

PROJECT NARRATIVE

**1717-1719 CLIFF STREET
3RD WARD, CITY OF PITTSBURGH
ALLEGHENY COUNTY, PENNSYLVANIA**

Prepared for:
**HALF THE BATTLE
700 RIVER AVENUE
PITTSBURGH, PENNSYLVANIA 15212**

Prepared by:
**KU RESOURCES, INC.
22 SOUTH LINDEN STREET
DUQUESNE, PENNSYLVANIA 15110**

OCTOBER 2025

DESCRIPTION OF PROPOSED DEVELOPMENT

Half the Batte, LLC is developing a lot at parcel numbers 9-M3-97, 9-M-99-A, and 9-M-100 located in the 3rd Ward of the City of Pittsburgh, Allegheny County, Pennsylvania. The existing lot is vacant. The proposed development will consolidate the existing three (3) lots into two (2) lots. Two new stacked duplexes are proposed to be constructed on the newly subdivided lots on Cliff Street.

The site is located on approximately 0.17 acres of property on Cliff Street in the City of Pittsburgh, Allegheny County, Pennsylvania (Site). The site is bound by Cliff Street to the Southeast, Ridgeway Street to the Northwest and residential properties to the Northeast, and Southwest (Figure 1).

According to the Federal Emergency Management Agency, the subject project area does not lie within the regulated floodplain. The existing utilities include a 15-inch combo sewer in Cliff Street and a 6-inch water line located in Cliff Street.

EXISTING SANITARY FLOWS

The existing site is a vacant lot. As such, sanitary credit flows were not applied.

PROPOSED SANITARY FLOWS

Half the Batte, LLC is proposing to construct two new stacked duplexes.

PA DEP Code Chapter 73.17 indicates that for 3-bedroom dwellings the effluent sanitary flows are 400 gallons per day per unit.

Effluent will ultimately be sent to the Allegheny County Sanitation Authority (ALCOSAN). See the attached Pittsburgh Water and Sewer Authority (PWSA) Sewer System map with the route to ALCOSAN highlighted.

PLANNING MODULE CALCULATIONS

Total Sanitary: 1600 GPD

3-Bedroom Apartment:

4 units @ 400 GPD each = 1600 GPD

TOTAL = 1600 GPD

Net flows = Proposed Flows – Existing flows = 1600 gpd – 0 gpd = **1600 gpd = 4 EDU's**

Total Water: 1600 GPD

3-Bedroom Apartment:

4 units @ 400 GPD each = 1600 GPD

TOTAL = 1600 GPD

Net flows = Proposed Flows – Existing flows = 1600 gpd – 0 gpd = **1600 gpd = 4 EDU's**

Based on the creation of a new lot, a PADEP Planning Module is anticipated to be required.

STORMWATER CONVEYANCE

Stormwater management is not needed at this site as 5,000 sf on new impervious surface nor 10,000 sf of land disturbance is proposed. Stormwater will be routed via roof leader connections and tied into the proposed sanitary lateral within 5' of the existing combined sewer.

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 EDU's that will be served.

ALCOSAN Treatment Facility. Credit for previous flows has not been considered, therefore there are 4.0 new EDUs.

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 (on lot, municipal treatment, etc.) and if those methods are intended for interim or ultimate use.

The adjacent land uses are residential uses. Sanitary flows from the existing location ultimately flow into the same interceptor.

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

No potential for combined public/private project.

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

Public sewers (ALCOSAN).

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.

ALCOSAN's Wet Weather Plan (WWP).

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 ensure that applicable water quality standards are attained.

None.

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.

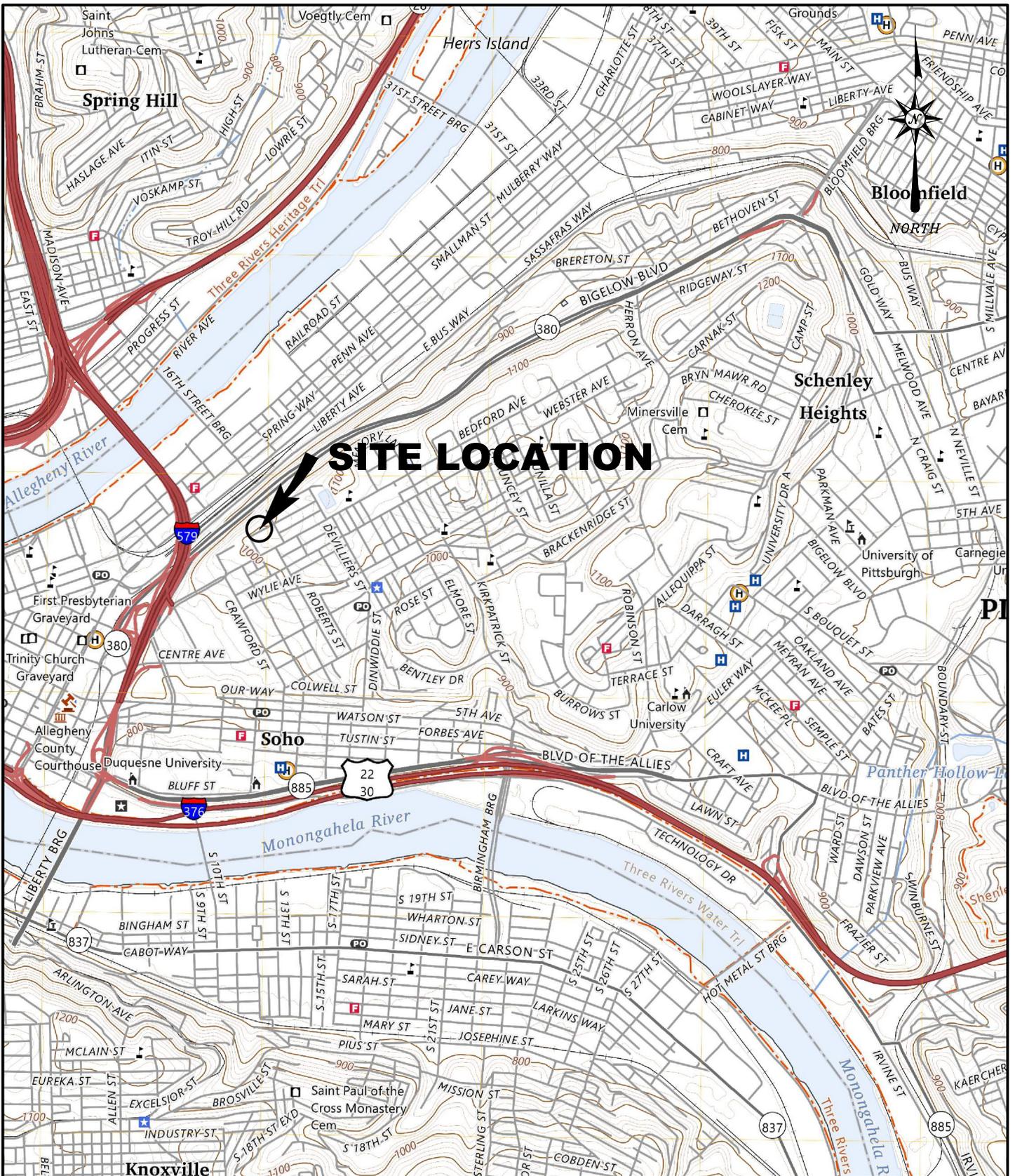
NA

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.

Public sewers (ALCOSAN).

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.

