

**PROJECT NARRATIVE  
WEST JEFFERSON RESIDENTIAL DEVELOPMENT  
514 WEST JEFFERSON STREET  
25<sup>TH</sup> WARD, CITY OF PITTSBURGH  
ALLEGHENY COUNTY, PENNSYLVANIA**

*Prepared for:*  
**JERRY CASALE  
3138 PENN AVE. #2  
PITTSBURGH, PENNSYLVANIA 15201**

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

**JUNE 2019**



**KU Resources, Inc.**  
Innovative Solutions. Outstanding Support.

22 South Linden Street | Duquesne, PA 15110  
412.469.9331 | 412.469.9336 fax

[www.kuresources.com](http://www.kuresources.com)

## **DESCRIPTION OF PROPOSED DEVELOPMENT**

Jerry Casale is developing a lot at parcel number 23-E-80 located in the 25<sup>th</sup> Ward of the City of Pittsburgh, Allegheny County, Pennsylvania. The proposed development will facilitate re-contouring of the land surface, construction of 3 (three) 2-unit duplexes and 1 (one) single family residence, and installation of associated utilities and paved surfaces. The site is at 514 West Jefferson Street in the City of Pittsburgh's North Side neighborhood. See Figure 1 for the Site Location Map.

The site is currently a vacant vegetated lot. According to the Federal Emergency Management Agency, the site is not within a floodway. The existing utilities are a 6-inch water line and a 15-inch VCP combination sewer line along West Jefferson Street.

Casale is proposing to construct 3 (three) 2-unit duplexes and 1 (one) single family residence for a total of 7 lots. Each lot will include a rear driveway accessible via a private roadway. Each building will have its own sanitary and storm connections into the existing 15" VCP combined sewer line along West Jefferson Street. The proposed utilities installed outside of the proposed rights-of-way will be privately owned and maintained; proposed utilities installed within the proposed rights-of-way will be publicly owned and maintained.

## **PROPOSED SANITARY DESIGN**

PA DEP Code Chapter 73.17 indicates that, for a single-family home, the effluent sanitary flows are 400 gallons per apartment per day. The total sanitary flows will be 2,800 gallons per day (7 EDUs) for the existing 15" VCP main on West Jefferson Street. The effluent will ultimately be sent to the Allegheny County Sanitation Authority (ALCOSAN). See the attached map with the route to ALCOSAN highlighted.

## **ALTERNATIVES ANALYSIS**

Spray irrigation or on-lot absorption are not viable options for this site because there is insufficient area to accommodate the expected sanitary flows. Furthermore, since a PWSA collector already exists along West Jefferson Street, a tap-in to the existing sewer pipe is the preferred disposal method.

## **STORMWATER CONVEYANCE**

Storm water management is required on the site due to the City of Pittsburgh's Stormwater Ordinance indicating that post-development flows will not exceed pre-development flows. Additional stormwater runoff created by the development will be managed on site by a roof sump for each proposed building and an infiltration trench to handle runoff from the private access road. Rooves will connect to roof sumps via roof leaders; the access roadway will have inlets and a trench drain to route stormwater to the infiltration trench. The proposed systems are designed to effectively manage the increase in stormwater runoff due to the development's increase in impervious surfaces.

## **PLANNING MODULE CALCULATIONS**

Total Water: 2,800 GPD / 7 EDU

RESIDENTIAL:

7 Single-family residences @ 400 GPD each = 2,800 GPD

TOTAL RESIDENTIAL = 2,800 GPD

2,800 GPD / 400 GPD = 7 EDUs

Total Sewer: 2,800 GPD / 7 EDU

RESIDENTIAL:

7 Single-family residences @ 400 GPD each = 2,800 GPD

TOTAL RESIDENTIAL = 2,800 GPD

2,800 GPD / 400 GPD = 7 EDUs

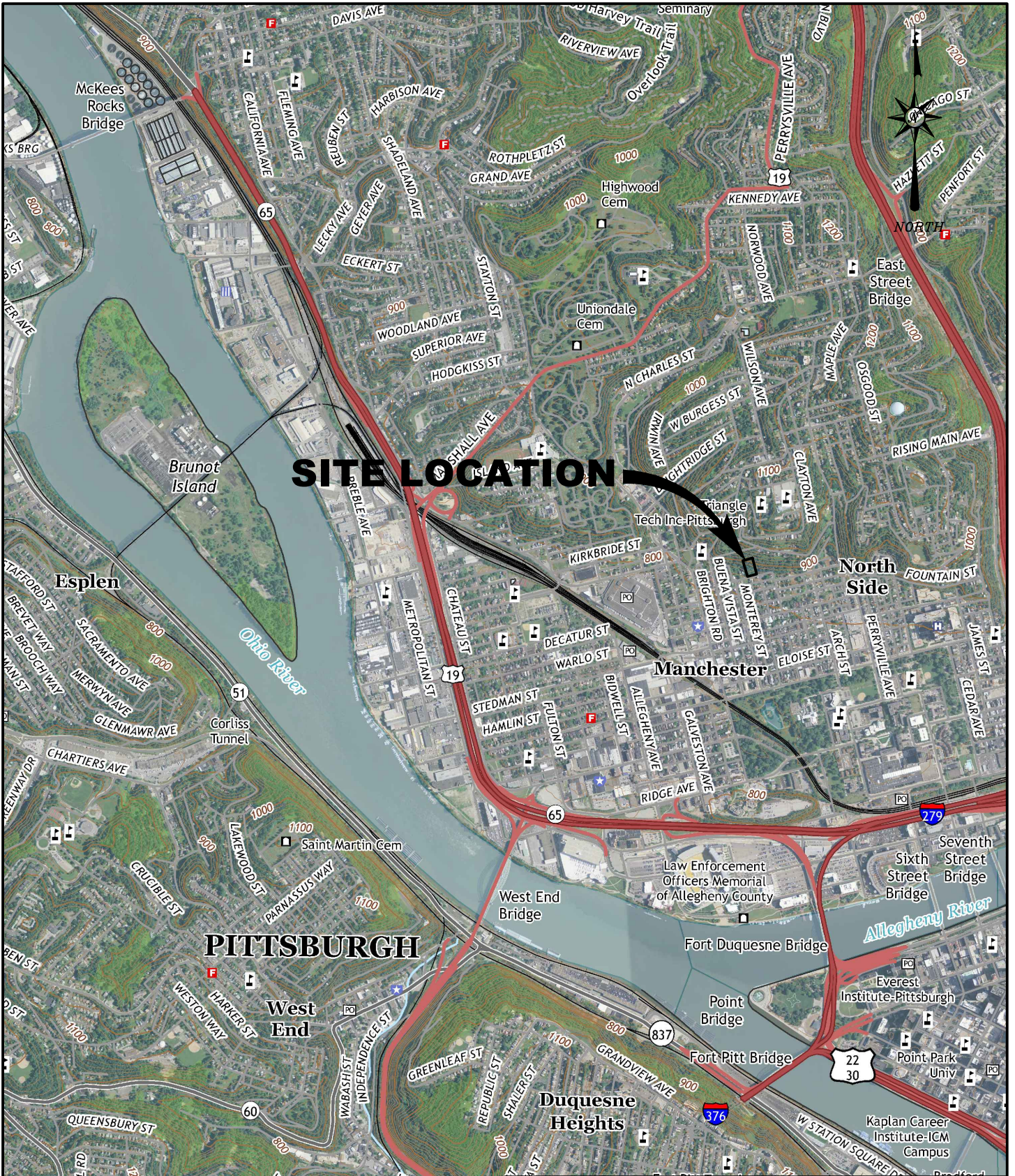
## **SEWAGE CONVEYANCE INFORMATION**

Each building will each have a sanitary connection into the 15" VCP combination sewer owned by PWSA. The laterals for lots 1 through 6 will each be on average 80 feet of 6-inch PVC at a minimum slope of 2%. Lot 7 will have a lateral of approximately 200 feet of 6-inch PVC at a minimum slope of 2%. Effluent will connect at A-48-00 to the existing 60-inch interceptor owned by ALCOSAN. Flows will ultimately be sent to the Allegheny County Sanitation Authority (ALCOSAN) Woods Run Wastewater Treatment Plant.

