

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

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

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

	a. Design and/or Permitted Capacity (gpd)		b. Present Flows (gpd)		c. Projected Flows in 5 years (gpd) (2 years for P.S.)	
	Average	Peak	Average	Peak	Average	Peak
<b>Collection</b>	275,000	550,000	0	0	164,400	328,800
<b>Conveyance</b>	350,000	700,000	115,000	160,000	279,400	488,800
<b>Treatment</b>	2,200,000	6,700,000	1,302,000	1,722,000	1,513,000	2,001,000

3. Collection and Conveyance Facilities

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

YES NO

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

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

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

b. Collection System

Name of Agency, Authority, Municipality Western Butler County Authority (WBCA)

Name of Responsible Agent Autumn Crawford

Agent Signature  Date 02/22/2023

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

c. Conveyance System

Name of Agency, Authority, Municipality Western Butler County Authority (WBCA)

Name of Responsible Agent Autumn Crawford

Agent Signature *Autumn Crawford*

Date 02/22/2023

4. Treatment Facility

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

YES NO

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

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

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

- b. Name of Agency, Authority, Municipality Western Butler County Authority (WBCA)

Name of Responsible Agent Autumn Crawford

Agent Signature *Autumn Crawford*

Date 02/22/2023

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

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

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

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

**L. PERMEABILITY TESTING** (See Section L of instructions)

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

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

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

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

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

**O. SEWAGE MANAGEMENT** (See Section O of instructions)

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

Yes No

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

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

2. Project Flows \_\_\_\_\_ gpd

Yes No

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

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

**(For completion by non-municipal facility agent)**

4. Collection and Conveyance Facilities

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

Yes No

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

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

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

b. Collection System  
Name of Responsible Organization \_\_\_\_\_  
Name of Responsible Agent \_\_\_\_\_  
Agent Signature \_\_\_\_\_  
Date \_\_\_\_\_

c. Conveyance System  
Name of Responsible Organization \_\_\_\_\_  
Name of Responsible Agent \_\_\_\_\_  
Agent Signature \_\_\_\_\_  
Date \_\_\_\_\_

5. Treatment Facility

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

Yes No

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

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

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

- b. Name of Facility \_\_\_\_\_  
Name of Responsible Agent \_\_\_\_\_  
Agent Signature \_\_\_\_\_  
Date \_\_\_\_\_

(For completion by the municipality)

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

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

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

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

Yes No


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

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

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

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

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

Andy Blaha	
Name (Print)	Signature
EIT	1/3/2023
Title	Date
1712 Mt. Nebo Road	412-219-4509
Address	Telephone Number

**R. REVIEW FEE** (See Section R of instructions)

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

- I request DEP calculate the review fee for my project and send me an invoice for the correct amount. I understand DEP's review of my project will not begin until DEP receives the correct review fee from me for the project.
- I have calculated the review fee for my project using the formula found below and the review fee guidance in the instructions. I have attached a check or money order in the amount of \$11,050 payable to "Commonwealth of PA, DEP". Include DEP code number on check. I understand DEP will not begin review of my project unless it receives the fee and determines the fee is correct. If the fee is incorrect, DEP will return my check or money order, send me an invoice for the correct amount. I understand DEP review will NOT begin until I have submitted the correct fee.
- I request to be exempt from the DEP planning module review fee because this planning module creates **only** one new lot and is the **only** lot subdivided from a parcel of land as that land existed on December 14, 1995. I realize that subdivision of a second lot from this parcel of land shall disqualify me from this review fee exemption. I am furnishing the following deed reference information in support of my fee exemption.

County Recorder of Deeds for \_\_\_\_\_ County, Pennsylvania

Deed Volume \_\_\_\_\_ Book Number \_\_\_\_\_

Page Number \_\_\_\_\_ Date Recorded \_\_\_\_\_

**R. REVIEW FEE** (continued)

Formula:

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

$$\#411 \text{ Lots (or EDUs)} \times \$50.00 = \$20,550$$

The fee is based upon:

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

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

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

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

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

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

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

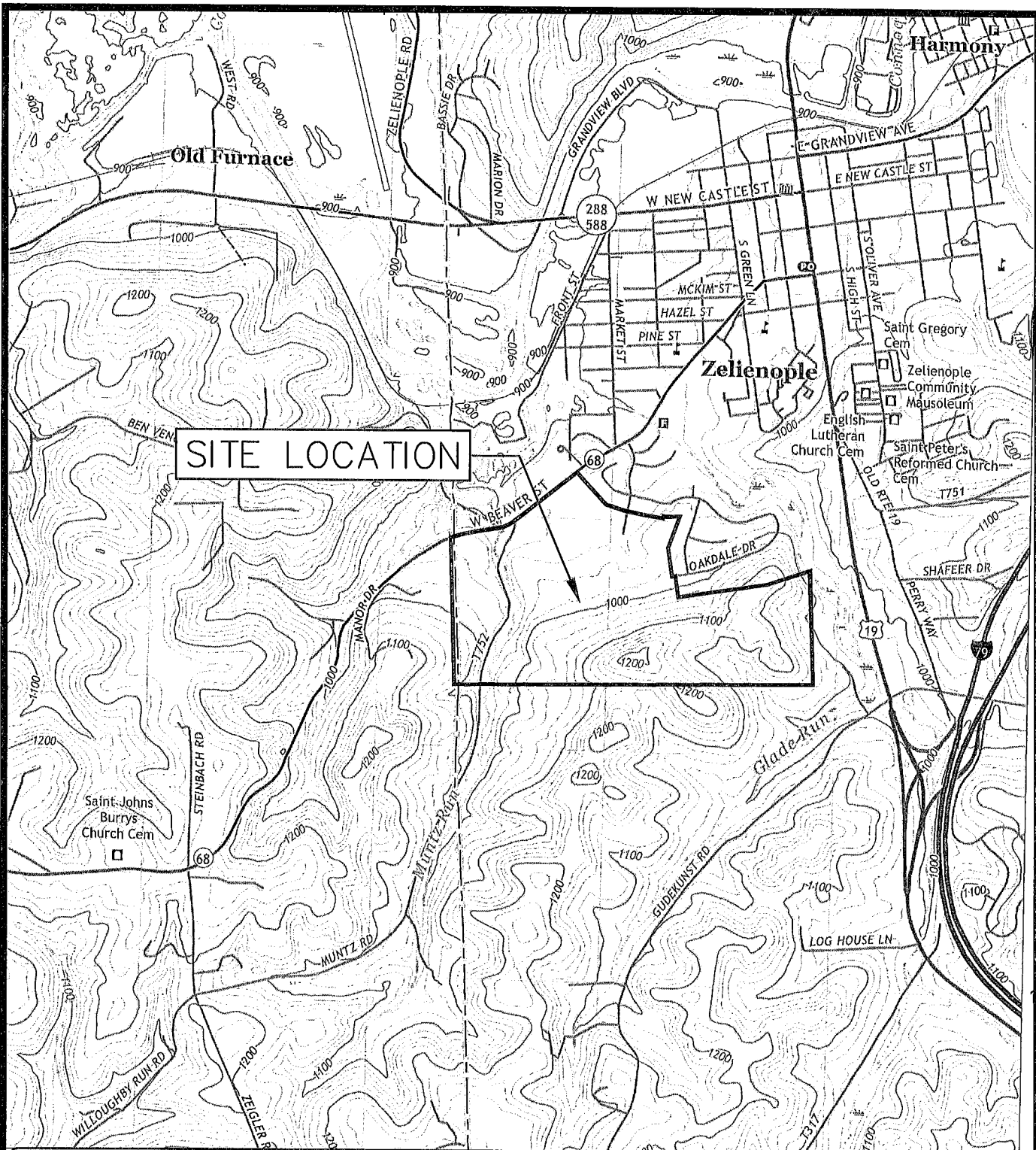
The fee is based upon:

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

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

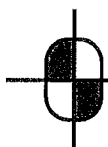
\$ 1,500 per submittal (non-municipal)  
\$ 500 per submittal (municipal)





## Property Exhibit

Property of Glade Run Foundation  
 Zelienople, PA USGS Quad Map  
 Zelienople Borough, Butler County, Commonwealth of Pennsylvania



### Sheffler & Company, Inc.

ENGINEERING • SURVEYING



DRAWN BY:	ASB
REVIEWED BY:	
DATE:	2/5/2021
SCALE:	1"=2000'
PROJECT NUMBER:	4072

EXHIBIT "A"

## **SECTION 3**

## Glade Run Residential Development

Component 3 Sewage Facilities Planning Module (Numbering below corresponds to form 3800-FM-BPNPSM0353 – Component 3 Instructions and Checklist)

**F. PROJECT NARRATIVE 1. Indicate the nature of the development project. (*Residential, Commercial, Institutional, Industrial, etc.*) If the project is commercial, institutional or industrial, describe the activity, such as light manufacturing, private hospital, or heavy manufacturing.**

This project is a residential subdivision consisting of **325** single-family lots and **86 townhouse units** located in Zelienople Borough, Butler County, PA, or a total of **411** total EDUs. The project will contain the typical elements of a residential development/sub-division in western Pennsylvania.