NA



REFERENCE:
 USGS 7.5-MIN TOPOGRAPHIC
 QUADRANGLE PITTSBURGH - EAST,
 PENNSYLVANIA, DATED AUGUST 2023.



APPROVED	RLS 03/10/2025
CHECKED	RLS 03/10/2025
DRAWN	DTW 03/10/2025
CAD FILE NO.	25086A001
PROJECT NO.	HTB25086CSG



KU Resources, Inc.
 22 South Linden Street
 Duquesne, PA 15110
 412.469.9331
 412.469.9336 fax
www.kuresources.com

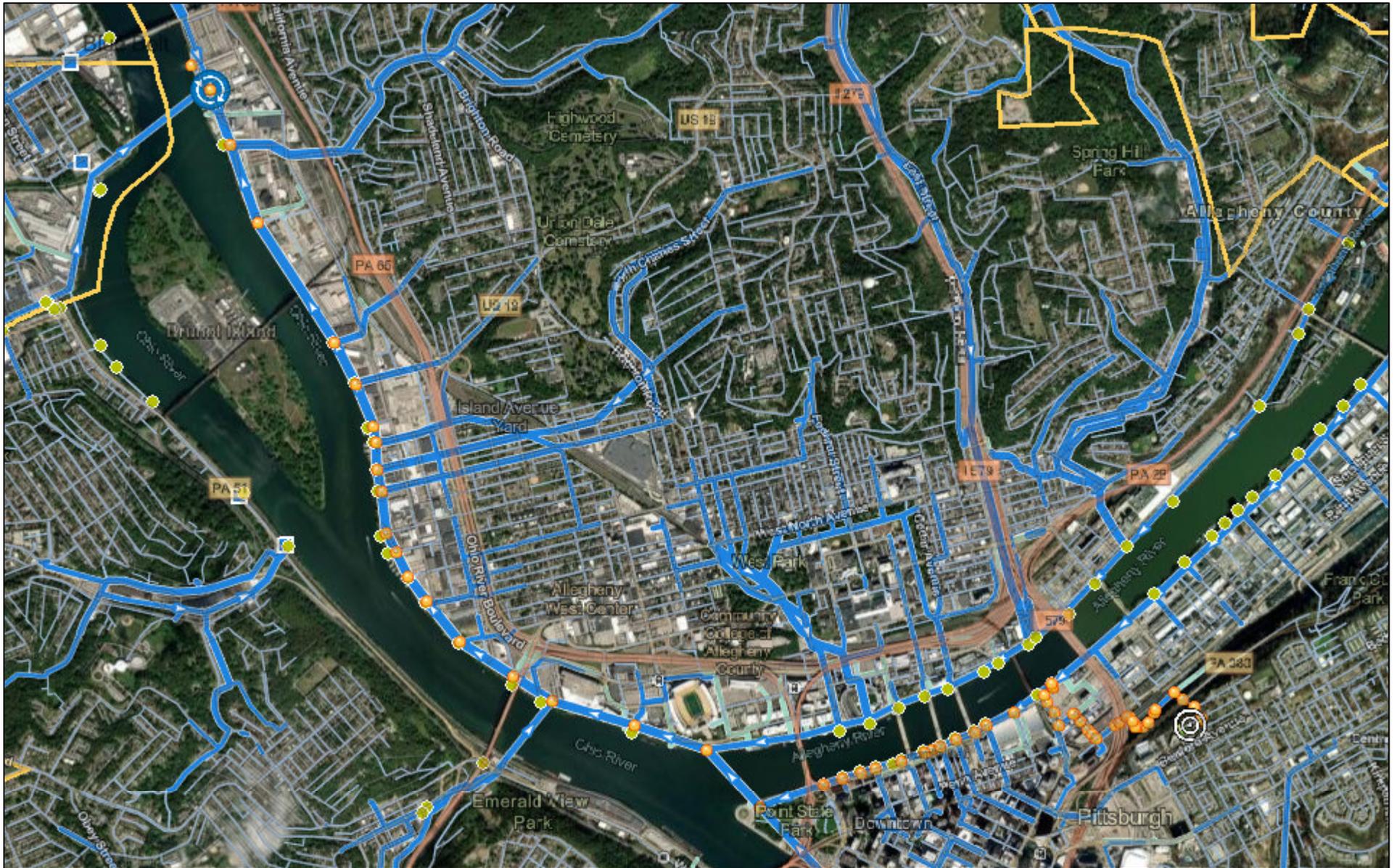
FIGURE 1

**SITE LOCATION MAP
 1717-1719 CLIFF STREET**

**CITY OF PITTSBURGH - 3RD WARD
 ALLEGHENY COUNTY, PENNSYLVANIA**

PREPARED FOR
**HALF THE BATTLE
 PITTSBURGH, PENNSYLVANIA**

3RWW Sewer Atlas



10/14/2025, 1:32:18 PM

ALCOSAN Service Area

Override 1

ALCOSAN Plant



ALCOSAN Plant

Wastewater | Discharge Points

● Override 1

Wastewater | Pump / Facility Locations

■ Override 1

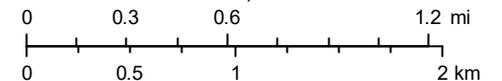
Municipalities in the ALCOSAN Service Area

Override 1

Flow Direction

Pipes (unknown width)

1:36,112



3 Rivers Wet Weather
Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

3 Rivers Wet Weather

TABLE 1				
PROPOSED SANITARY FLOWS 1717-1719 CLIFF STREET				
Type of Establishment	Measurement		GPD/Unit	Flow Per Day
	Unit	# of Units		
<i>Residential</i>				
Three Bedroom Dwelling - Duplex	Unit	4	400	1,600 GPD
Total Dry Weather Flow Per Day:				1,600 GPD

TABLE 2				
EXISTING SANITARY FLOWS 1717-1719 CLIFF STREET				
Type of Establishment	Measurement		GPD/Unit	Flow Per Day
	Unit	# of Units		
<i>Residential</i>				
VACANT PROPERTY FOR OVER 15 YEARS				0
				0
Total Dry Weather Flow Per Day:				0 GPD

NET TOTAL

	TOTAL	
PROPOSED	1,600.0	GPD
EXISTING	0.0	GPD
NET INCREASE	1,600.0	GPD



INSTRUCTIONS FOR COMPLETING COMPONENT 4A MUNICIPAL PLANNING AGENCY REVIEW

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

Background

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

Who Should Complete the Component?

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

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

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

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

Section A. Project Name

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

Section B. Review Schedule

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

Section C. Agency Review

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

Section D. Additional Comments

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



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
1717-1719 Cliff Street

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

1. Date plan received by municipal planning agency 1/14/2026
2. Date review completed by agency 2/5/2026

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

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

SECTION C. AGENCY REVIEW (continued)

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

17. Name, title and signature of planning agency staff member completing this section:
 Name: Kyla Prendergast, AICP
 Title: Senior Environmental Planner
 Signature: *Kyla Prendergast*
 Date: 2/5/2026
 Name of Municipal Planning Agency: City of Pittsburgh Department of City Planning
 Address: 412 Boulevard of the Allies Suite 201 Pittsburgh, PA 15219
 Telephone Number: 412-522-6551

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

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

The planning agency must complete this component within 60 days.