**TABLE 1**

**ESTIMATED FLOW TO W. JEFFERSON STREET PIPE**

| Type of Establishment                          | Measurement Unit | # of Units | GPD/Unit | Flow Per Day |
|--|------------------|------------|----------|--------------|
| <i>Residential Buildings</i>                   |                  |            |          |              |
| Single Family Home                             | Per Dwelling     | 7          | 400      | 2,800 GPD    |
| Total Flow Per Day From Residential Dwellings: |                  |            |          | 2,800 GPD    |



**SITE LOCATION**

REFERENCE:  
USGS 7.5-MIN TOPOGRAPHIC  
QUADRANGLE PITTSBURGH WEST,  
PENNSYLVANIA, DATED 2016.



**FIGURE 1**  
**SITE LOCATION MAP**  
**WEST JEFFERSON RESIDENTIAL DEVELOPMENT**

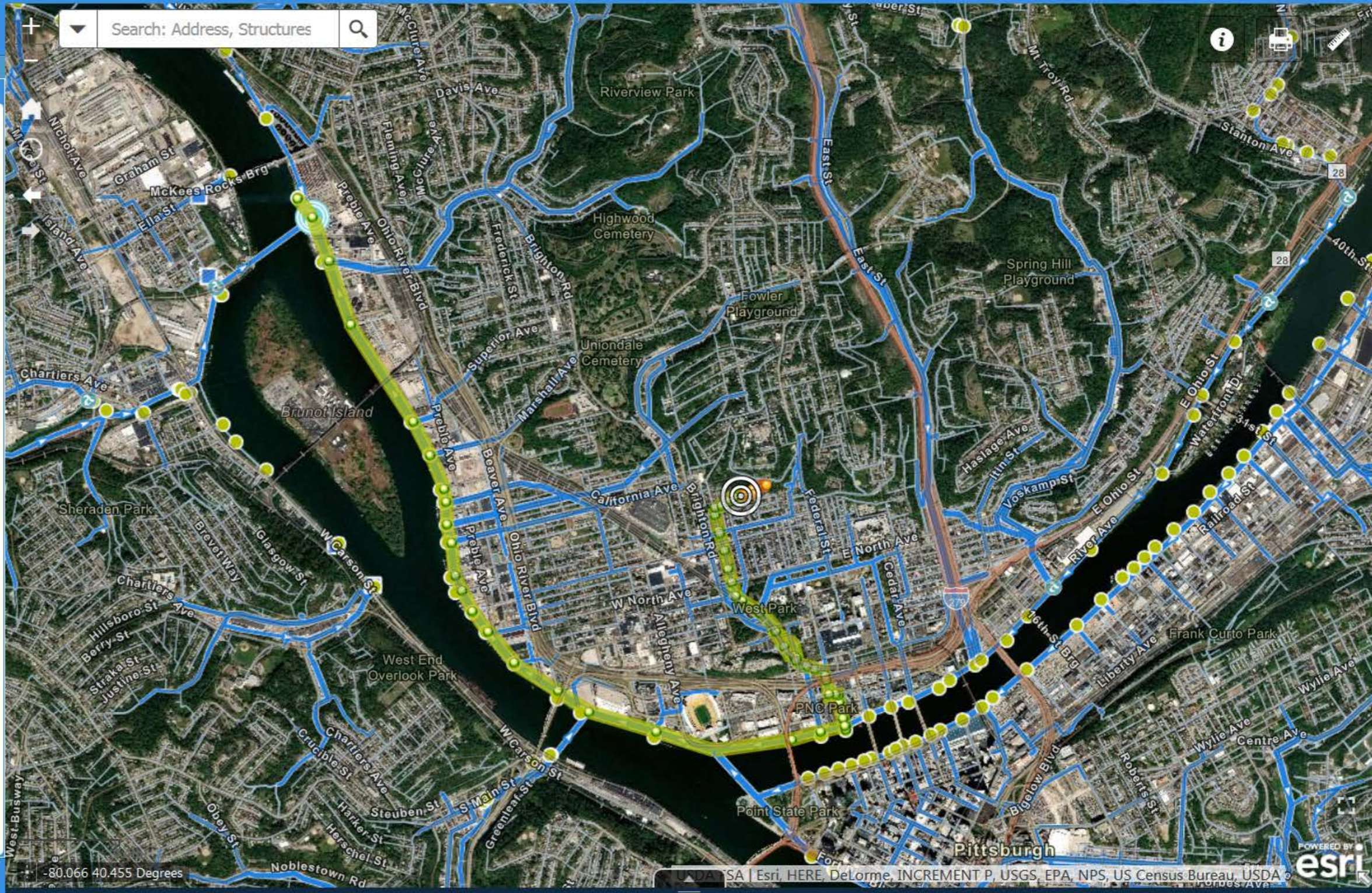
514 WEST JEFFERSON STREET  
ALLEGHENY COUNTY, PENNSYLVANIA

PREPARED FOR  
**JERRY CASALE**  
PITTSBURGH, PENNSYLVANIA

|              |                |
|--------------|----------------|
| APPROVED     | TOM 05/27/2019 |
| CHECKED      | RAU 05/27/2019 |
| DRAWN        | RAU 05/27/2019 |
| CAD FILE NO. | 19067A001      |
| PROJECT NO.  | CAS19067WJCS   |



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Network Trace

Input Output

**Upstream:**  
 612.95 feet of pipe  
 1.80 inch-miles  
 3 pipe segments  
 4 structures  
 Average pipe diameter: 16

**Downstream:**  
 25118.60 feet of pipe  
 474.35 inch-miles  
 70 pipe segments  
 56 structures  
 Average pipe diameter: 77.84



- Upstream Pipes (3) >
- Downstream Pipes (70) >
- Downstream Structures (56) >
- Upstream Structures (4) >