**2. Enter the number of lots or EDUs in the development project. Lots refer to single family residential dwellings and for purposes of flow calculation are assumed to generate a minimum of 400 gallons per day (gpd). If larger residential flows are anticipated, these flows should be used. The residual tract, if any, is also counted as a lot. For commercial, industrial, and institutional facilities, the number of lots in a subdivision is determined by using EDUs. Divide the total flow for these facilities by 400 to determine the number of EDUs.**

There are 411 EDUs proposed in this development project at full buildout. This amounts to a sewage flow rate of about 164,400 gpd.

**3. Describe the proposed sewage disposal method (municipal treatment facility, package plant, etc.) including a description of collection and conveyance facilities, if applicable. Include a general map showing the path of the sewage to the treatment facility.**

The sewage from the proposed homes will flow via 6-inch PVC gravity pipes at a minimum slope of 1% to the proposed developments 8-inch PVC gravity system. The part of the development's gravity system located West of Muntz Run Road will connect to a new pump station to be owned by WBCA that will connect to proposed gravity sewers to the East of Muntz Run Road. Flows will be conveyed to the existing WBCA gravity system and eventually reach the Glade Run WWF and Muntz Run owned by WBCA. WBCA sewer conveyance system is shown in Section 8.

4. Specify the projected population to be served and sewage flows in gpd and how these figures were calculated. Flow figures should be consistent with those found in DEP's *Domestic Wastewater Facilities Manual* available on the DEP website at [www.dep.state.pa.us](http://www.dep.state.pa.us), Keyword: "Wastewater" unless adequate justification for lower per capita flows is provided and/or has been previously approved by DEP.

The Western Butler County Authority WBCA serves Zelienople Borough. Projected residential population growth for the Borough can be seen in Table 1 below. These figures were found using 2010 U.S. Census data.

**Table 1** – Population Statistics within WBCA Service Area

Township	Zelienople
Current Population <sup>1</sup>	3,694
Projected Population <sup>1</sup>	3,917
Population, Percent Change	1.18%

<sup>1</sup> Information gathered from 2020 Census

**5. Describe the location of the discharge, disposal point or land application, if applicable.**

Sewage flows from this project are to be treated at the WBCA wastewater treatment plant and ultimately discharged into Connoquenessing Creek under NPDES Permit # PA 0021504.

**6. List the total acreage of the proposed land development project.**

The total acreage of the proposed development is 250.8 acres.



**7. Describe the use of any acreage or parcels under the same ownership and adjacent to the property. (Such as: for future development, recreational, agriculture, open space, etc.) If the land is proposed for future development, or is part of a phased project, determine if there will be adequate sewage disposal facilities to serve those phases.**

This project will consist of 250.8 total acres of development. The extent of each phase of development is shown in the subdivision plans (see Section 7). All sewage facilities planning accounts for full buildout flowrates.

There will be adequate sewage disposal availability for the entire, built-out condition of the project.

**8. Provide information on any previous Act 537 planning completed for the site and any other information that the applicant believes is important for the Department's review of the project.**

There has been no previous Act 537 planning completed for this site. The Borough abides by the Chapter 94 reporting for WBCA since they are the public sewer provider for Zelienople Borough.

## G. PROPOSED WASTEWATER DISPOSAL FACILITIES

See complete plot plan and WBCA Sewer map in Sections 7 and 8 respectively.

There are no impacts to wetlands in the area.

There are no known impacts to prime agricultural lands associated with this project.

A Cultural Resource Notice was submitted to the Pennsylvania Historic and Museum Commission (PHMC). A response from PHMC, dated February 12, 2021 is included.

A PNDI search was conducted for the project area. The PNDI receipt is located in Section 4.

## H. ALTERNATIVE SEWAGE FACILITIES ANALYSIS

**1. Describe the chosen disposal method, its location, the daily flow proposed and if the method is an interim method (to be replaced by the ultimate method in 5 years or less), or is an ultimate method (to serve the development in the long term, for 5 years or more). Provide a description of how the chosen method will provide compliance with effluent limitations. Also provide the number of lots or EDUs that will be served.**

Sewage will flow by gravity from each individual dwelling (221 EDUs) and shall be conveyed by a new, gravity conveyance system that will connect to a newly constructed pump station.

This will serve as the final system and will serve the project for the long term. The system was designed utilizing the appropriate WBCA standards, and shall be treated at the WBCA, which has been deemed to have adequate capacity.

**2. Describe the types of land uses adjacent to the project area (Agricultural, Residential, Commercial etc.) and the type of sewage disposal method serving each of those land uses. Properties adjacent to the project must be described by indicating present land uses and zoning designations. Describe the sewage disposal methods being used for each of those adjacent land uses (onlot, municipal treatment, etc.) and if those methods are intended for interim or ultimate use.**

The area surrounding the proposed Glade Run is mainly residential. The primary sewage disposal method in the area is on lot sewage disposal and WBCA public sewage collection system, which ultimately directs sewage to the Connoquenessing Creek. Public sewage collection is intended to be the ultimate sewage disposal method for the development.

**3. Indicate if the sewage facilities described in (2) are in need of improvement due to noncompliance with effluent limitations, high rates of onlot malfunction or overloaded public sewers. Is there a potential for a combined public/private project?**

The sewage facilities described in (2) are not projected to be hydraulically or organically overloaded and are well within their permitted operating capacity and discharge limitations.

**4. Determine and indicate what sewage disposal method is proposed for the development area in the municipality's Official Sewage Facilities Plan (such as: onlot disposal systems, public sewers, etc.).**

The primary sewage disposal method will be to utilize public sewers owned by the WBCA.

**5. Describe any existing sewage management program(s) in the area, and/or any sewage management program(s) that this project would be required to participate in, and that program's requirements.**

**When the alternatives analysis includes the potential construction of DEP-permitted non-municipal sewage treatment facilities, the municipality is required to implement a sewage management program that must include one of the management options outlined in Title 25, Pennsylvania Code, §71.72 (available at [www.pacode.com](http://www.pacode.com)). These options range from financial assurances to municipal ownership of the facility. The applicant should describe which option will be proposed, how it will be implemented, and why it was chosen over the other methods outlined in §71.72. Details of the chosen option must be included.**

**Any new or expanded point source discharges which are proposed in the Chesapeake Bay watershed, must not add to amount of nutrients discharging to the Bay waters. This is known as a nutrient cap load. See Special Instructions And Information For Component 3 Planning Modules Proposing New Or Expanded Discharges Within The Chesapeake Bay Watershed form (3800-FM-BPNPSM0353-1) for additional information on Chesapeake Bay watershed requirements. Maintaining the cap load for new sources can be accomplished through such methods as land application of effluent, recycle and reuse, acquiring offsets for loads from replacement, reduction or retirement of existing sources, or the purchasing of credits elsewhere (trading). Your alternatives selection proposal must clearly demonstrate that this requirement has been met.**

There are no existing sewage management programs in the area, as WBCA provides public sewage service for the municipality and surrounding area.



**6. Describe any potential alternative sewage disposal methods that are available for the project. Consider all reasonable possibilities for sewage disposal, such as a stream discharge or an alternate method of land disposal. The municipality, delegated local agency or DEP may also require consideration of particular types of sewage disposal methods in the analysis. The chosen method must assure that applicable water quality standards are attained.**

Two (2) sewage disposal alternatives were evaluated for Glade Run:

1. Construction of small package plant
2. Connection to WBCA public sewer system

Due to the relatively high volume of sewage flows anticipated from this development (88,400 gpd), a small package plant could be considered as a potential alternative for sewage disposal. However, this option is impractical for several reasons. Construction of a new treatment plant and acquisition of the associated permits would significantly delay construction of this development. The use of public sewerage facilities allows for a more favorable construction timeline, and greatly simplifies regulatory requirements. Finding competent operations staff in a timely manner may also prove challenging due to the current scarcity of licensed operators. Additionally, capital costs and the costs associated with maintaining and operating a wastewater treatment plant would quickly outweigh the one-time tap in fee required by WBCA. Taking all of the above into consideration, the WBCA public sewer system was chosen as the ultimate sewage disposal method for Glade Run.