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

COUNTY OF



ALLEGHENY

SARA INNAMORATO
COUNTY EXECUTIVE

February 18, 2026

Delaney Wilbur, Engineer
KU Resources, Inc.
22 South Linden St
Duquesne, PA 15219

RE: SEWAGE FACILITIES PLANNING MODULE
1717-1719 Cliff Street –Pittsburgh
Allegheny County, Pennsylvania

Dear Ms. Wilbur:

Enclosed is a signed copy of Component 4C, County or Joint County Health Department Review, for the above-referenced development. This Planning Module Component was received on February 11, 2026. The project proposes the following:

Project Description:	The proposed development will consolidate three existing lots into two newly subdivided lots on Cliff Street, where two new stacked duplexes are planned for construction.
Sewage Flow:	1600 GPD
Conveyance:	Sewage from proposed development will be conveyed by PWSA to the Allegheny River Interceptor and ultimately transported to ALCOSAN for treatment.
Sewer's Owner:	PWSA (collection), ALCOSAN (interceptor)
Sewage Treatment Plant:	ALCOSAN

Please be advised that a permit must be obtained from the Allegheny County Health Department's (ACHD) Plumbing Section prior to commencing any plumbing work for the proposed project. Plumbing work for which an ACHD Plumbing Permit must be obtained includes any plumbing work done on the site and any sewers, which will not be owned and operated by a municipality or a sewer authority.



IULIA VANN, MD, MPH, DIRECTOR
ALLEGHENY COUNTY HEALTH DEPARTMENT

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



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

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

Sincerely,



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

Enclosure

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



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

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

Background

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

Who Should Complete the Component?

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

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

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

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

Section A. Project Name

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

Section B. Review Schedule

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

Section C. Agency Review

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

Section D. Additional Comments

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

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

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

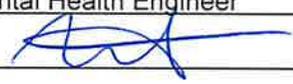
SECTION A. PROJECT NAME (See Section A of instructions)

Project Name
1717-1719 Cliff Street

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

1. Date plan received by county or joint county health department 2/11/2026
 Agency name Allegheny County Health Department (ACHD)
2. Date review completed by agency 2/18/2026

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

Yes	No	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1. Is the proposed plan consistent with the municipality's Official Sewage Facilities Plan? If no, what are the inconsistencies? _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	2. Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality? If yes, describe _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	3. Is there any known groundwater degradation in the area of this proposal? If yes, describe _____
<input checked="" type="checkbox"/>	<input type="checkbox"/>	4. The county or joint county health department recommendation concerning this proposed plan is as follows: <u>ACHD recommends approval. Please see attached letter.</u>
		5. Name, title and signature of person completing this section: Name: <u>Issa Tijani</u> Title: <u>Environmental Health Engineer</u> Signature: <u></u> Date: <u>2/18/2026</u> Name of County Health Department: <u>Allegheny County Health Department</u> Address: <u>3901 Penn Avenue, Building #5, Pittsburgh, PA 15224</u> Telephone Number: <u>412-578-8046</u>

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

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

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

1. PROJECT INFORMATION

Project Name: **1717-1719 Cliff Street**

Date of Review: **7/7/2025 11:54:27 AM**

Project Category: **Development, Residential, subdivision which will contain 1-2 lots with 1-2 single family living units**

Project Area: **0.24 acres**

County(s): **Allegheny**

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

ZIP Code:

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

Watersheds HUC 8: **Lower Allegheny**

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

Decimal Degrees: **40.445981, -79.986412**

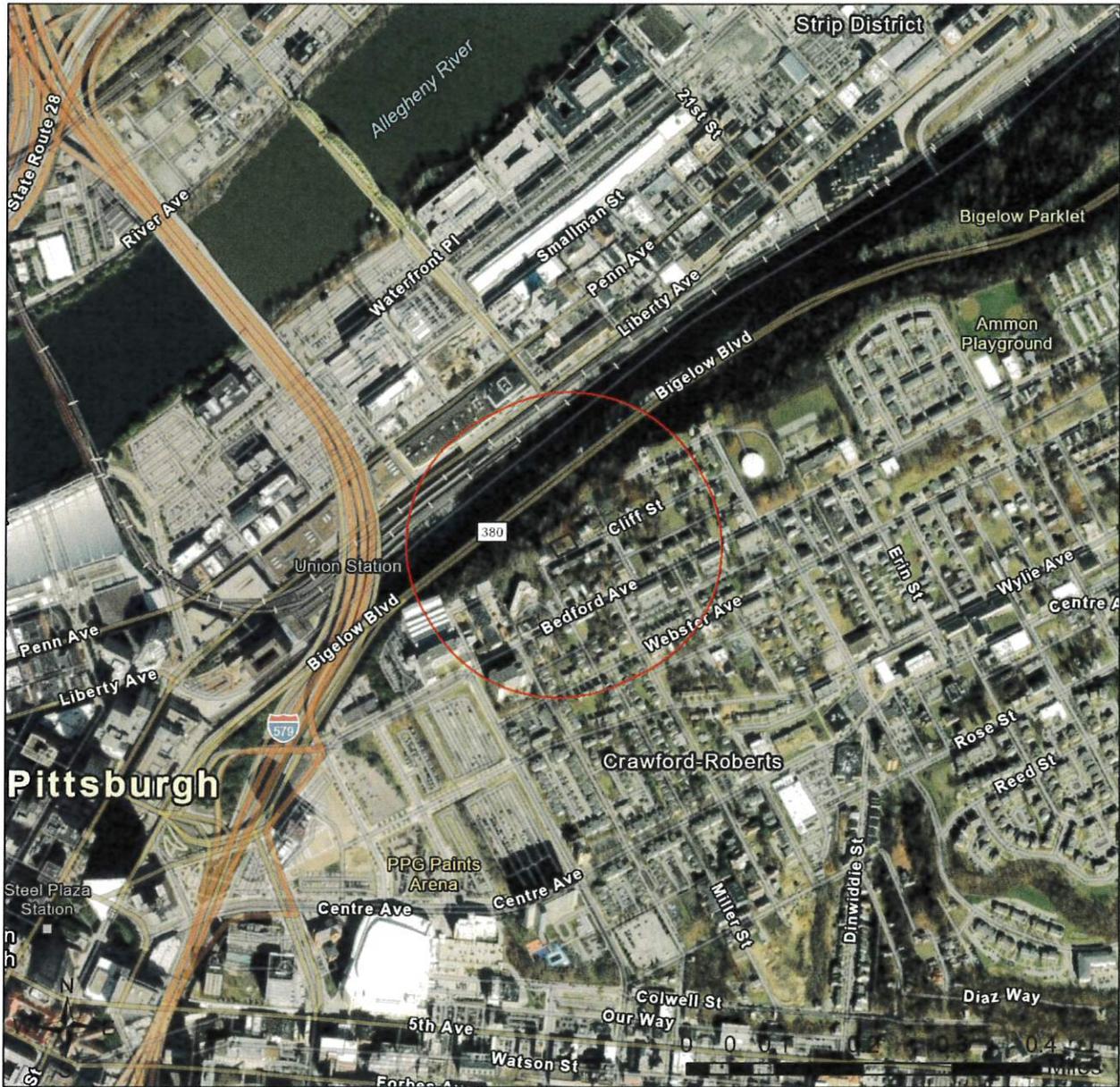
Degrees Minutes Seconds: **40° 26' 45.5315" N, 79° 59' 11.847" W**

2. SEARCH RESULTS

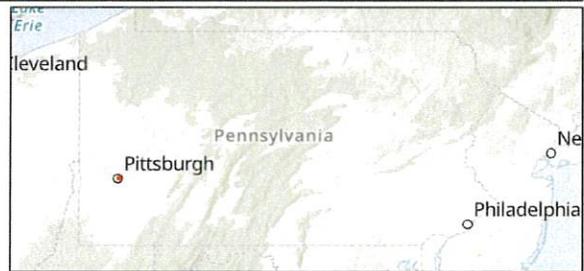
Agency	Results	Response
PA Game Commission	No Known Impact	No Further Review Required
PA Department of Conservation and Natural Resources	No Known Impact	No Further Review Required
PA Fish and Boat Commission	No Known Impact	No Further Review Required
U.S. Fish and Wildlife Service	No Known Impact	No Further Review Required

As summarized above, Pennsylvania Natural Diversity Inventory (PNDI) records indicate no known impacts to threatened and endangered species and/or special concern species and resources within the project area. Therefore, based on the information you provided, no further coordination is required with the jurisdictional agencies. This response does not reflect potential agency concerns regarding impacts to other ecological resources, such as wetlands.