-80.066 40.455 Degrees





Search: Address, Structures



Network Trace

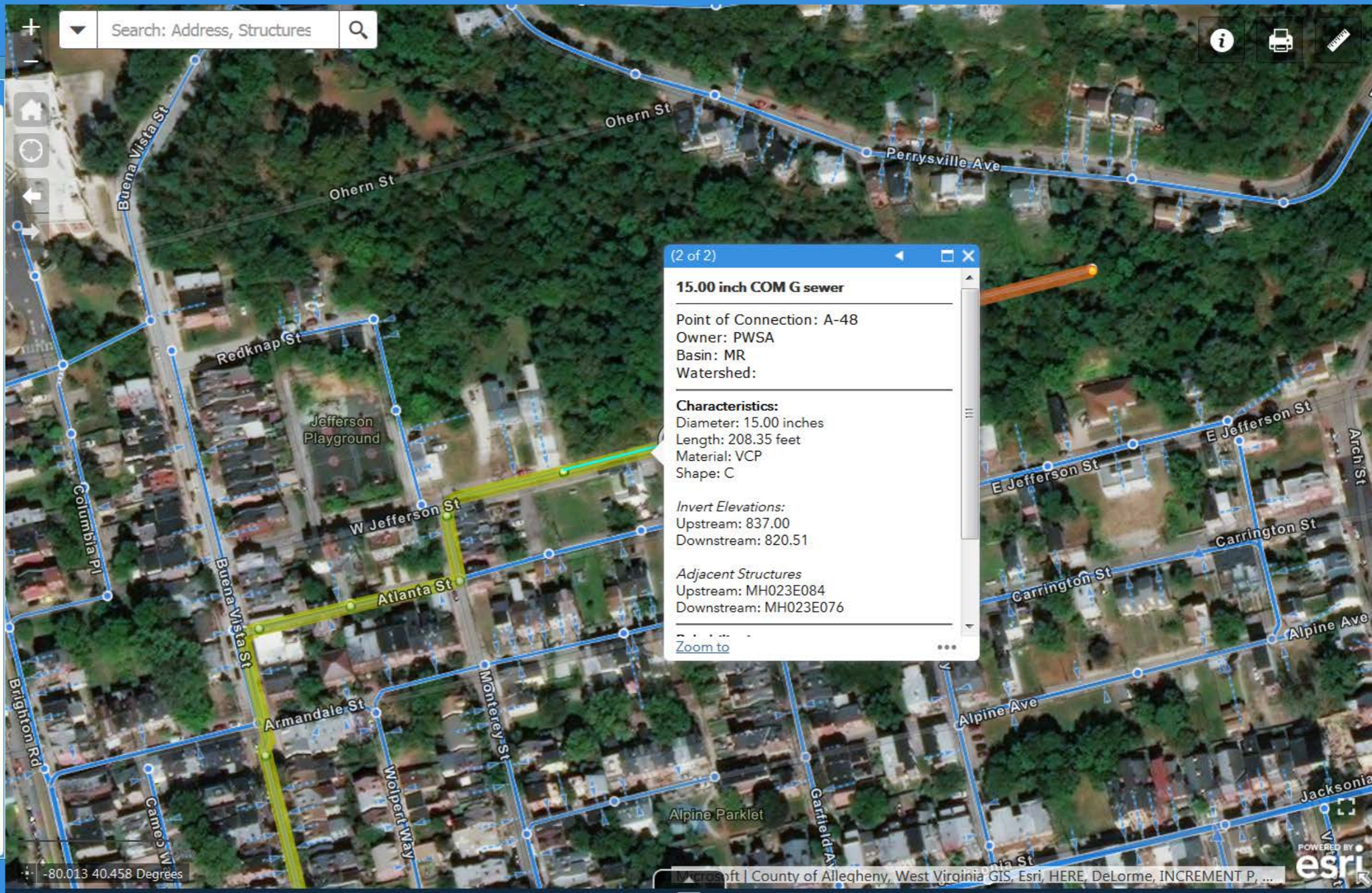
Input Output

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**Downstream:**  
 25118.60 feet of pipe  
 474.35 inch-miles  
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 56 structures  
 Average pipe diameter: 77.84



- Upstream Pipes (3) >
- Downstream Pipes (70) >
- Downstream Structures (56) >
- Upstream Structures (4) >



(2 of 2)

**15.00 inch COM G sewer**

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Point of Connection: A-48  
 Owner: PWSA  
 Basin: MR  
 Watershed:

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**Characteristics:**  
 Diameter: 15.00 inches  
 Length: 208.35 feet  
 Material: VCP  
 Shape: C

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**Invert Elevations:**  
 Upstream: 837.00  
 Downstream: 820.51

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**Adjacent Structures**  
 Upstream: MH023E084  
 Downstream: MH023E076

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[Zoom to](#)

-80.013 40.458 Degrees





|          |
|----------|
| 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)

1. Project Name West Jefferson Residential Development

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2. Brief Project Description Construction of 3 (three) 2-Unit duplexes, and 1 (one) single family residence.

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

|   |           |                                     |                          |                          |
|---|-----------|-------------------------------------|--------------------------|--------------------------|
| Municipality Name                         | County    | City                                | Boro                     | Twp                      |
| City of Pittsburgh, 25 <sup>th</sup> Ward | Allegheny | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

|   |            |    |        |                 |
|---|------------|----|--------|-----------------|
| Municipality Contact Individual - Last Name | First Name | MI | Suffix | Title           |
| Smuts                                       | Matthew    | C  |        | Project Manager |

|                                 |            |    |        |       |
|---------------------------------|------------|----|--------|-------|
| Additional Individual Last Name | First Name | MI | Suffix | Title |
|---------------------------------|------------|----|--------|-------|

|                                     |                        |
|-------------------------------------|------------------------|
| Municipality Mailing Address Line 1 | Mailing Address Line 2 |
| Penn Liberty Plaza I                | 1200 Penn Avenue       |

|                           |       |       |
|---------------------------|-------|-------|
| Address Last Line -- City | State | ZIP+4 |
| Pittsburgh                | PA    | 15222 |

|                          |                |                  |
|--------------------------|----------------|------------------|
| Area Code + Phone + Ext. | FAX (optional) | Email (optional) |
| 412-255-8800             |                |                  |

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

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

West Jefferson Residential Devolpment

Site Location Line 1

514 West Jefferson Street

Site Location Line 2

Site Location Last Line -- City

Pittsburgh

State

PA

ZIP+4

15212

Latitude

Longitude

Detailed Written Directions to Site Take Federal Sreet, Left on to East Jefferson Street, Right on Saturn Way, Lef onto West Jefferson Street. Site os on Left.

Description of Site Vacant Land.

**Site Contact (Developer/Owner)**

Last Name

Jerry

First Name

Casale

MI

Suffix

Phone

412-737-9077

Ext.

Site Contact Title

Owner/Developer

FAX

Site Contact Firm (if none, leave blank)

Casale Development LLC

Email

jerrycasale@gmail.com

Mailing Address Line 1

3138 Penn Avenue #2

Mailing Address Line 2

Mailing Address Last Line -- City

Pittsburgh

State

PA

ZIP+4

15201

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

Last Name

Upadhyay

First Name

Rachel

MI

Suffix

A

Title

Engineer

Consulting Firm Name

KU Resources, Inc.

Mailing Address Line 1

22 South Linden Street

Mailing Address Line 2

Address Last Line -- City

Duquesne

State

PA

ZIP+4

15110

Country

USA

Email

rupadhyay@kuresources.com

Area Code + Phone

412-469-9331

Ext.