**7. Describe why the proposed method was chosen over any of the other methods described in the alternatives analysis. Environmental, administrative, and financial concerns may be addressed. Also indicate how the chosen method will guarantee adequate sewage disposal, including compliance with applicable water quality standards and effluent limitations, for the development in both the short-term (up to 5 years) and long-term (beyond 5 years) by describing the adequacy of the proposed facilities (organic and hydraulic loading) and the ability of the facility to accept additional flows or loads.**

Public sewerage facilities were chosen over a package plant as the sewage disposal method for the reasons described in (6). These reasons can also be seen summarized below:

- Faster than constructing private treatment facilities
- Less stringent regulatory requirements
- Lower operational and maintenance costs
- No need for licensed treatment plant operators

Once sewage is transported through the onlot collection and conveyance system it will be taken to the WBCA public sewer system. There are no expected hydraulic overloads at any of the WBCA facilities receiving flow from the Glade Run Development.

**8. Indicate who will be the owner of the facility, and who will be responsible for operation and maintenance of the facility and ultimately compliance with applicable water quality standards and effluent limitations.**

The WBCA will be responsible for operation and maintenance of the ultimate sewage disposal facilities for this development. This includes maintaining compliance with all applicable water quality and effluent standards. The authority is aware of the sewage flows anticipated from the Glade Run Development and has confirmed that no hydraulic overload is expected. See Section 6 for relevant correspondence.

All sewage collection and conveyance facilities within the Glade Run Development will be owned, operated, and maintained by WBCA.

**9. Finally, the applicant may use the narrative to describe any special considerations or provide any additional information that supports the choice of disposal method. The alternatives analysis must be attached to the planning module package for review by the municipality and approving agency.**

N/A.

## P. PUBLIC NOTICE REQUIREMENT

A Public Notice request was sent to be advertised in the Butler Eagle (both print and internet) on April 26, 2023 and was published on April 30, 2023. Further details regarding the public notice can be seen in Section 10.

## ADDITIONAL REQUIREMENTS

### PLANNING AGENCY REVIEW

The necessary Components 4A and 4B have been completed and signed by the necessary agencies. These components are included.

### RESOLUTION OF ADOPTION

The Resolution of Adoption (#496-23) of this Planning Module was presented to the Zelienople Borough Supervisor's for signature at their meetings on June 12, 2023. The signed Resolution will be forwarded to the DEP upon its receipt.

## **SECTION 4**

## 1. PROJECT INFORMATION

Project Name: **Glade Run**

Date of Review: **4/19/2023 12:41:42 AM**

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

Project Area: **254.13 acres**

County(s): **Beaver; Butler**

Township/Municipality(s): **JACKSON TOWNSHIP; MARION TOWNSHIP; ZELIENOPLE**

ZIP Code:

Quadrangle Name(s): **ZELIENOPLE**

Watersheds HUC 8: **Connoquenessing**

Watersheds HUC 12: **Connoquenessing Creek-Beaver River**

Decimal Degrees: **40.779561, -80.146380**

Degrees Minutes Seconds: **40° 46' 46.4178" N, 80° 8' 46.9680" W**



## 2. SEARCH RESULTS

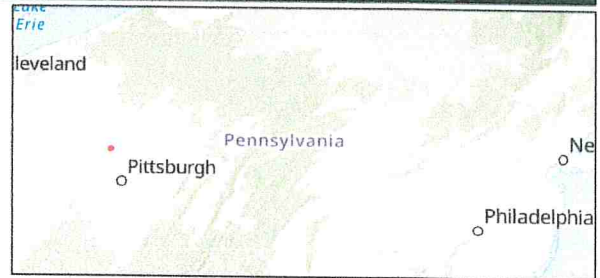
Agency	Results	Response
PA Game Commission	<b>Conservation Measure</b>	<b>No Further Review Required, See Agency Comments</b>
PA Department of Conservation and Natural Resources	<b>Potential Impact</b>	<b>FURTHER REVIEW IS REQUIRED, See Agency Response</b>
PA Fish and Boat Commission	No Known Impact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

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

# Glade Run



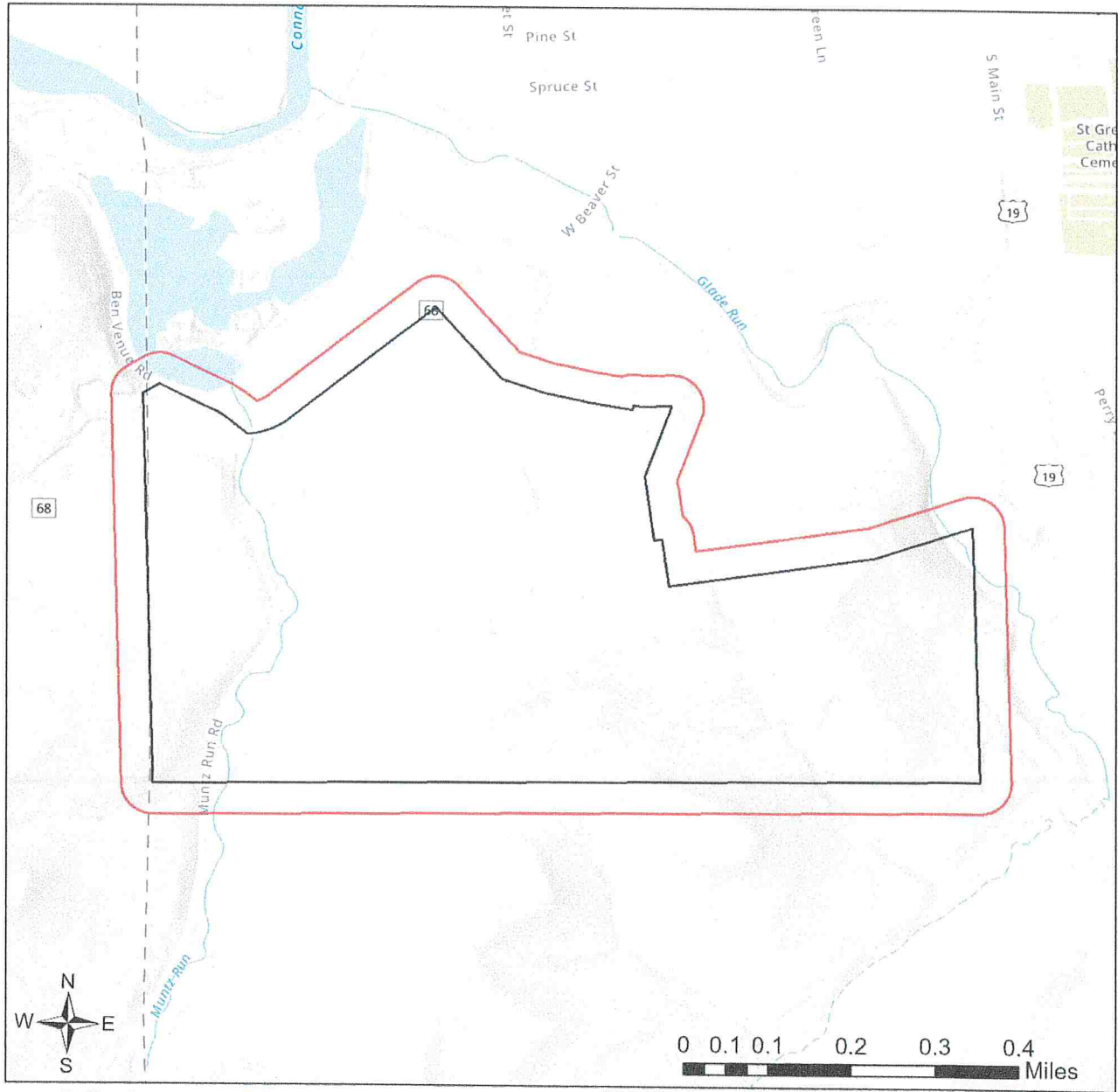
-  Buffered Project Boundary
-  Project Boundary





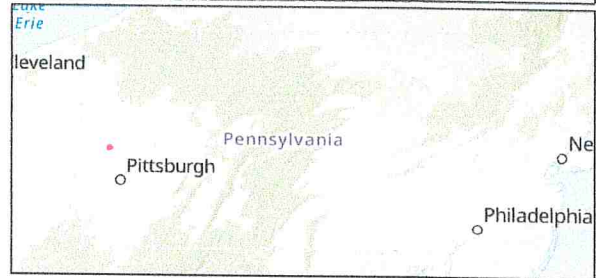
Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community



# Glade Run



-  Buffered Project Boundary
-  Project Boundary



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

## RESPONSE TO QUESTION(S) ASKED

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

**Your answer is:** The project will affect 40 to 200 acres of forests, woodlots and trees AND a seasonal restriction on tree clearing will be implemented (Conduct any tree cutting, tree inundation (flooding), and prescribed burning from October 1 to March 31.)