1717-1719 Cliff Street



-  Buffered Project Boundary
-  Project Boundary

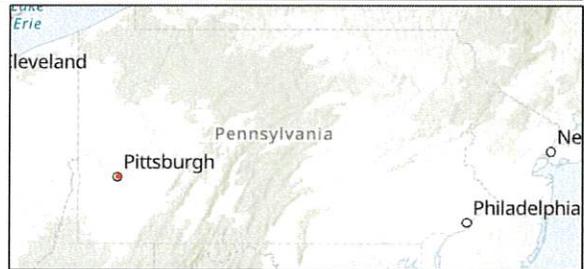


Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

1717-1719 Cliff Street



-  Buffered Project Boundary
-  Project Boundary



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

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:

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

PA Department of Conservation and Natural Resources

RESPONSE:

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

PA Fish and Boat Commission

RESPONSE:

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

U.S. Fish and Wildlife Service

RESPONSE:

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

4. DEP INFORMATION

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

5. ADDITIONAL INFORMATION

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

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

6. AGENCY CONTACT INFORMATION

PA Department of Conservation and Natural Resources

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

PA Fish and Boat Commission

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

U.S. Fish and Wildlife Service

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

PA Game Commission

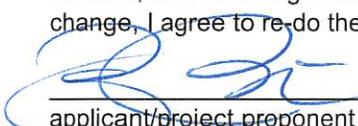
Bureau of Wildlife Management
Division of Environmental Review
2001 Elmerton Avenue, Harrisburg, PA 17110-9797
Email: RA-PGC_PNDI@pa.gov
NO Faxes Please

7. PROJECT CONTACT INFORMATION

Name: Tyler Battle
Company/Business Name: HAIF The Battle LLC
Address: 700 River Avenue
City, State, Zip: Pittsburgh PA 15212
Phone: (412) 654 2752 Fax: ()
Email: Admin@HTBreat.com

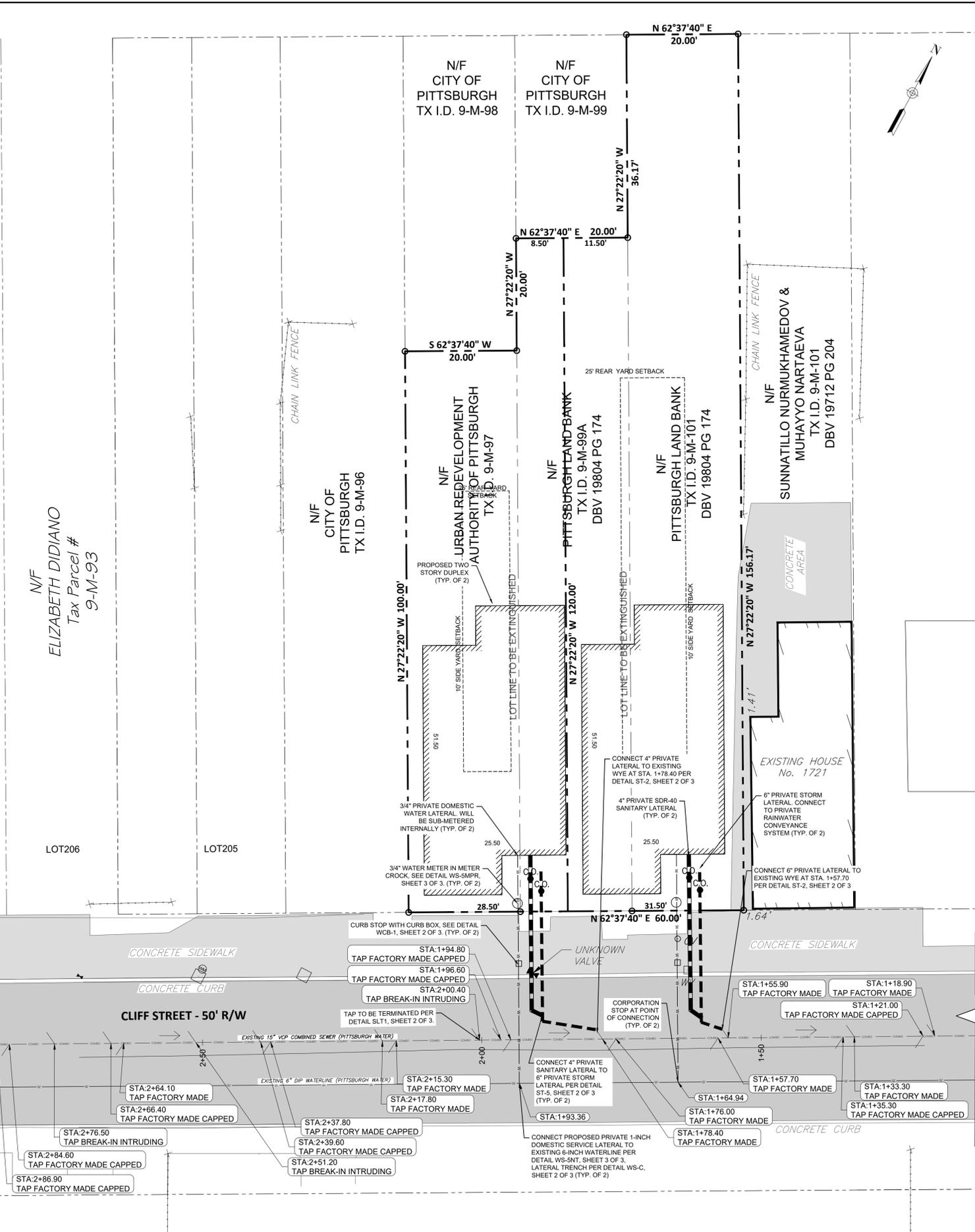
8. CERTIFICATION

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

10/10/2025
date

DRAWN BY: JAD 04/12/2024 CAD FILE NUMBER: 25086DTP PROJECT NUMBER: KDD24203BPS
 CLIENT: HALF THE BATTLE GEOTECH SURVEY, P.A.S.A.C.A.D. PRODUCT: TAP-IN PLAN DWG-TIP



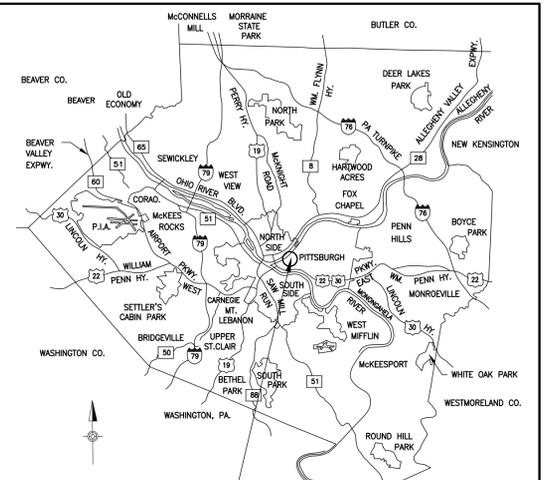
PEAK OPERATING WATER DEMANDS
To be completed by the Applicant and provided once within the plan set, if applicable:

METER INFORMATION				DOMESTIC SYSTEM		FIRE SYSTEM	
QUANTITY	SIZE	TYPE	USE	FLOW, GPM	PRESSURE, PSI	FLOW, GPM	PRESSURE, PSI
2	1"	POSITIVE DISPLACEMENT	DOMESTIC	19.6	52	NA	NA

METER SIZE: 5/8", 3/4", 1", 2", 3", 4", 6", 8", 10", 12", 16"
 METER TYPE: POSITIVE DISPLACEMENT, COMPOUND, ELECTROMAGNETIC, ULTRASONIC, TURBINE
 METER USE: DOMESTIC, FIRE, COMBINATION

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

PROJECT FLOW, GPD	1,600
EXISTING FLOW, GPD	0
NET FLOW, GPD	1,600



WORK SITE LOCATION

LOCATION MAP N.T.S.

THE PITTSBURGH WATER & SEWER AUTHORITY APPROVAL BLOCK
To be completed by the Applicant and provided once within the plan set:

(Check all that apply)

- NEW WATER CONNECTION(S)
- NEW SEWER CONNECTION(S)
- REUSE EXISTING WATER CONNECTION(S)
- REUSE EXISTING SEWER CONNECTION(S)
- TERMINATE EXISTING WATER CONNECTION(S)
- TERMINATE EXISTING SEWER CONNECTION(S)
- PRIVATE CONSTRUCTION OF PUBLIC FACILITIES

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

REVIEWER, DEPT. OF ENGINEERING AND CONSTRUCTION _____

SENIOR PROJECT MANAGER, DEPT. OF ENGINEERING AND CONSTRUCTION _____

DIRECTOR OF OPERATIONS _____

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

DIRECTOR, DEPT. OF ENGINEERING AND CONSTRUCTION _____

PWSA PROJECT NUMBER TAP-345-0425

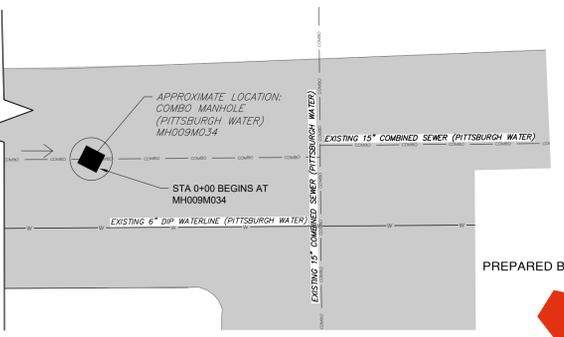
TAP C RECORD NUMBER _____

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



HALF THE BATTLE
700 RIVER AVENUE
PITTSBURGH, PA 15212
WATER & SEWER SERVICE TAP-IN

CLIFF STREET
1717-1719 CLIFF STREET
PITTSBURGH, PA 15219



PREPARED BY:
KU Resources, Inc.
22 South Linden Street
Duquesne, PA 15110
412.469.9331
412.469.9336 fax
www.kuresources.com

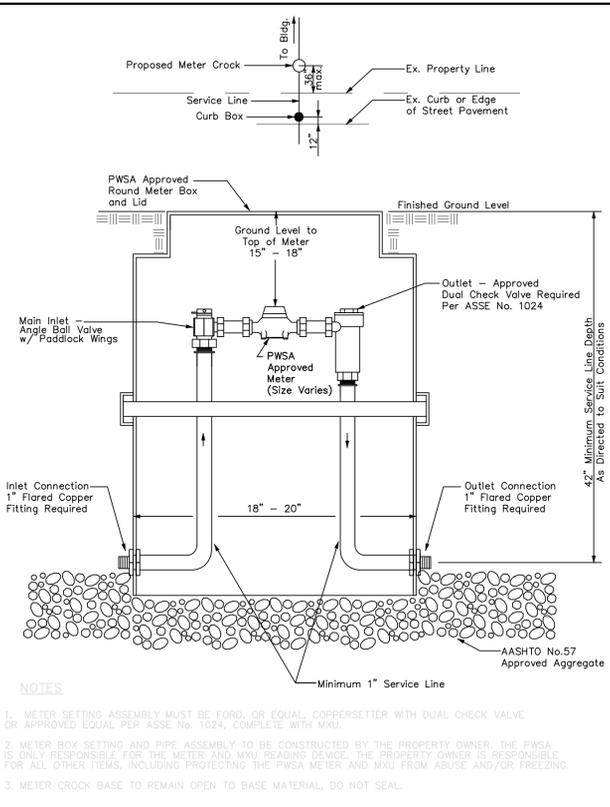
CALL BEFORE YOU DIG! KU DESIGN TICKET#
PENNSYLVANIA LAW REQUIRES A WORKING NOTICE CONSTRUCTION PHASE AND IS WORKING DAYS BY
CONSTRUCTION PHASE: ELECTRICAL/MECHANICAL/PLUMBING/ETC.
SERIAL # 20251361665
PENNSYLVANIA ACT 58-1086: DISTRIBUTION OF ASSAULTORS, DEGRADERS, OR ANY PERSON
PREPARING TO DESTROY THE EARTH'S SURFACE AVOIDANCE IN THE COMMONWEALTH. CALL
PENNSYLVANIA ONE CALL SYSTEM, 800-485-4874 BEFORE ANY DISTURBANCE.

PLAN SCALE: 1" = 10'
DATE: MARCH 2025
REV 1:
REV 2:
REV 3:

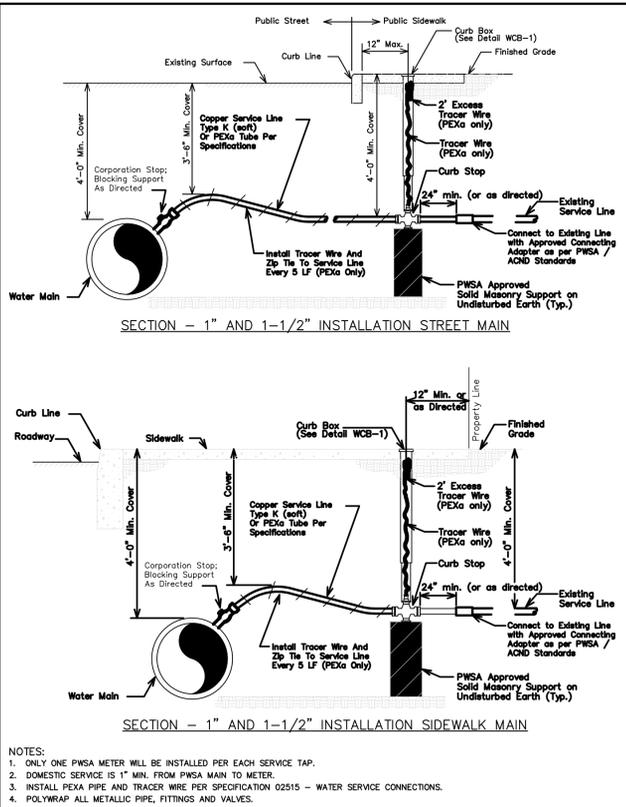
SHEET
1 OF 3

ACCESSION NO. _____
CASE NO. _____

K:\CLIENTS\HALF THE BATTLE\BID\2025\04\01\PRODUCTION\250860DTP-TAP-IN-PLAN-AND-WG-TIP-DETAILS.dwg
 DRAWN BY: DTW
 03/10/2025
 CAD FILE NUMBER: 250860DTP
 PROJECT NUMBER: KDD24203BPS