26

Area Code + FAX

412-469-9336

**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: Pittsburgh Water & Sewer Authority

**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 7

Connections 7

Name of:

existing collection or conveyance system West Jefferson Street - 15" VCP

owner Pittsburgh Water & Sewer Authority

existing interceptor Allegheny River Interceptor

owner ALCOSAN

**2. WASTEWATER TREATMENT FACILITY**

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

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

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

Name of existing facility ALCOSAN Woods Run WWTP

NPDES Permit Number for existing facility 2596854

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

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

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

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

Name of Permittee Agency, Authority, Municipality ALCOSAN

Name of Responsible Agent \_\_\_\_\_

Agent Signature \_\_\_\_\_ Date \_\_\_\_\_

(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 2800 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> | 3,130,021                                 | 10,955,073 | 97,375                 | 340,813 | 103,084  | 360,794 |
| <b>Conveyance</b> |   |            |                        |         |  |         |
| <b>Treatment</b>  |   |            |                        |         |  |         |

3. Collection and Conveyance Facilities

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

YES NO

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

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

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

- b. Collection System

Name of Agency, Authority, Municipality Pittsburgh Water & Sewer Authority

Name of Responsible Agent Barry King, P.E. / Director of Engineering

Agent Signature [Signature] Date 7/30/09

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

c. Conveyance System

Name of Agency, Authority, Municipality ALCOSAN

Name of Responsible Agent \_\_\_\_\_

Agent Signature \_\_\_\_\_

Date \_\_\_\_\_

4. Treatment Facility

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

YES NO

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

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

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

- b. Name of Agency, Authority, Municipality ALCOSAN

Name of Responsible Agent \_\_\_\_\_

Agent Signature \_\_\_\_\_

Date \_\_\_\_\_

**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 sponsor), 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.

Rachel A. Upadhyay \_\_\_\_\_

Name (Print)

*Rachel Upadhyay* \_\_\_\_\_

Signature

Engineer \_\_\_\_\_

Title

*02 August 2019* \_\_\_\_\_

Date

22 South Linden Street, Duquesne, PA 15110 \_\_\_\_\_

Address

4124699331 \_\_\_\_\_

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 \$350.00 payable to "Commonwealth of PA, DEP". Include DEP code number on check. I understand DEP will not begin review of my project unless it receives the fee and determines the fee is correct. If the fee is incorrect, DEP will return my check or money order, send me an invoice for the correct amount. I understand DEP review will NOT begin until I have submitted the correct fee.
- I request to be exempt from the DEP planning module review fee because this planning module creates **only** one new lot and is the **only** lot subdivided from a parcel of land as that land existed on December 14, 1995. I realize that subdivision of a second lot from this parcel of land shall disqualify me from this review fee exemption. I am furnishing the following deed reference information in support of my fee exemption.

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

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

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

**R. REVIEW FEE** (continued)

Formula:

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

$$\#7 \text{ _____ Lots (or EDUs) X } \$50.00 = \$ \underline{350.00}$$

The fee is based upon:

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

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

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

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

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

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

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

The fee is based upon:

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

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

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

## 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

West Jefferson Residential Development

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

1. Date plan received by municipal planning agency 8-14-192. Date review completed by agency 8-14-19

#### 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"/>            | <input checked="" 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 type="checkbox"/>            | <input checked="" type="checkbox"/> | 5. Does this project propose encroachments, obstructions, or dams that will affect wetlands?<br>If yes, describe impacts _____            |
| <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 checked="" type="checkbox"/> | <input 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: Martina Battistone  
 Title: Senior Environmental Planner  
 Signature: MBattistone  
 Date: 8-14-17  
 Name of Municipal Planning Agency: dept. of City Planning, Pittsburgh  
 Address: 200 Ross St. 4<sup>th</sup> Floor Pittsburgh, PA 15219  
 Telephone Number: (412) 255-2516

**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.



COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF ENVIRONMENTAL PROTECTION  
BUREAU OF WATER STANDARDS AND FACILITY REGULATION

DEP Code #

**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

West Jefferson Residential Development

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

1. Date plan received by county or joint-county health department. September 9, 2019

Agency name: Allegheny County Health Department (ACHD)

2. Date review completed by agency September 17, 2019

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

Yes No

1. Is the proposed plan consistent with the municipality's Official Sewage Facilities Plan?  
If no, what are the inconsistencies? \_\_\_\_\_
2. Are there any waste water disposal needs in the area adjacent to the new land development that should be considered by the municipality?  
If yes, describe \_\_\_\_\_
3. Is there any known groundwater degradation in the area of the proposed subdivision?  
If yes, describe \_\_\_\_\_
4. The county or joint county health department recommendation concerning this proposed plan is as follows: ACHD recommends approval. See attached letter.

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

Name: Freddie FieldsTitle: Environmental Health Engineer IIISignature: *Freddie Fields*Date: September 17, 2019Name of County Health Department: ACHDAddress: 3901 Penn Avenue, Building #5, Pittsburgh PA 15224-1318Telephone Number: 412-578-8046