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

**Your answer is:** Yes

### 3. AGENCY COMMENTS

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

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

#### PA Game Commission

##### RESPONSE:

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

#### PA Department of Conservation and Natural Resources

##### RESPONSE:

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

**DCNR Species:** (Note: The Pennsylvania Conservation Explorer tool is a primary screening tool, and a desktop review may reveal more or fewer species than what is listed below. After desktop review, if a botanical survey is required by DCNR, we recommend the DCNR Botanical Survey Protocols, available here:

<https://conservationexplorer.dcnr.pa.gov/content/survey-protocols>)

Scientific Name	Common Name	Current Status	Proposed Status	Survey Window
<i>Alisma triviale</i>	Northern Water-plantain	Endangered	Endangered	Late July - late August

#### PA Fish and Boat Commission

##### RESPONSE:

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



## U.S. Fish and Wildlife Service

### RESPONSE:

Avoidance Measure: Conduct any tree cutting, disturbance, inundation (flooding) and prescribed burning from October 1 to March 31.

As the project proponent or applicant, I certify that I will implement the above Avoidance Measure:

James Holcomb (Signature)

**SPECIAL NOTE: If you agree to implement the above Avoidance Measure and if applicable, any Information Requests, no further coordination with this agency regarding threatened and endangered species and/or special concern species and resources is required.** If you are not able to comply with the Avoidance Measures, you are required to coordinate with this agency - please send project information to this agency for review (see "What to Send" section).

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

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

## WHAT TO SEND TO JURISDICTIONAL AGENCIES

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

\*If information was requested by USFWS, applicants must email, or mail, project information to [IR1\\_ESPenn@fws.gov](mailto:IR1_ESPenn@fws.gov) to initiate a review. USFWS will not accept uploaded project materials.

### Check-list of Minimum Materials to be submitted:

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

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

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

\_\_\_ **SIGNED** copy of a Final Project Environmental Review Receipt

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

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

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

---

## 4. DEP INFORMATION

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

### 5. ADDITIONAL INFORMATION

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

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

### 6. AGENCY CONTACT INFORMATION

#### PA Department of Conservation and Natural Resources

Bureau of Forestry, Ecological Services Section  
400 Market Street, PO Box 8552  
Harrisburg, PA 17105-8552  
Email: [RA-HeritageReview@pa.gov](mailto:RA-HeritageReview@pa.gov)

#### PA Fish and Boat Commission

Division of Environmental Services  
595 E. Rolling Ridge Dr., Bellefonte, PA 16823  
Email: [RA-FBPACENOTIFY@pa.gov](mailto:RA-FBPACENOTIFY@pa.gov)

#### U.S. Fish and Wildlife Service

Pennsylvania Field Office  
Endangered Species Section  
110 Radnor Rd; Suite 101  
State College, PA 16801  
Email: [IR1\\_ESPenn@fws.gov](mailto:IR1_ESPenn@fws.gov)  
NO Faxes Please

#### PA Game Commission

Bureau of Wildlife Management  
Division of Environmental Review  
2001 Elmerton Avenue, Harrisburg, PA 17110-9797  
Email: [RA-PGC\\_PNDI@pa.gov](mailto:RA-PGC_PNDI@pa.gov)  
NO Faxes Please

### 7. PROJECT CONTACT INFORMATION

Name: Andy Blaha  
Company/Business Name: Sheffler & Company, Inc.  
Address: 1712 Mount Nebo Road  
City, State, Zip: Sewickley, PA 15143  
Phone: (412) 219-4509 Fax: ( )  
Email: [ablaha@shefflerco.com](mailto:ablaha@shefflerco.com)

### 8. CERTIFICATION

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

  
applicant/project proponent signature

6/6/2023  
date



---

BUREAU OF FORESTRY

April 19, 2023

**PNDI Number: 726376**

Version: Final\_2; 4/19/23

**Andrew Blaha**  
**Sheffler & Company, Inc.**  
1712 Mount Nebo Rd  
Sewickley, PA 15143  
Email: [ablaha@shefflerco.com](mailto:ablaha@shefflerco.com) (hard copy will not follow)

**Re: UPDATE - Glade Run**  
**Zelienople, Butler County, PA**

Dear Andrew,

Thank you for the submission of the Pennsylvania Natural Diversity Inventory (PNDI) Environmental Review Receipt Number **726376 (Final\_2)** for review. PA Department of Conservation and Natural Resources screened this project for potential impacts to species and resources under DCNR's responsibility, which includes plants, terrestrial invertebrates, natural communities, and geologic features only.

**No Impact Anticipated**

PNDI records indicate species or resources under DCNR's jurisdiction are located in the vicinity of the project. However, based on the information you submitted concerning the nature of the project, the immediate location, and our detailed resource information, DCNR has determined that no impact is likely. No further coordination with our agency is needed for this project.

**Recommended Best Management Practices:**

- Use a conservative approach to project design that minimizes permanent and temporary disturbances to soil and native vegetation. This will conserve habitat and limit opportunities for invasive plants.
- Clean boot treads, tools, construction equipment, and vehicles thoroughly (especially the undercarriage and wheels) before they are brought on site. This will remove invasive plant seeds and invasive earthworms/cocoons that may have been picked up at other worksites.
- Use clean project materials (e.g., weed-free straw) or materials native to the worksite to avoid introducing invasive species from contaminated sources.
- Revegetate or cover disturbed soil and stockpiles quickly to discourage the germination of invasive plants. Implement proper erosion control practices to stabilize soil and reduce runoff.
- Do not use seed mixes that include invasive species. More information about invasive plants in Pennsylvania can be found at the following link: <http://www.dcnr.pa.gov/Conservation/WildPlants/InvasivePlants/Pages/default.aspx>
- Use habitat appropriate seed mixes. For example, use a riparian seed mix when reseeding along a waterway. The Bureau of Forestry Planting & Seeding Guidelines can be found at the following link for recommendations: [http://www.docs.dcnr.pa.gov/cs/groups/public/documents/document/dcnr\\_20031083.pdf](http://www.docs.dcnr.pa.gov/cs/groups/public/documents/document/dcnr_20031083.pdf)

- Use native plants for landscaping, revegetation, and stormwater management. Do not use nonnative invasive species. Reduce the area of lawn and impermeable surfaces to the fullest extent practicable in favor of native gardens or habitat restoration (e.g., forest, meadow, wetland, etc.). More information about lawn conversion can be found at the following link: <https://www.dcnr.pa.gov/Conservation/Water/LawnConversion/Pages/default.aspx>
- Plant forest buffers where trees were historically present along streams, wetlands, and bodies of water. Buffers should be a minimum of 35 feet in width (ideally at least 100 feet in width). Where trees are not appropriate (e.g., powerline rights-of-way), buffer with native shrubs and herbaceous plants. More information about riparian buffers can be found at the following link: <https://www.dcnr.pa.gov/Conservation/Water/RiparianBuffers/Pages/default.aspx>
- Manage road/utility rights-of-way, median strips, edges, and other green spaces for diverse native plant communities and wildlife (e.g., monarch butterfly). In seed mixes, include wildflowers that have overlapping bloom periods and provide forage for pollinators throughout the growing season. Avoid blanket herbicide applications; instead, spot-treat undesirable tall woody vegetation and invasive weeds. Where mowing is necessary, reduce frequency to once every few years during the dormant season (i.e., after first frost in late fall and before bird nesting in early spring), leaving some refugia for overwintering wildlife.
- Monitor for invasive plants before, during, and after project activities and promptly control any identified infestations. Frequent monitoring allows for early detection and rapid response.

This response represents the most up-to-date review of the PNDI data files and is valid for two (2) years only. If project plans change or more information on listed or proposed species becomes available, our determination may be reconsidered. Should the proposed work continue beyond the period covered by this letter and a permit has not been acquired, please resubmit the project to this agency as an "Update" (including an updated PNDI receipt, project narrative, description of project changes and accurate map). As a reminder, this finding applies to potential impacts under DCNR's jurisdiction only. Visit the PNHP website for directions on contacting the Commonwealth's other resource agencies for environmental review.