REVISIONS	PGH ₂ O	The Pittsburgh Water and Sewer Authority
	Pittsburgh Water & Sewer Authority	Residential Domestic Service External Setting 5/8" - 1" Meter
Approved by:	Scale: N.T.S.	Supplemental Detail Drawing: WS-5MPR



REVISIONS	PGH ₂ O	The Pittsburgh Water and Sewer Authority
	Pittsburgh Water & Sewer Authority	Water Service Line 1" And 1-1/2" Domestic / Fire New Installation
Approved by:	Scale: N.T.S.	Supplemental Detail Drawing: WS-5NT

THE PITTSBURGH WATER & SEWER AUTHORITY APPROVAL BLOCK
 To be completed by the Applicant and provided on each sheet within the plan set:
 (Check all that apply)

<input checked="" type="checkbox"/>	NEW WATER CONNECTION(S)
<input type="checkbox"/>	NEW SEWER CONNECTION(S)
<input type="checkbox"/>	REUSE EXISTING WATER CONNECTION(S)
<input checked="" type="checkbox"/>	REUSE EXISTING SEWER CONNECTION(S)
<input type="checkbox"/>	TERMINATE EXISTING WATER CONNECTION(S)
<input checked="" type="checkbox"/>	TERMINATE EXISTING SEWER CONNECTION(S)
<input type="checkbox"/>	PRIVATE CONSTRUCTION OF PUBLIC FACILITIES

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

REVIEWER, DEPT. OF ENGINEERING AND CONSTRUCTION

SENIOR PROJECT MANAGER, DEPT. OF ENGINEERING AND CONSTRUCTION

DIRECTOR OF OPERATIONS

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

DIRECTOR, DEPT. OF ENGINEERING AND CONSTRUCTION

PWSA PROJECT NUMBER TAP-345-0425

TAP C RECORD NUMBER

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



PGH₂O

Pittsburgh Water & Sewer Authority

HALF THE BATTLE
 700 RIVER AVENUE
 PITTSBURGH, PA 15212
 WATER & SEWER SERVICE TAP-IN

CLIFF STREET
 1717-1719 CLIFF STREET
 PITTSBURGH, PA 15219

PREPARED BY:

KU Resources, Inc.
 22 South Linden Street
 Duquesne, PA 15110
 412.469.9331
 412.469.9336 fax

www.kuresources.com

CALL BEFORE YOU DIG! KU DESIGN TICKET#

PENNSYLVANIA LAW REQUIRES A WORKING NOTICE CONSTRUCTION PHASE AND IS WORKING DAYS BY CONSTRUCTION STOPPING PRODUCTION ON OR BEFORE 11:00 AM.

SERIAL # 20251361665

PENNSYLVANIA ACT 167 (2006) REGISTRATION OF REGISTARORS, DESIGNERS, OR ANY PERSON PREPARING TO DESIGN THE EARTH'S SURFACE ANYWHERE IN THE COMMONWEALTH, CALL PENNSYLVANIA ONE CALL SYSTEM, 800-484-4776 BEFORE ANY DISTURBANCE.

PLAN SCALE: 1" = 10'

DATE: MARCH 2025	SHEET	ACCESSION NO.
REV 1:	3 OF 3	
REV 2:		CASE NO.
REV 3:		

NEW STACKED DUPLIX

REVIEW SET - NOT FOR CONSTRUCTION
PROJECT OWNER:
 Half The Battle LLC
 700 River Avenue
 Pittsburgh, PA 15212
PROJECT LOCATION:
 1717 Cliff Street
 Pittsburgh, PA 15219
DATE ISSUED:
 5/12/2025 9:40:07
 AM

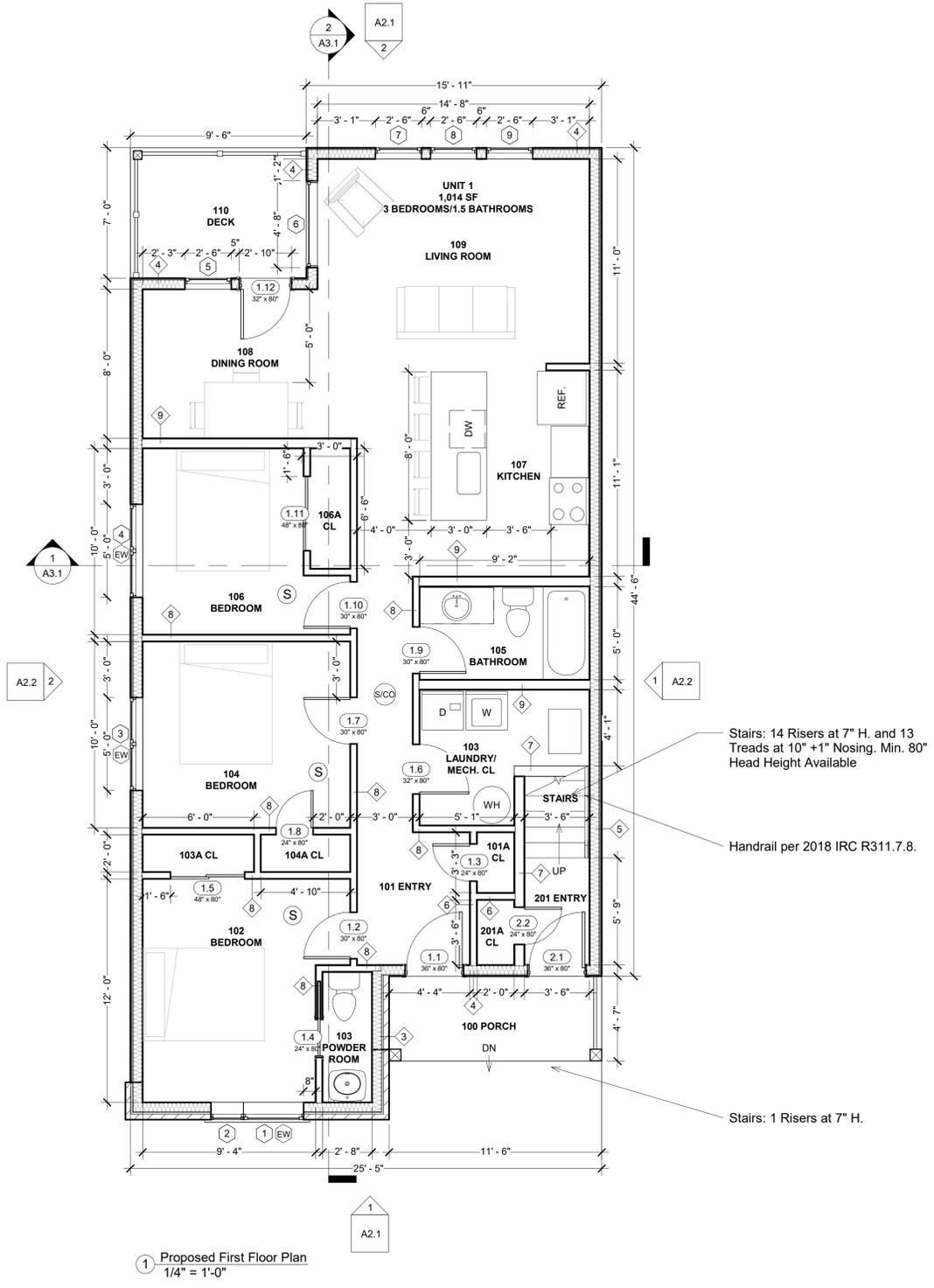
DRAWN NC
 CHECKED RE

ARCHITECT:
 Milton Ogot, ARCHITECT
 320 Anthon Drive
 Pittsburgh, PA
 412-519-2897