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

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

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

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

## 1. PROJECT INFORMATION

Project Name: **West Jefferson Residential Development**

Date of Review: **5/27/2019 02:31:46 PM**

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

Project Area: **1.54 acres**

County(s): **Allegheny**

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

ZIP Code: **15212**

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

Watersheds HUC 8: **Lower Allegheny; Upper Ohio**

Watersheds HUC 12: **Allegheny River-Ohio River; Kilbuck Run-Ohio River**

Decimal Degrees: **40.459579, -80.013315**

Degrees Minutes Seconds: **40° 27' 34.4827" N, 80° 0' 47.9341" W**

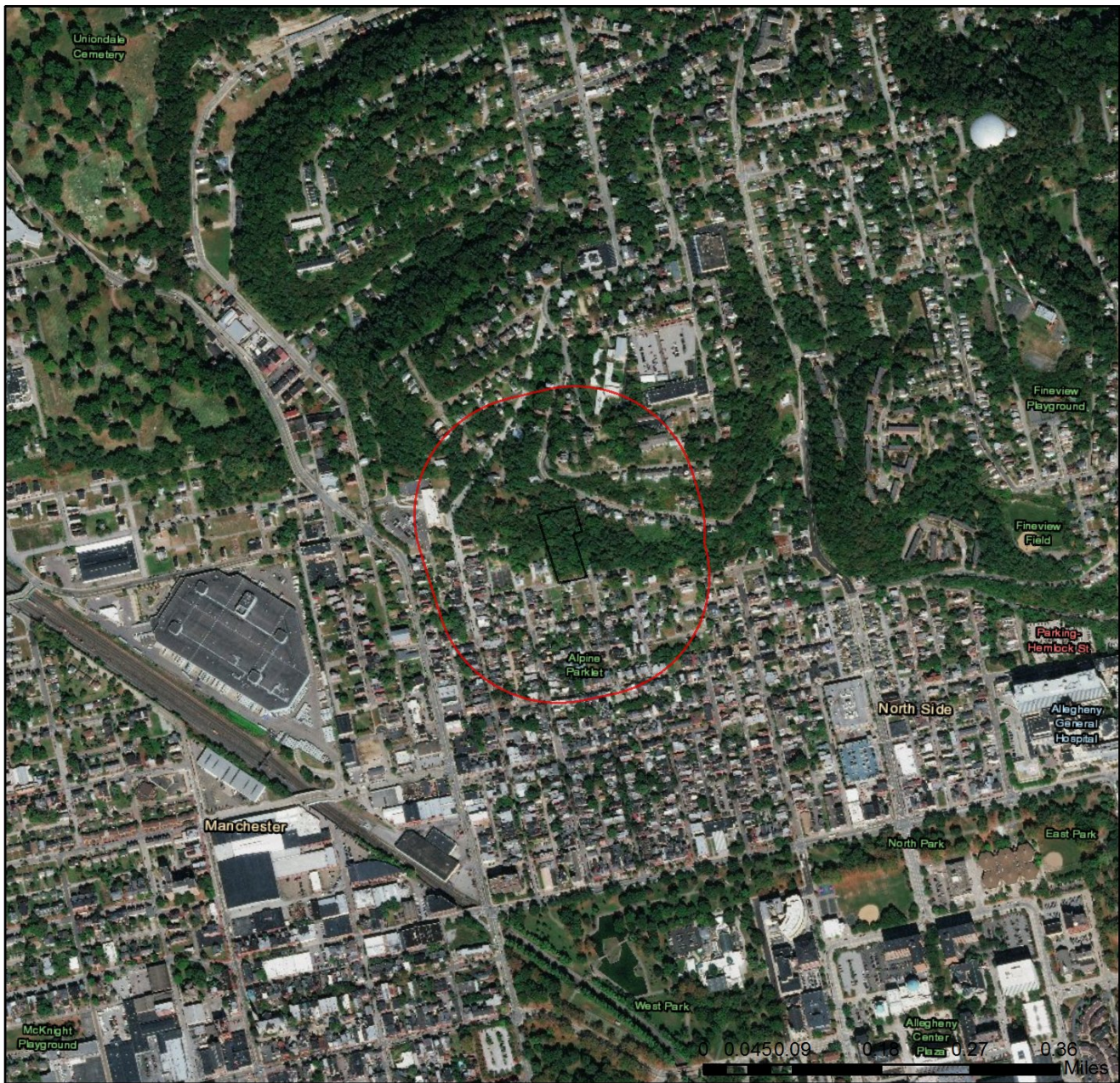
## 2. SEARCH RESULTS

| 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 |

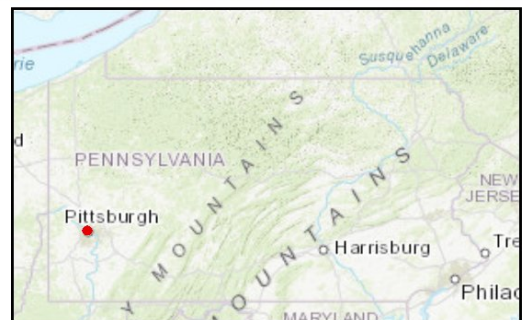
As summarized above, Pennsylvania Natural Diversity Inventory (PNDI) records indicate no known impacts to threatened and endangered species and/or special concern species and resources within the project area. Therefore, based on the information you provided, no further coordination is required with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



## West Jefferson Residential Development



- Project Boundary
- Buffered Project Boundary



Service Layer Credits: Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community  
Esri, HERE, Garmin, (c) OpenStreetMap contributors, 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 1 to 39 acres of forests, woodlots and trees.

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

**Your answer is:** No

### 3. AGENCY COMMENTS

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

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

#### PA Game Commission

##### RESPONSE:

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](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)

### U.S. Fish and Wildlife Service

Pennsylvania Field Office  
Endangered Species Section  
110 Radnor Rd; Suite 101  
State College, PA 16801  
NO Faxes Please

### 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)

### PA Game Commission

Bureau of Wildlife Habitat Management  
Division of Environmental Planning and Habitat Protection  
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: Rachel Upadhyay  
Company/Business Name: KU Resources, Inc.  
Address: 22 South Linden Street  
City, State, Zip: Duquesne, PA 15210  
Phone: (412) 469-9331 Fax: (412) 469-9336  
Email: rupadhyay@kuresources.com

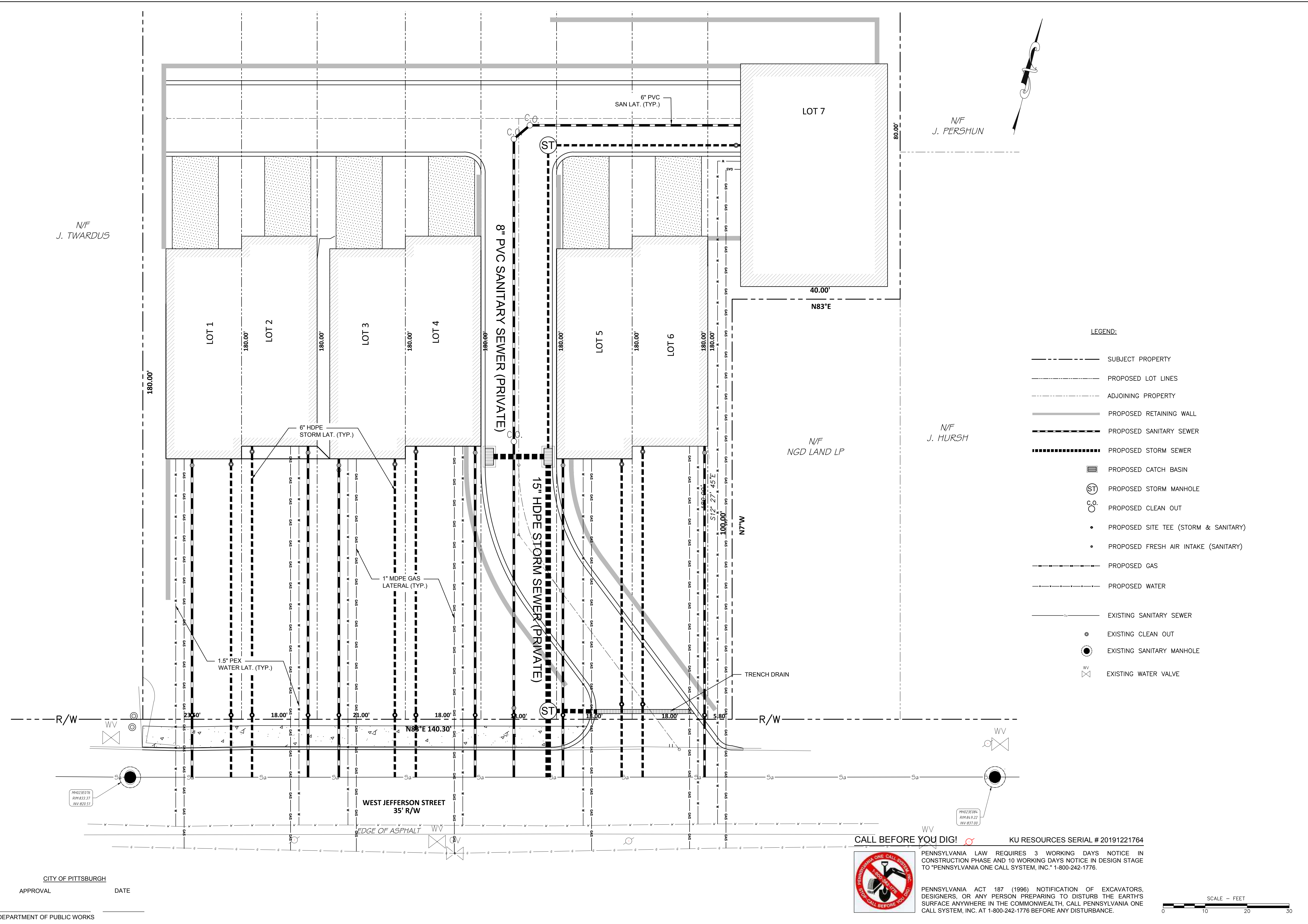
## 8. CERTIFICATION

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.