**Should you have any questions or concerns, please contact Jason Ryndock, Ecological Information Specialist, by phone (717-705-2822) or via email ([c-jryndock@pa.gov](mailto:c-jryndock@pa.gov)).**

Sincerely,



Greg Podnieszinski, Section Chief  
Natural Heritage Section

## **SECTION 5**





# Pennsylvania State Historic Preservation Office

PENNSYLVANIA HISTORICAL AND MUSEUM COMMISSION

February 12, 2021

Andy Blaha  
Sheffler & Company, Inc.  
1712 Mt. Nebo Road  
Sewickley, PA 15143

Re: 2021PR02469 Glade Run Development; DEP: Zelenople, Butler County, Pennsylvania

Dear Mr. Blaha,

Thank you for submitting information concerning the above referenced project. The Pennsylvania State Historic Preservation Office (PA SHPO) reviews projects in accordance with state and federal laws. Section 106 of the National Historic Preservation Act of 1966, and the implementing regulations (36 CFR Part 800) of the Advisory Council on Historic Preservation, is the primary federal legislation. The Environmental Rights amendment, Article 1, Section 27 of the Pennsylvania Constitution and the Pennsylvania History Code, 37 Pa. Cons. Stat. Section 500 et seq. (1988) is the primary state legislation. These laws include consideration of the project's potential effects on both historic and archaeological resources.

### **Archaeological Resources**

Previously recorded archaeological sites, listed below, are located within or adjacent to your project area. These resources could be adversely affected by project activities and have not been evaluated for their eligibility for listing on the National Register of Historic Places. It is our opinion that a Phase I archaeological survey to relocate these known sites and locate other potentially significant sites within the project area should be conducted. Guidelines and instructions for conducting all phases of archaeological survey in Pennsylvania are available on our website <http://www.phmc.pa.gov/Preservation/About/Documents/SHPO-Guidelines-Archaeological-Investigation.pdf>.

### **P.A.S.S. # 36BT0016, 36BT0017**

The PASHPO will keep the information you provided for this submission and any subsequent submission on file. Please provide a copy of this letter and any other project-related correspondence to your state or federal permitting or funding agency.

### **Above Ground Resources**

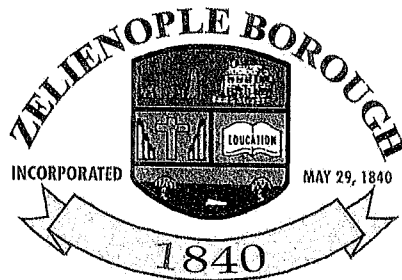
Based on our files and the information provided, it is our opinion that there are no above ground historic properties present. Should new information be brought to your attention regarding historic properties located within the project area of potential effect, please notify the PA SHPO at (717) 783-8947 for reconsideration of the project.

Sincerely,

Douglas C. McLearn, Chief  
Division of Environmental Review

## **SECTION 6**

Municipal Building  
111 West New Castle Street  
Zelienople, PA 16063  
724-452-6610  
724-452-6613 (Fax)  
Email: [zelieborough@zoominternet.net](mailto:zelieborough@zoominternet.net)  
[www.zelieboro.org](http://www.zelieboro.org)



Thomas M. Oliverio, Mayor  
Mary E. Hess, Council President  
Andrew J. Mathew III, Council Vice-President  
Donald C. Pepe, Borough Manager

November 10, 2022

Sheffler & Company, Inc.  
Attn: Andrew Blaha  
1712 Mount Nebo Rd  
Sewickley, PA 15143-8526

RE: Glade Run Residential Development Water and Electric Serviceability Letter

Dear Andrew Blaha:

Please be advised that the Borough of Zelienople has an adequate water supply to service to the new land development at the location provided in Zelienople PA. However, based on final elevations, there may be an issue providing minimum water pressure of 20 psi to some of the lots. Water tap fees will be calculated for building use as provided to our engineer.

Electric utility service for the land development will also be furnished by Zelienople Borough. Application for new or upgraded electric service and load data calculations will need to be submitted separately from the Building Permit for engineering review. Available phase and voltage limitations are listed on the application.

Should you have any questions or require additional information, please feel free to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "Donald C. Pepe", is written over a horizontal line.

Donald C. Pepe  
Borough Manager

cc: Tom Thompson, Borough Engineer  
Jason Sarver, Code Enforcement/Zoning Officer  
Chad Garland, Public Works Director



220 West Kensinger Drive  
Suite 100  
Cranberry Township, PA 16066  
724.779.4777  
www.hrg-inc.com

Via Email

July 18, 2022

Mr. Andrew Blaha, E.I.T., Civil Engineer  
Sheffler & Company, Inc.  
1712 Mt. Nebo Road  
Sewickley, Pennsylvania 15143

Re: Western Butler County Authority  
Verification of System Capacity - Updated  
Glade Run Properties  
Beaver Street/SR 68, Zelienople, Butler County, PA

Dear Mr. Blaha,

On behalf of Western Butler County Authority (WBCA), Herbert, Rowland & Grubic, Inc. (HRG), has reviewed your request dated July 6, 2022 for verification of sufficient sanitary sewer system capacity to serve the project referenced above.

As understood, the plans for the proposed development have increased the total number of residential dwelling units from the originally submitted 402 units to a revised total of 411 units being added to the WBCA system. Utilizing 400 gallons per day per EDU for capacity evaluation purposes and the WBCA's 2021 Chapter 94 Wasteload Management Report, HRG finds that the existing sanitary sewer system has the conveyance and treatment capacity to serve the development and will not cause an overload condition. This projection is based on a five-year outlook at the treatment facility.

While HRG is hereby verifying the existence of current capacity within the sanitary system for this proposed development, this letter does not constitute authorization for construction of an extension to the WBCA's system nor promise a reservation of capacity. Although sanitary sewers are in the vicinity of the subject property, the connection point, or points, for this development are not obvious and will need coordinated with and approved by WBCA.

Should you have any questions, please feel free to contact me at the number above.

Sincerely,

HERBERT, ROWLAND & GRUBIC, INC.

Mark A. Smith  
Project Manager

MAS/kmg  
R007867.0425

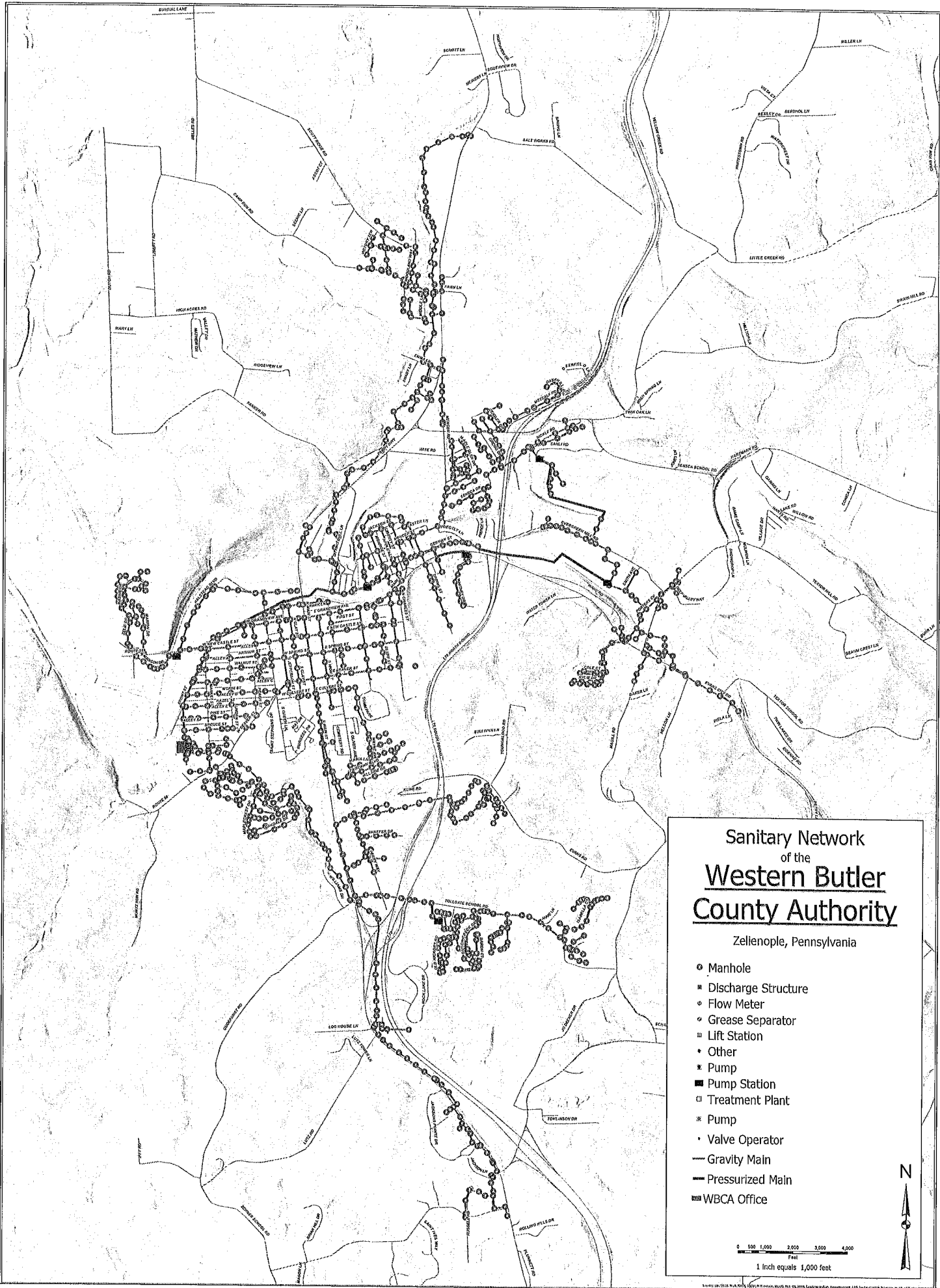
P:\0078\007867\_0425\Admin\Corres\2022.07.18 Glade Run Capacity Verification-Updated.docx