1717 CLIFF ST.

A1.1

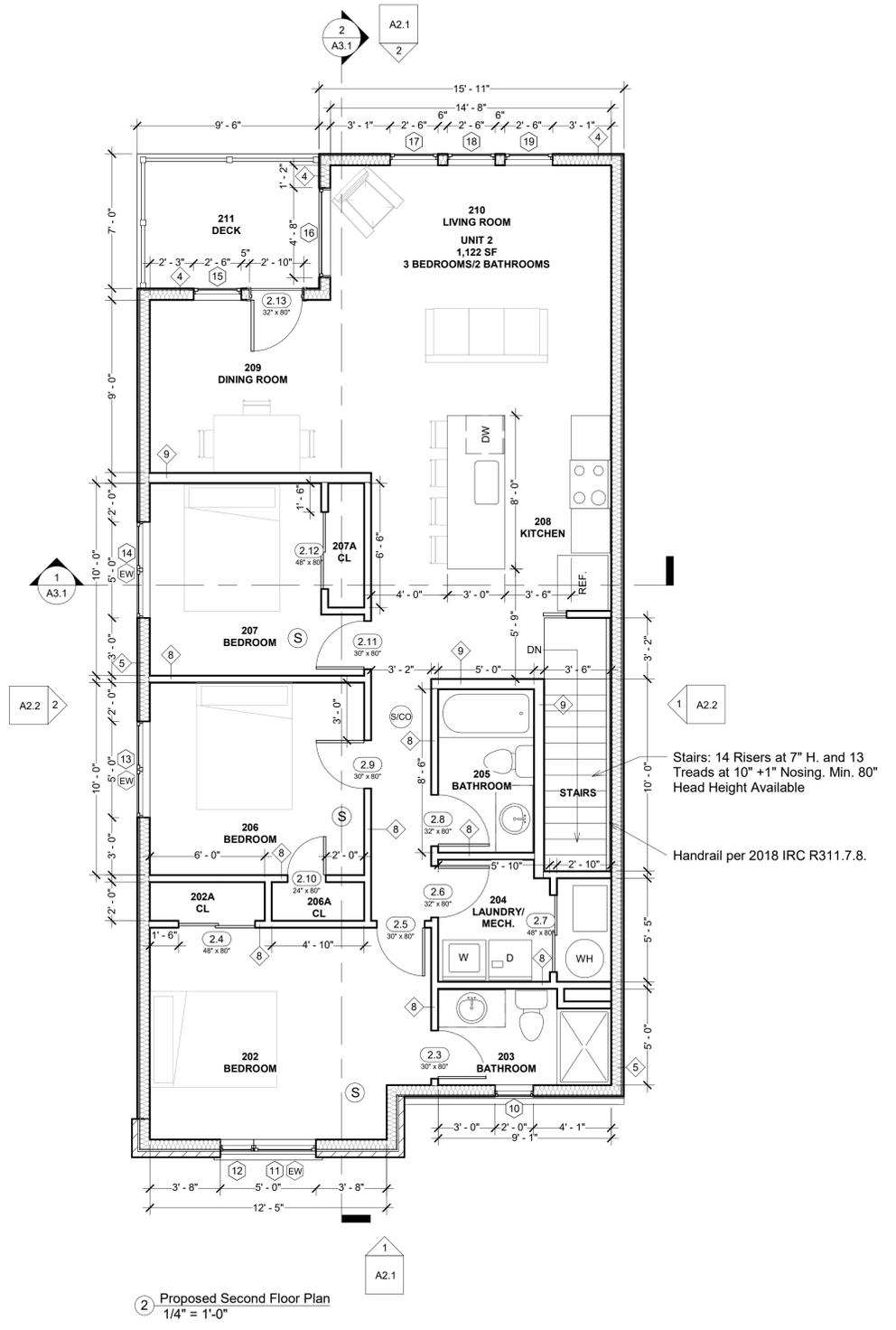
Proposed Floor Plans



Stairs: 14 Risers at 7" H. and 13 Treads at 10" + 1" Nosing. Min. 80" Head Height Available

Handrail per 2018 IRC R311.7.8.

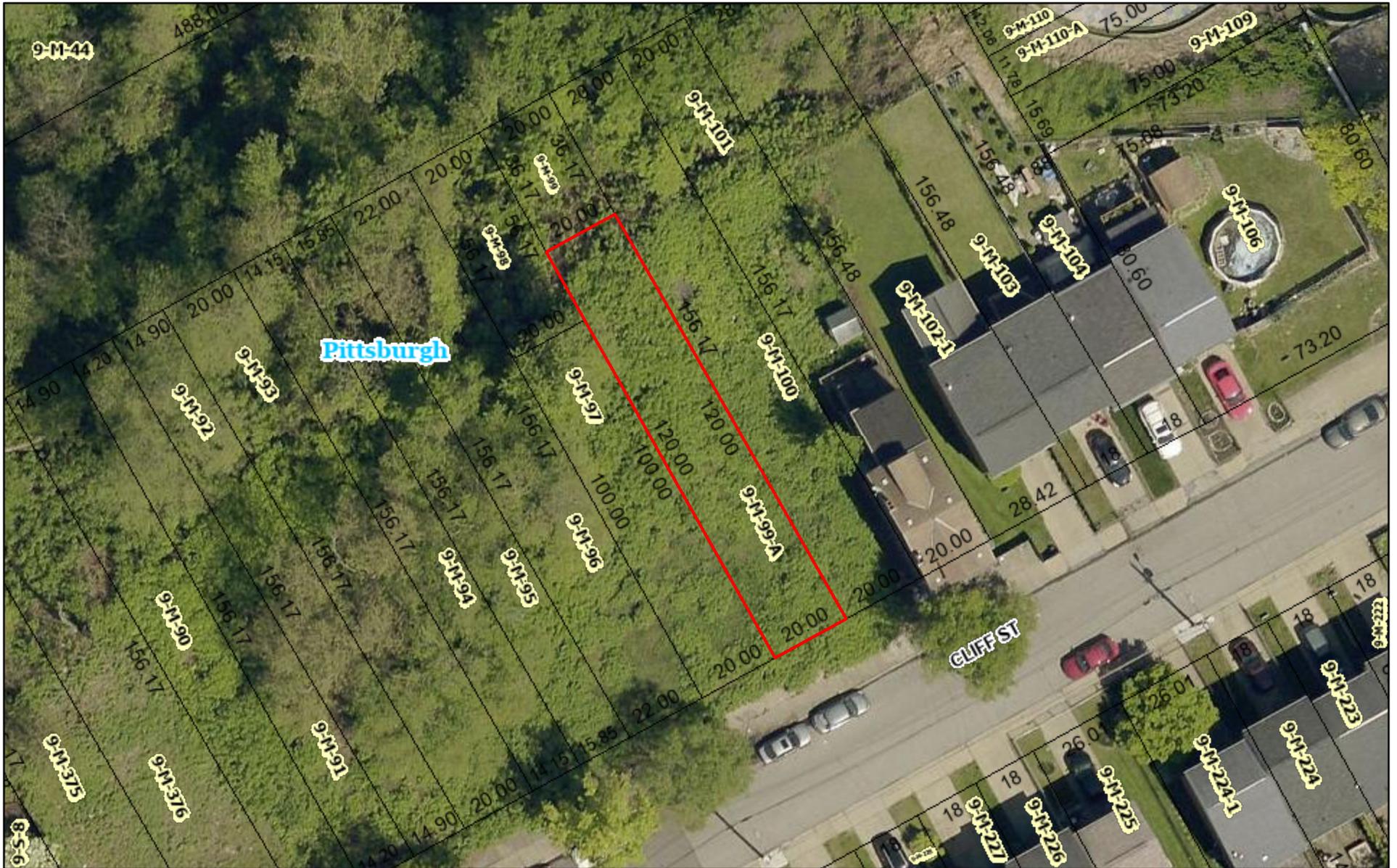
Stairs: 1 Risers at 7" H.