Rachel Upadhyay  
applicant/project proponent signature

27 May 2019  
date

DRAWN BY: GAK 03/12/2018 CAD FILE NUMBER: 190670501 PROJECT NUMBER: CAS-19067-MUCS  
 CLIENT: JERRY CASALE CAD FILE NUMBER: 190670501 UTILITY PLAN DWG - C-501  
 KA CLIENTS: JERRY CASALE CAD FILE NUMBER: 190670501 UTILITY PLAN DWG - C-501



- LEGEND:**
- SUBJECT PROPERTY
  - - - PROPOSED LOT LINES
  - ADJOINING PROPERTY
  - PROPOSED RETAINING WALL
  - PROPOSED SANITARY SEWER
  - PROPOSED STORM SEWER
  - PROPOSED CATCH BASIN
  - ⊙ (ST) PROPOSED STORM MANHOLE
  - ⊙ (C.O.) PROPOSED CLEAN OUT
  - PROPOSED SITE TEE (STORM & SANITARY)
  - PROPOSED FRESH AIR INTAKE (SANITARY)
  - PROPOSED GAS
  - PROPOSED WATER
  - EXISTING SANITARY SEWER
  - ⊙ EXISTING CLEAN OUT
  - ⊙ EXISTING SANITARY MANHOLE
  - ⊗ EXISTING WATER VALVE

| NO. | REVISION DESCRIPTION | DATE    | APPROVED BY: |
|-----|----------------------|---------|--------------|
| 1.  | GENERAL REVISIONS    | 5/20/19 |              |

REFERENCE:  
 BOUNDARY SURVEY BY:  
 ALL POINTS SURVEYING  
 MURRYSVILLE PA  
 TOPOGRAPHIC SURVEY BY:  
 KU RESOURCES-MITALL DIV  
 PITTSBURGH PA

ENGINEER:

PREPARED BY:  
  
**KU Resources, Inc.**  
 22 South Linden Street  
 Duquesne, PA 15110  
 412.469.9331  
 412.469.9336 fax  
[www.kuresources.com](http://www.kuresources.com)

PREPARED FOR:  
 JERRY CASALE  
 3138 PENN AVE #2  
 PITTSBURGH PA 15201

PROJECT:  
 WEST JEFFERSON  
 RESIDENTIAL DEVELOPMENT  
 25TH WARD  
 CITY OF PITTSBURGH


DRAWING TITLE:  
 PRELIMINARY  
 UTILITY PLAN

SHEET NO.  
**C-501**

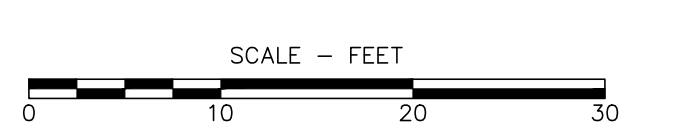
CITY OF PITTSBURGH  
 DEPARTMENT OF PUBLIC WORKS  
 APPROVAL \_\_\_\_\_ DATE \_\_\_\_\_

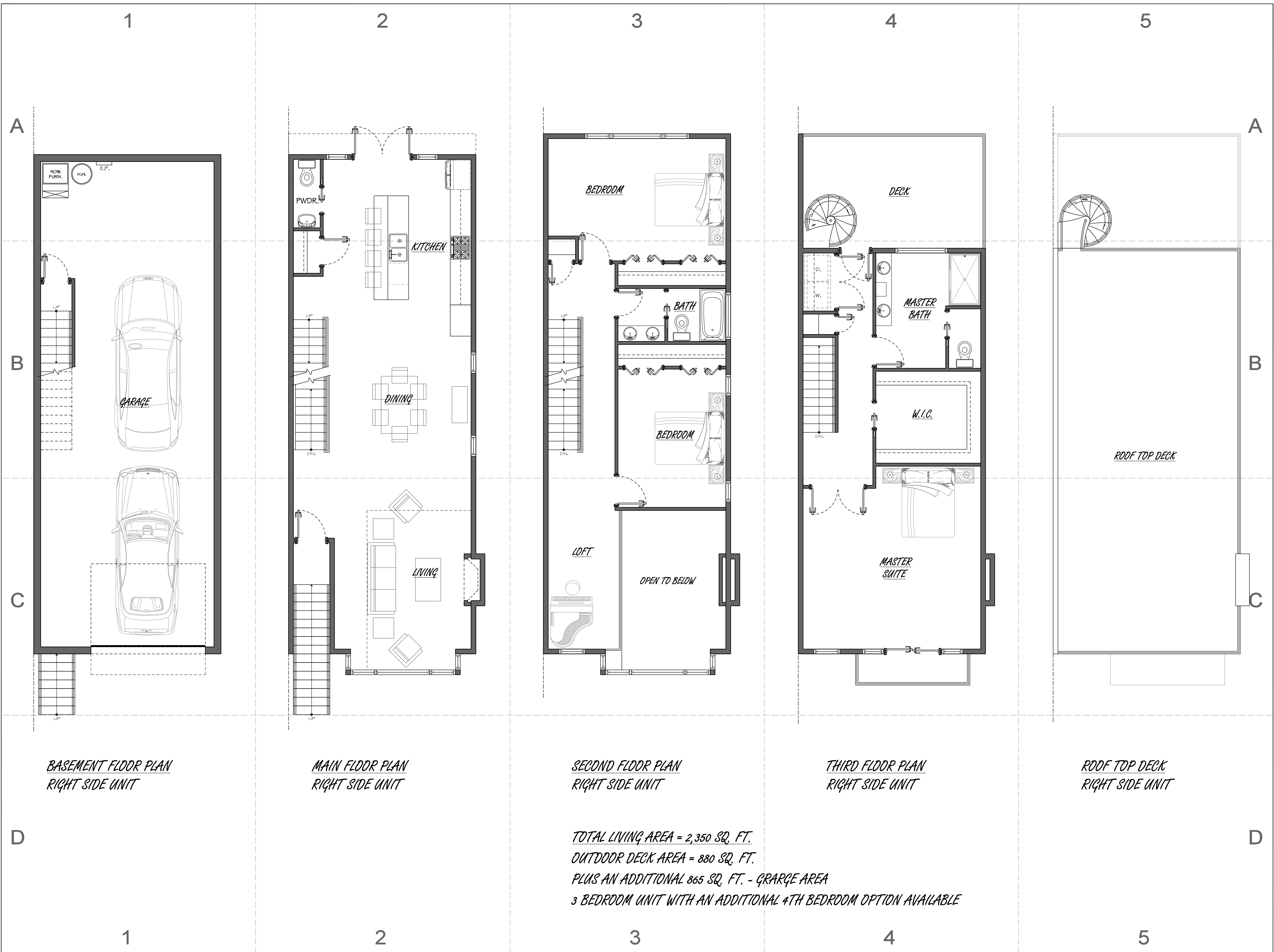
**CALL BEFORE YOU DIG!** KU RESOURCES SERIAL # 20191221764

PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE IN CONSTRUCTION PHASE AND 10 WORKING DAYS NOTICE IN DESIGN STAGE TO "PENNSYLVANIA ONE CALL SYSTEM, INC." 1-800-242-1776.



PENNSYLVANIA ACT 187 (1996) NOTIFICATION OF EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE COMMONWEALTH, CALL PENNSYLVANIA ONE CALL SYSTEM, INC. AT 1-800-242-1776 BEFORE ANY DISTURBANCE.