c: Ms. Autumn Crawford, WBCA

## **SECTION 7**

- **Refer to full-sized plan attachments.**

## **SECTION 8**



# Sanitary Network of the Western Butler County Authority

Zelenople, Pennsylvania

- Manhole
- ⊠ Discharge Structure
- ◊ Flow Meter
- ◌ Grease Separator
- ⊞ Lift Station
- Other
- ⊠ Pump
- Pump Station
- Treatment Plant
- ⊠ Pump
- Valve Operator
- Gravity Main
- Pressurized Main
- WBCA Office

0 500 1,000 2,000 3,000 4,000  
Feet  
1 inch equals 1,000 feet





## **SECTION 9**



## INSTRUCTIONS FOR COMPLETING COMPONENT 4A MUNICIPAL PLANNING AGENCY REVIEW

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

---

### **Background**

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

### **Who Should Complete the Component?**

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

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

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

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

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#### **Section A. Project Name**

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

#### **Section B. Review Schedule**

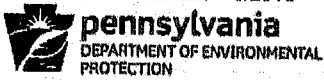
Enter the date the package was received by the reviewing agency, and the date that the review was completed.

#### **Section C. Agency Review**

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

#### **Section D. Additional Comments**

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



COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF ENVIRONMENTAL PROTECTION  
BUREAU OF CLEAN WATER

DEP Code #:

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

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

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

Project Name

Glade Run Residential Development

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

1. Date plan received by municipal planning agency 3/10/2023

2. Date review completed by agency 4/19/2023

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

Yes No

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

**SECTION C. AGENCY REVIEW (continued)**

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

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

Name: Doug Hilf

Title: Chairman

Signature: *Douglas D. Hilf*

Date: 4/19/23

Name of Municipal Planning Agency: Zelienople Borough Planning Commission

Address 111 W. New Castle Street, Zelienople, PA 16063

Telephone Number: (724) 452-6610

**SECTION D. ADDITIONAL COMMENTS (See Section D of Instructions)**

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

The planning agency must complete this component within 60 days.

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



## INSTRUCTIONS FOR COMPLETING COMPONENT 4B COUNTY PLANNING AGENCY REVIEW (or Planning Agency with Areawide Jurisdiction)

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

---

### Background

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

### Who Should Complete the Component?

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

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

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

---

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

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#### **Section A. Project Name**

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

---

#### **Section B. Review Schedule**

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

---

#### **Section C. Agency Review**

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

---

#### **Section D. Additional Comments**

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

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

**(or Planning Agency with Areawide Jurisdiction)**

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

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

Project Name  
GRADE RUN PRD

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

1. Date plan received by county planning agency 1/24/23
2. Date plan received by planning agency with areawide jurisdiction 1/24/23  
 Agency name BUTLER COUNTY PLANNING COMMISSION
3. Date review completed by agency 2/15/23

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

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

NA



**SECTION C. AGENCY REVIEW (continued)**

Yes No

- 11. Have all applicable zoning approvals been obtained?
- 12. Is there a county or areawide subdivision and land development ordinance?
- 13. Does this proposal meet the requirements of the ordinance?  
If no, describe which requirements are not met \_\_\_\_\_
- 14. Is this proposal consistent with the municipal Official Sewage Facilities Plan?  
If no, describe inconsistency \_\_\_\_\_
- 15. Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality?  
If yes, describe \_\_\_\_\_
- 16. Has a waiver of the sewage facilities planning requirements been requested for the residual tract of this subdivision?  
If yes, is the proposed waiver consistent with applicable ordinances.  
If no, describe the inconsistencies \_\_\_\_\_
- 17. Does the county have a stormwater management plan as required by the Stormwater Management Act?  
If yes, will this project plan require the implementation of storm water management measures?

18. Name, Title and signature of person completing this section:

Name: JOEL MACKAY  
 Title: PLANNER  
 Signature: [Signature]  
 Date: 3/7/23  
 Name of County or Areawide Planning Agency: BUTLER CO PLANNING COM.  
 Address: PO Box 1208, BUTLER, PA 16003  
 Telephone Number: (724) 284-5300

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

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

The county planning agency must complete this component within 60 days.

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

## **SECTION 10**



# Proof of Publication of Notice in Butler Eagle

Under Act No. 587, Approved May 16, 1929

State of Pennsylvania,  
County of Butler.

Jamie DeVore Of the Eagle Printing Company, Inc., of the County and State aforesaid, being duly sworn, deposes and says that the BUTLER EAGLE, a newspaper of general circulation published at 114 West Diamond Street, City of Butler, County and State aforesaid, was established 1869, since which date the BUTLER EAGLE has been regularly issued in said County, and that the printed notice or publication attached hereto is exactly the same as was printed and published in the regular editions and issues of the said BUTLER EAGLE on the following dates, viz.

\_\_\_\_\_ and the  
30th Day of April A.D. 2023

Affiant further deposes that the Ad Taker is duly authorized by the EAGLE PRINTING COMPANY, a corporation, publisher of said BUTLER EAGLE, a newspaper of general circulation, to verify the foregoing statement under oath, and Affiant is not interested in the subject matter of the aforesaid notice or advertisement, and that all allegations in the foregoing statements as to time, place and character of publication are true.

*Jamie DeVore*  
Butler Eagle

**Copy of Notice or Publication**

**PUBLIC NOTICE**  
In accordance with requirements of the Pennsylvania Sewage Facilities Act 537, Zellenople Borough is preparing to submit to the Pennsylvania Department of Environmental Protection a Sewage Facilities Planning Module for Minor Act 537 Update. Revision for the pending sewer extension for the Glade Run Residential Development Project to be conveyed to and treated by the Western Butler County Authority facilities. This notice is being published to allow the general public to comment on the proposed project and Module.  
Glade Run Properties is the developer responsible for the Glade Run Residential Development, which will consist of 325 single-family homes (325 EDUs), 86 townhouse units (86 EDUs). The project is  
By \_\_\_\_\_  
Manzor's zippy  
and direction, plus  
performances from  
July

Sworn to and subscribed before me this 30th  
Day of April 2023  
*Carolyn E. Ortiz*  
Notary Public

My Commission Expires:  
Commonwealth of Pennsylvania - Notary Seal  
CAROLYN ELAINE ORTIZ - Notary Public  
Butler County  
My Commission Expires March 25, 2027  
Commission Number 1348650

**Statement of Advertising Costs**  
Sheffler & Company, Inc.  
1712 Mount Nebo Road  
Sewickley, PA 15143-8526

TO BUTLER EAGLE, Dr.	
For publishing the notice or publication attached Hereto on the above stated dates	\$ 126.00
Probating same	\$ 3.00
<b>Total</b>	<b>\$ 129.00</b>

The EAGLE PRINTING COMPANY, publisher of the BUTLER EAGLE, a newspaper of general circulation, hereby acknowledge receipt of the aforesaid notice and publication costs and certifies that the same have been duly paid.  
EAGLE PRINTING CO., a Corporation, Publisher  
Of BUTLER EAGLE, a Newspaper of General Circulation.

By \_\_\_\_\_

## **SECTION 11**

DEP Code No.

## RESOLUTION FOR PLAN REVISION FOR NEW LAND DEVELOPMENT

RESOLUTION OF THE (SUPERVISORS) (COMMISSIONERS) (COUNCILMEN) of Zelienople  
(TOWNSHIP) (BOROUGH) (CITY), Butler COUNTY, PENNSYLVANIA (hereinafter "the municipality").