Stairs: 14 Risers at 7" H. and 13 Treads at 10" + 1" Nosing. Min. 80" Head Height Available

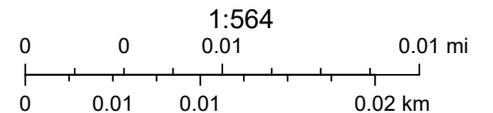
Handrail per 2018 IRC R311.7.8.

PIN: 0009M00099000A00



March 17, 2025

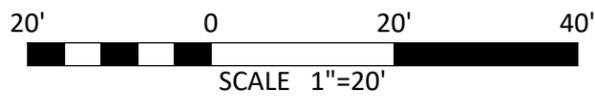
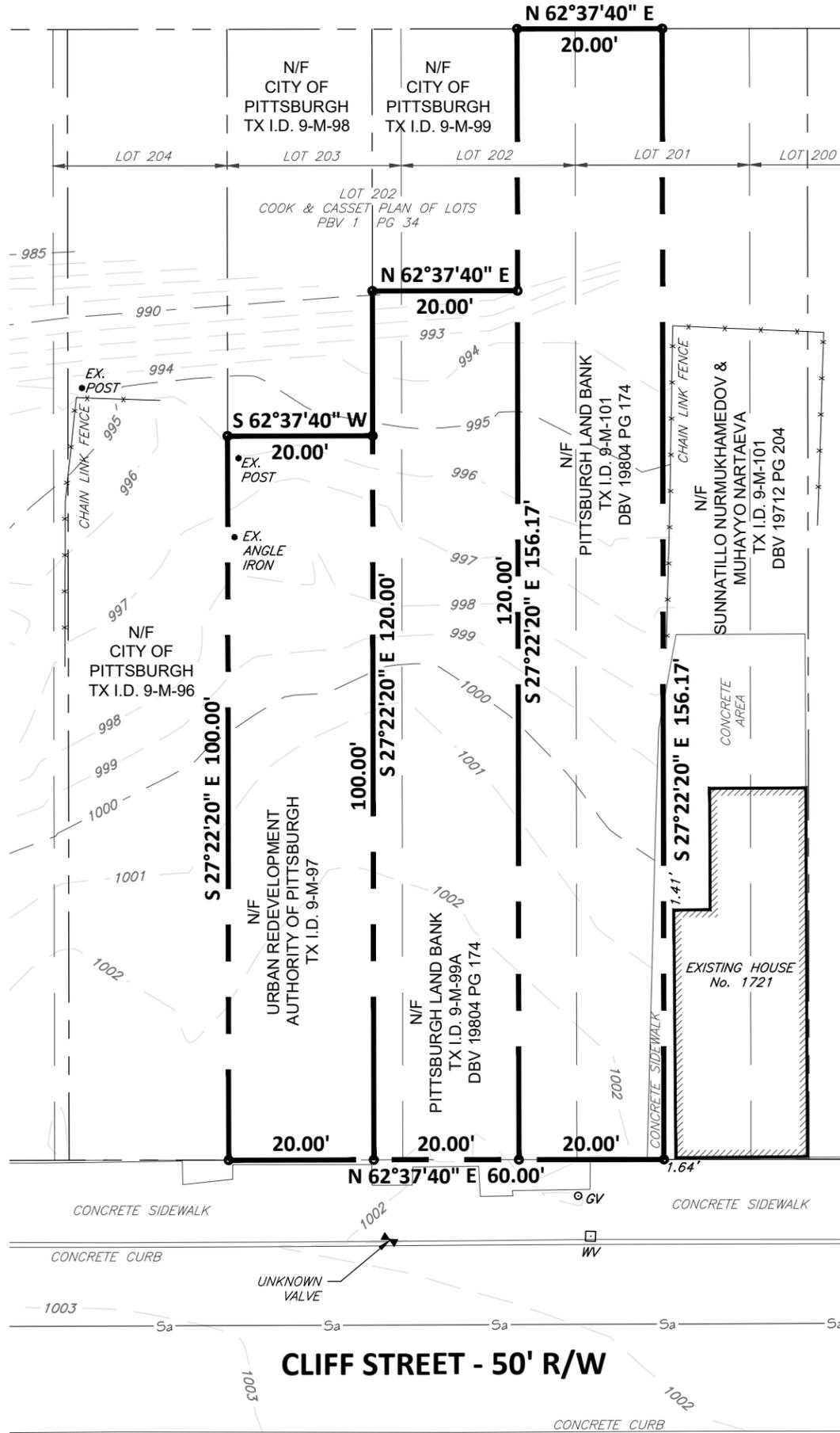
 Municipalities  Parcels
 Streets



Allegheny County 2012; 2010 Imagery

Data displayed on this map is for informational purposes only. It is not survey
2020

RIDGEWAY STREET - 60' R/W - UNOPENED



NOTES:

1. The underground utilities shown hereon have not been physically located by the surveyor, however, the information was obtained from existing plans And PA One Call paint markings. KU Resources Inc., makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The PA One Call noted upon this plan may be ignored by the utility or result in an incomplete response therefore KU Resources Inc., does not warrant that the underground utilities shown are a complete and full representation of existing utilities in the survey area, or are shown in the exact location indicated although they are shown as accurately as possible from the information available.
2. Basis of Elevation is NAVD 88 - Geoid 18.
3. Property lines shown hereon are on NAD 83, South Planes, South Zone, U.S. Foot.
4. Survey is based on field work performed in September 2021 and limited deed research. It is subject to the findings of an in depth title search.
5. Property is subject to all prior conveyances, easements, reservations, and conditions recited in all prior conveyances.

PLAN OF SURVEY

<p>KU Resources, Inc. 117 SAGAMORE HILL ROAD TEL: (724) 327-7474</p>	<p>PLAN FOR: HALF THE BATTLE, LLC</p>		<p>Scale: 1"=20'</p>	<p>Job # 25-086</p>	
	<p>LOT 201-203</p>	<p>PBV 1 PG 34</p>	<p>3RD WARD, CITY OF PITTSBURGH</p>	<p>Date: 3-5-2025</p>	<p>Drawing # EX1</p>
	<p>COOK AND CASSATT PLAN OF LOTS</p>		<p>ALLEGHENY COUNTY, PA</p>	<p>Drafted: MTC</p>	<p>F.B. #</p>
<p>PITTSBURGH, PA 15239 FAX: (724) 325-2734</p>			<p>Checked: RRB</p>	<p>Pg</p>	
			<p>Approved: RRB</p>		