*BASEMENT FLOOR PLAN  
RIGHT SIDE UNIT*

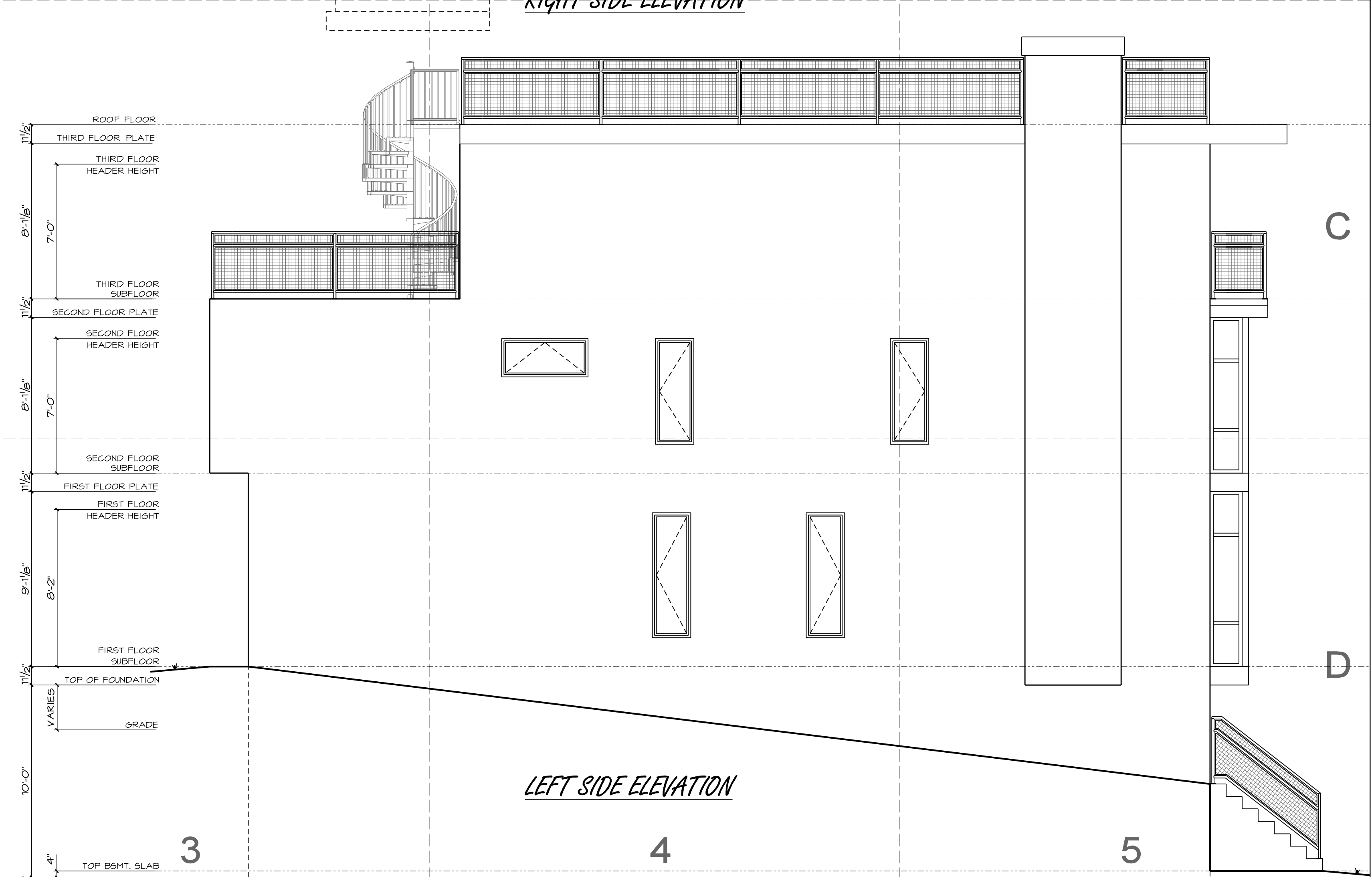
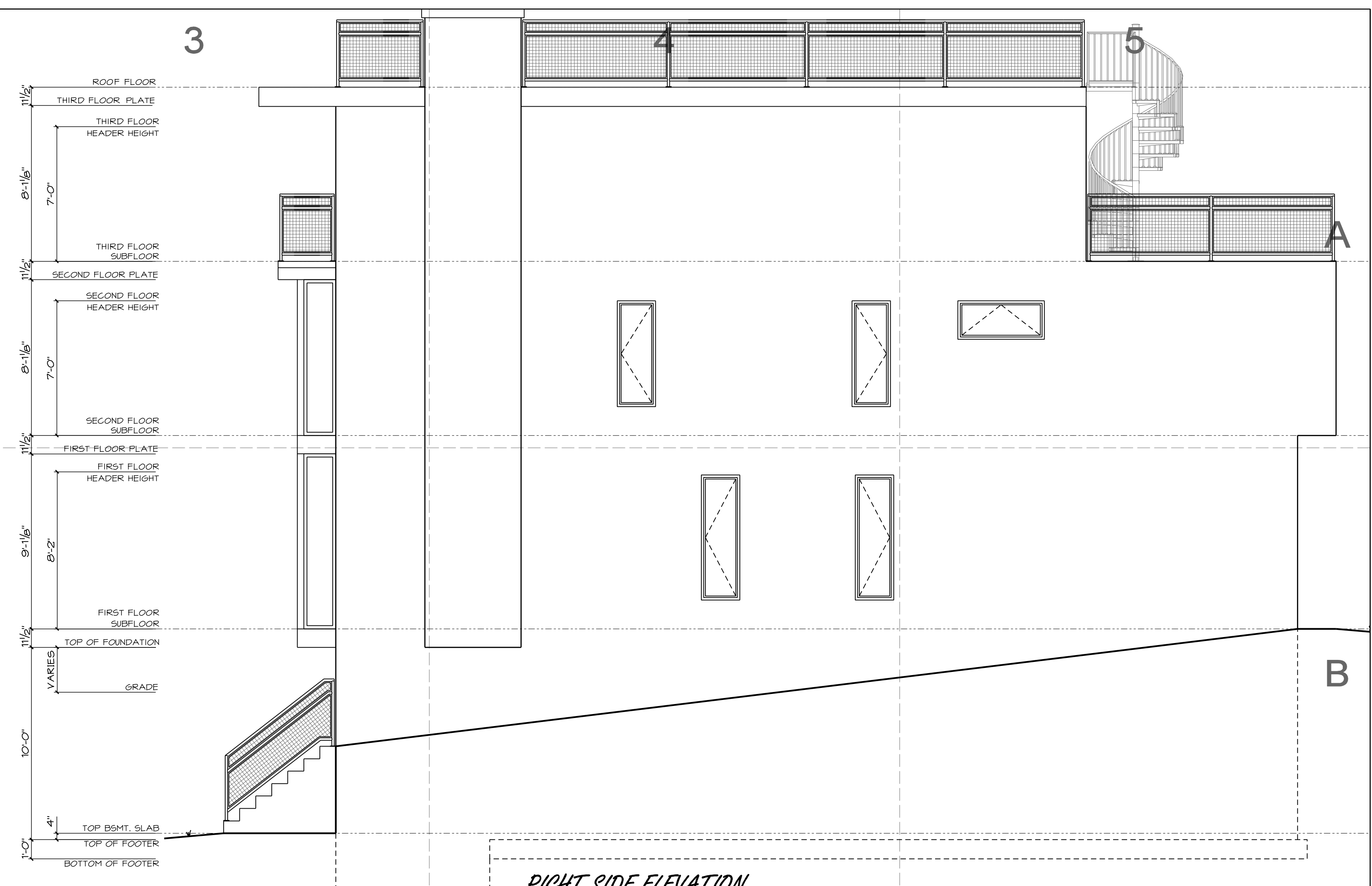
*MAIN FLOOR PLAN  
RIGHT SIDE UNIT*