**WHEREAS** Section 5 of the Act of January 24, 1966, P.L. 1535, No. 537, known as the "Pennsylvania Sewage Facilities Act", as Amended, and the rules and Regulations of the Pennsylvania Department of Environmental Protection (Department) adopted thereunder, Chapter 71 of Title 25 of the Pennsylvania Code, require the municipality to adopt an Official Sewage Facilities Plan providing for sewage services adequate to prevent contamination of waters of the Commonwealth and/or environmental health hazards from sewage wastes, and to revise said plan whenever it is necessary to determine whether a proposed method of sewage disposal for a new land development conforms to a comprehensive program of pollution control and water quality management, and

**WHEREAS** Glade Run Properties  
land developer has proposed the development of a parcel of land identified as

Glade Run PRD, and described in the attached Sewage Facilities Planning Module, and  
name of subdivision

proposes that such subdivision be served by: (check all that apply),  sewer tap-ins,  sewer extension,  new treatment facility,  individual onlot systems,  community onlot systems,  spray irrigation,  retaining tanks,  other, (please specify). \_\_\_\_\_

**WHEREAS**, Zelienople Borough  
municipality finds that the subdivision described in the attached

Sewage Facilities Planning Module conforms to applicable sewage related zoning and other sewage related municipal ordinances and plans, and to a comprehensive program of pollution control and water quality management.

**NOW, THEREFORE, BE IT RESOLVED** that the (Supervisors) (Commissioners) (Councilmen) of the (Township) (Borough) (City) of Zelienople hereby adopt and submit to the Department of Environmental Protection for its approval as a revision to the "Official Sewage Facilities Plan" of the municipality the above referenced Sewage Facilities Planning Module which is attached hereto.

I \_\_\_\_\_, Secretary, \_\_\_\_\_  
(Signature)

Township Board of Supervisors (Borough Council) (City Councilmen), hereby certify that the foregoing is a true copy of the Township (Borough) (City) Resolution # \_\_\_\_\_, adopted, \_\_\_\_\_, 20\_\_\_\_\_.

Municipal Address:

Zelienople Borough  
111 West New Castle Street  
Zelienople, PA 16063  
Telephone 724-452-6610

Seal of  
Governing Body

March 31, 2023

Zelienople Borough Council  
111 West New Castle Street  
Zelienople, PA 16063

**RE: Responses to Glade Run public comments in Maharg letter**

In response to public comments made on the Glade Run planning module date May 23, 2023, we offer the following responses:

Section 1

- A. February 5, 2021 is the date the application was sent to the DEP. Since it was more than two years ago, is the application still current/valid?

**Response: Application is valid**

- B. Several documents (the Certification Statement and Check List) have not been signed. Are signatures required for documents to be considered valid? (page 7 and 20)

**Response: Documents have been signed**

Section 2

- A. Several new housing developments have been added or are in the planning stages that will increase the required capacity of the WBCA. Are there figures available of the current capacity and also for the updated demand in the next few years? (page 3)

**Response: see Section J of component 3 and Section 2 of compiled document.**

- B. Historic Preservation Act response may or may not have expired. It is important to protect the Native American items that may still be on the property.

**Response: Does not expire.**

- C. The Pennsylvania Game Commission advises that there are several endangered bat species in our area of Butler County including little brown bats, northern long-eared bats and tricolored bats. These endangered species need to be protected.

**Response: A new PNDI has been submitted**

- D. Given the large increased housing growth, the project flow numbers, if they are over two years old, need to be re-evaluated and updated to account for current growth expectations.

**Response: WBCA has evaluated**

### Section 3

- A. There seems to be some confusion between Beaver County and Butler County as it applies to public notices. The Beaver Valley Times serves Beaver County, while The Butler Eagle serves Butler County. In 2020, public notice was sent to The Beaver Valley Times. Was this error ever corrected? Also, the Resolution of Adoption was supposedly signed by Economy Borough Supervisor. Why?

**Response: The public notice was in the Butler Eagle and the Economy Borough has been corrected.**

### Section 4

- A. There are some inconsistencies in this section including the number of acres in the Glade Run Development and the exact location of the development, which is totally located in Zelenople Borough, Butler County, Commonwealth of Pennsylvania. To our knowledge no part of the proposed Glade Run Development is in Beaver County.

**Response: Glade Run is in Zelenople Borough, Butler County, PA**

- B. The Pennsylvania Department of Conservation and Natural Resources possible impact needs further review and needs to be made available. In addition, other agency comments must be evaluated for current validity since they are over two years old. An example is the Bureau of Forestry letter from February 2021.

**Response: A new PNDI has been submitted.**

### SECTION 9

- A. Regarding the Sewage Facilities Planning Module Component 4A-Municipal Planning Agency Review, where are the comments from Zelenople Borough for the four different sections? Regarding Sewage Facilities Planning Module Component 4B-County Planning Agency Review, did the appropriate agencies complete this form and , if so, where are the responses?

**Response: Zelenople Borough is still pending, Butler County had no comments.**

#### IN SUMMARY

- It appears that included documents have expired or are missing.
- It appears that there are documents that require comments and/or responses.
- It appears that there are documents that require signatures. For example, the Resolution For Plan Revision for New Land Development. (Section 11)
- We often hear on the news of fires that count not be extinguished because of low water pressure or unavailable hydrant water to fight the fire. Has this concern been addressed in the plans for the Glade Run Development? Is the psi on all lots at an adequate level?
- Can the WBCA plant still handle the new Glade Run plan and all the proposed new developments? Since Jackson Township, Lancaster Township, and Zelenople Borough are growing rapidly with more and more permits for land development being issues, including businesses and a new shopping center, it is important that we have a current and all-inclusive sewage capacity study done.

**Response: Summary is addressed in responses above, except for the water pressure comment which is not applicable to Sewage Planning.**

Sincerely,

Robert Beining

Sheffler and Company



March 31, 2023

Zelienople Borough Council  
111 West New Castle Street  
Zelienople, PA 16063

**RE: Responses to Glade Run public comments in Sosak letter**

In response to public comments made on the Glade Run planning module date May 24, 2023, we offer the following responses:

Section 1

1. The Transmittal letter notes the date the application was sent to the DEP was 2/5/21. Since that was more than two years ago, is the application still valid?

**Response: application is valid**

2. On page 7, the Certification Statement, dated 1/12/2023 is not signed. On page 20 the Check list is not signed. Are signatures required on these documents?

**Response: yes signatures are required and is now signed.**

Section 2

1. (Page 3) New housing plans and businesses have recently been added to the WBCA operational load. Are current capacity numbers available along with projected numbers for future years?

**Response: Yes, see Section J of component 3, and section 2 of the compiled document.**

2. (Page 3) The Historical Preservation Act (PHMC response date of 2/12/2021) may have expired. There may still be native American artifacts on the property, placed there years ago when the property was occupied by the native Americans.

**Response: This does not expire.**

3. The Pennsylvania Game Commission notes that there are several endangered species of bats located in Western Butler County. Among them are little brown bats and tricolored bats (both state endangered), as well as northern long-eared bats (proposed federally-endangered, but currently state endangered). Since these bats are considered endangered by the State and possibly Federally-endangered, what is being done to protect and preserve their current habitat?

**Response: A new PNDI has been submitted.**

### Section 3

1. Current population is noted as 3,694, with a projected population of 3,917; that's an increase of 218. Where is the projected population increase for the 411 new homes in the Glade Run Development?

**Response: The additional 411 units are considered in planning.**

2. On 11/20/2020, public notice was sent to the Beaver Valley Times, not the Butler Eagle which is the correct newspaper serving Butler County.

**Response: In addition, the notice was in the Butler Eagle.**

### Section 4

1. There seems to be some confusion as to the size (acreage involved) of the Glade Run Development and its exact location. As far as we know, it is fully located in the Borough of Zelienople, Butler County, PA.

**Response: The development is located in Zelienople Borough, Butler County, PA**

2. Was there a review by the Pennsylvania Department of Conservation and Natural Resources?

**Response: A new PNDI has been submitted.**

3. Since agency responses are only valid for two years, has time expired on some or all agency reports? Example: PA Bureau of Forestry letter dated 2/9/2021.

**Response: The previous PNDI has been updated with a new PNDI**

### SECTION 9

1. Where are the comments from Zelienople Borough on the Sewage Facilities Planning Module Component 4A-Municipal Planning Agency Review?



**Response: Still Pending**

2. Was the form completed for the Sewage Facilities Planning Module Component 4B-County Planning Agency Review? If it was, where are the responses?

**Response: Butler County reviewed with no comments.**

Items of Note:

The following need to be investigated and addressed.

There seem to be documents that require comments or responses.

It also seems that there are documents that require signatures.

Finally, some documents may have expired or are missing

**Response: Addressed in comments above**

Items of Major Concern

Will there be adequate water pressure (psi) throughout the entire Glade Run Development to handle an fire-fighting emergency that may arise?

**Response: Not applicable to Sewage Planning**

Because of the rapid growth of housing developments, businesses and even a new shopping center in Jackson Township, Lancaster Township and Zelenople Borough, the current 537 Plan needs to be updated. Can the WBCA plant handle the new Glade Run Plan along with all the other developments in progress or being proposed? A new sewage capacity study is needed to evaluate current requirements plus the addition of new developments, both housing and businesses.

**Response: WBCA has reviewed**

Sincerely,

Robert Beining

Sheffler and Company

June 7, 2023

Zelienople Borough Council  
111 West New Castle Street  
Zelienople, PA 16063

**RE: Responses to Glade Run public comments James Hulings Letter**

In response to public comments made on the Glade Run planning module date May 21, 2023, we offer the following responses:

Section 1

1. The Transmittal Letter states the date the application was sent to the DEP was 2-5-2021. That was more than two years ago. Is the application still valid?

**Response: Application is still valid**

2. In the Transmittal Letter, it states the Resolution of Adoption is included. Where is it located?

**Response: Section 11**

3. Page 7 Certification Statement dated 1-12-2023 is not signed by Andy Blaha.

Professional Engineer credentials are not mentioned. Are PE credentials required?

The Municipal Secretary did not sign. Is a signature required?

**Response: Statement is now signed, P.E. credentials are not required, Municipal Secretary signature pending.**

4. On page 20, the Check List has not been completed or signed?

**Response: Pending by Borough**

Is it necessary to complete this document?

**Response: yes**

Is it necessary to sign this document?

**Response: yes**

## Section 2

1. Page 3. Hundreds of new homes and townhouses and several businesses have been recently added, and/or will be added to the WBCA's capacity.

Is there a comprehensive and current estimate of actual WBCA capacity and projected demand in this year and next year?

**Response: Yes, see section J component 3 and Section 2 of the compiled document.**

2. Page 4. Prime agricultural Land Protection. This property was farmed for well over 100 years.

**Response: Not applicable**

3. Page 3. Historical Preservation Act. (PHMC response date 2-12-2021 mentioned in Section 3 G) may have expired. It is know to local citizens that many Native American artifacts have been found on this property and many are yet to be found.

**Response: Has no expiration date**

4. Protection of Rare and Engangered or Threatened Species. Pennsylvania Natural Diversity Inventory (PNDI). Below is a to my question to the PA Game Commission:

From: Hullings, James

Sent: 5/13/2023 11:46:47 AM

Are there endangered bats in Western Butler County PA?

Hello, yes there are Endangered bats in western Butler County. Just form a quick search of our database, I'm seeing little brown bats and tricolored bats (both state-endangered) being found there, as well as northern long-eared bats (proposed federally-endangered, but currently state-endangered as well). Hope this helps? Mike

**Response: a new PNDI has been provided**

J. Project Flows 164,400 gpd in 5 years. Treatment permitted Capacity Average 2,200,000 gpd Projected Flow in 5 years Average 1,513,000. 31% remaining capacity is getting close to overload considering the current growth rate and the dates of this document according to the transmittal letter was submitted on 2-5-21 and signed off by Autumn Crawford on 2-22-2023.

These data comments need reviewed if they are over two years old because Jackson TWP, Zelianople and Lancaster TWP are growing rapidly.

P.7 The Glade Run Development will cause a large growth rate increase in Zelianople.

Section 3

Projected Population 3,917

Current Population 3,696

Increase 218 Population Percent of Change 1.8% What about the 411 new homes?

**Response: 411 homes are accounted for in the planning**

H. Public notice was sent to Beaver Valley Time on November 20, 2020. This development is entirely in Butler County. I believe Butler County was not given the same notice or was omitted.

Am I correct regarding Butler County?

**Response: Public notice was in the Butler Eagle**

RESOLUTION OF ADOPTION The Resolution of Adoption (#xxxxxx) was allegedly signed by allegedly Economy Borough Supervisor. To my knowledge there is no part of this development near Economy Borough so why would the Economy Borough Supervisor sign this document?

**Response: corrected**

Section 4

1. PROJECT INFORMATION

Project Area: lists 254.13 acres. This information is inconsistent with other information. i.e. 250.8 acres.

**Response: 254.13 is correct**

County(s): Butler County and Beaver County. This information is inconsistent with other information. I believe no part of Glade Run Development this development is in Beaver County.

**Response: Butler County is correct**

Township/Municipality(s) listed include Jackson TWP, Marion TWP, Zelianople. This information is inconsistent with other information. I believe no part of this development is in Jackson TWP or Marion TWP.

**Response: Development is in Zelianople Borough**

There is a drawing named "GLADE RUN" included in that shows a Buffered Project Boundary.



Does this drawing explain the discrepancies?

If so, were adjacent property owners, and local governments notified and given time to comment?

**Response: Not applicable**

2. SEARCH RESULTS

PA Department of Conservation and Natural Resources. Potential Impact FURTHER REVIEW IS REQUIRED. See Agency Response

Was there a review?

Is the review included herein?

**Response: New PNDI was submitted and included**

3. AGENCY COMMENTS- Agency responses are valid for two years. Has the time limit expired on the Agency reports? A new PNDI has been submitted

DCNR Species-Is Allama trivals and issue at Glade Run or an example species?

PA Bureau of Forestry letter dated February 9, 2021 has expired.

**Response: Allama trivals are not located on the property. A new PNDI has been submitted for the expired report.**

SECTION 5 no comments

SECTION 6 no comments

Zelienople Borough letter to Sheffler and Company date November 10, 2023 states the minimum water pressure to some lots will not reach 20 psi.

Is this important the lack of water pressure acceptable for fire protection?

**Response: Not applicable to sewage planning**

HRG letter dated July 18, 2022 state the "existing sanitary sewer system has the conveyance and treatment capacity to serve the development." In light of the many new customers expected as result of many new developments, and businesses in Lancaster TWP. Jackson TWP, this letters claim should be re-evaluated. A New shopping Center is planned in Jackson TWP.

**Response: Has been reviewed and signed off in Section J and G.**

SECTION 7 no comment

SECTION 8 no comment

SEWAGE FACILITIES PLANNING MODULE COMPONENT 4A – MUNICIPAL PLANNING AGENCY REVIEW.

Was this form sent to Zelienople Borough for comments?

If so, where are the comments?

**Response: Form sent to Zelienople Borough and pending comments**

Section A. NO INFORMATION provided.

Section B. NO INFORMATION provided.

Section C. No boxes are checked

Section D. NO ADDITIONAL COMMENTS

**Response: Pending from Borough**

SEWAGE FACILITIES PLANNING MODULE COMPONENT 4B – COUNTY PLANNING AGENCY REVIEW.

What agencies, if any, were asked to fill out this form?

Where are the responses?

**Response: Butler County fills out the form, there were no comments.**

SECTION 10 (blank)

SECTION 11

RESOLUTION FOR PLAN REVISION FOR NEW LAND DEVELOPMENT

Not signed, dated, or sealed

Is this acceptable?

**Response: Pending**

Summary

It appears there are several issues that require explanation.

It appears there are several documents are missing.

It appears several documents have been included that have expired.

My request for a complete and up to date copy of the subject document denied by Sheffler and Company. I was referred back to Zelienople Borough even though the Legal Notice does not mention where to get a copy of the Sewage Facilities Planning Module Minor Act 537 Update Revision.

To the best of my knowledge I have the latest version Sewage Facilities Planning Module Minor Act 537 Update Revision.

The biggest issue is: Is there enough existing sewage capacity at the WBCA facility?

More and more developments are being issued permits.

It is my opinion – a current and comprehensive sewage capacity study needs to be performed regarding sewage capacity. The 537 Plan is out of date.

I feel the results of a current and comprehensive sewage capacity study must be made available to the public, municipal governments and the DEP before the Glade Run Development Minor Act 537 Update Revision Document is approved by the DEP or Zelienople Borough.

More AE Flood plain land is being filled and some people feel that the weather is becoming more severe. WBCA storm surge capacity is known to be questionable and was violated in the past.

**Response: Items in the summary are addressed in responses in the above sections of the letter.**

Sincerely,

Robert Beining

Sheffler and Company