*SECOND FLOOR PLAN  
RIGHT SIDE UNIT*

*THIRD FLOOR PLAN  
RIGHT SIDE UNIT*

*ROOF TOP DECK  
RIGHT SIDE UNIT*

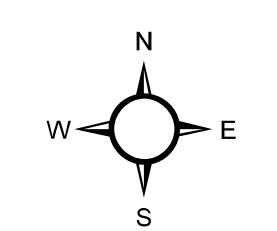
*TOTAL LIVING AREA = 2,350 SQ. FT.  
OUTDOOR DECK AREA = 880 SQ. FT.  
PLUS AN ADDITIONAL 865 SQ. FT. - GARAGE AREA  
3 BEDROOM UNIT WITH AN ADDITIONAL 4TH BEDROOM OPTION AVAILABLE*










# Central Northside



| Legend  |                       |
|---|-----------------------|
|  | Sanitary Sewer        |
|  | Other Sewer Pipe      |
|  | Neighborhood Boundary |

Parcel ID : 0023-E-00080-0000-00  
Property Address : W JEFFERSON ST  
PITTSBURGH, PA 15212

Municipality : 125 25th Ward - PITTSBURGH  
Owner Name : CASALE JERRY M JR & AMY (W)

|                   |             |                     |              |
|-------------------|-------------|---------------------|--------------|
| School District : | Pittsburgh  | Neighborhood Code : | 12502        |
| Tax Code :        | Taxable     | Owner Code :        | Regular      |
| Class :           | Residential | Recording Date :    | 11/14/2018   |
| Use Code :        | VACANT LAND | Sale Date :         | 10/19/2018   |
| Homestead :       | No          | Sale Price :        | \$100,000    |
| Farmstead :       | No          | Deed Book :         | 17426        |
| Clean And Green   | No          | Deed Page :         | 342          |
| Other Abatement : | No          | Lot Area :          | 1.4940 Acres |

2019 Full Base Year Market Value

2019 County Assessed Value

|                |          |                |          |
|----------------|----------|----------------|----------|
| Land Value     | \$35,500 | Land Value     | \$35,500 |
| Building Value | \$0      | Building Value | \$0      |
| Total Value    | \$35,500 | Total Value    | \$35,500 |

2018 Full Base Year Market Value

2018 County Assessed Value

|                |          |                |          |
|----------------|----------|----------------|----------|
| Land Value     | \$35,500 | Land Value     | \$35,500 |
| Building Value | \$0      | Building Value | \$0      |
| Total Value    | \$35,500 | Total Value    | \$35,500 |

Address Information

Owner Mailing : 3138 PENN AVE APT 2  
PITTSBURGH, PA 15201-

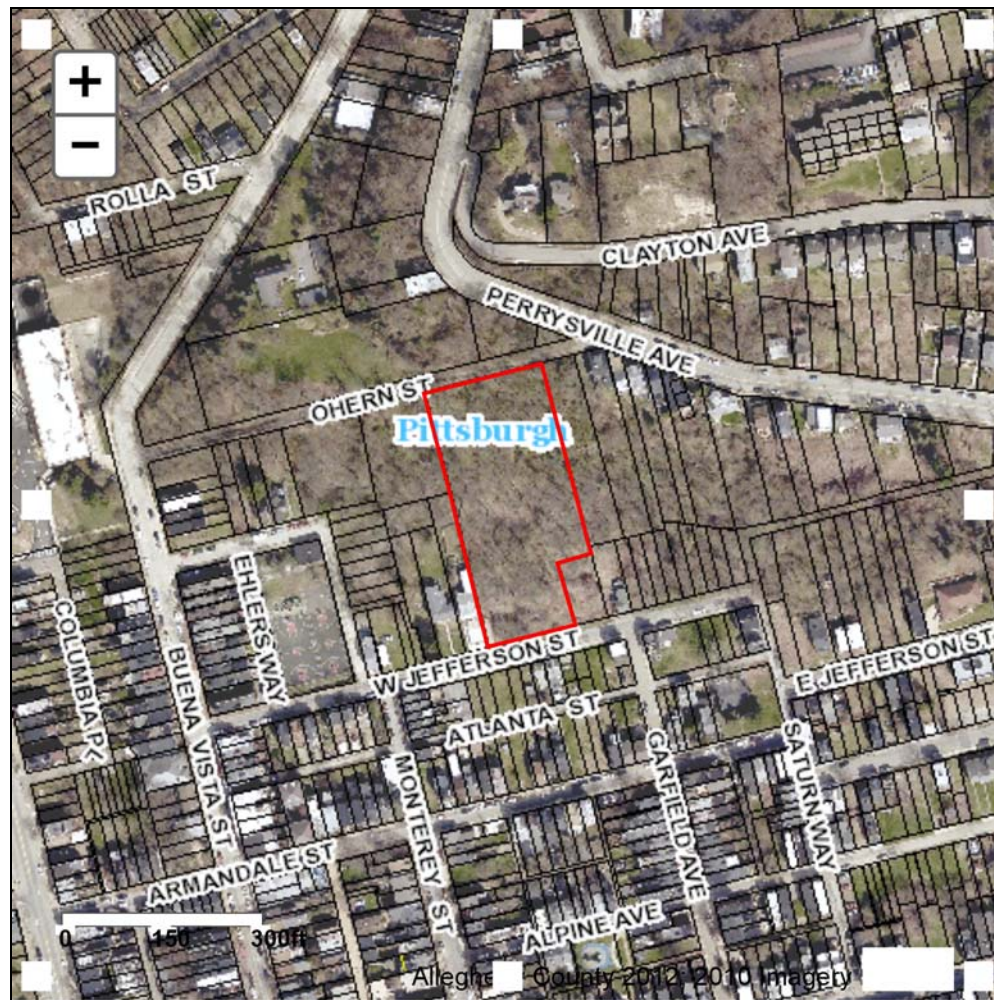
Parcel ID :0023-E-00080-0000-00  
Property Address :W JEFFERSON ST  
PITTSBURGH, PA 15212

Municipality :125 25th Ward - PITTSBURGH  
Owner Name :CASALE JERRY M JR & AMY (W)

Data displayed on this map is for informational purposes only. It is not survey accurate and is meant to only show a representation of property lines.

Print

Note: This button uses pop-ups. Please click help button for further printing instructions.



**OWNERS ADOPTION AND DEDICATION AND ACKNOWLEDGEMENT OF NOTARY PUBLIC**

We, JERRY M. CASALE JR. & AMY CASALE, owners of the land shown on the CASALE SUBDIVISION PLAN hereby adopt this plan as our plan of lots and irrevocably dedicate all streets and property identified for dedication on the plan to the 25th Ward of the City of Pittsburgh. This adoption and dedication shall be binding upon our heirs, executors and assigns.  
IN WITNESS WHEREOF, I set my hand and seal this \_\_\_\_\_ day of \_\_\_\_\_ 2018.

Owner's Signature JERRY M. CASALE JR. (OWNER NAME)  
Owner's Signature AMY CASALE (OWNER NAME)

Before me, the undersigned Notary Public in and for the Commonwealth of Pennsylvania and County of Allegheny, Personally appeared the above named JERRY M. CASALE JR. & AMY CASALE and acknowledge the foregoing adoption and dedication to be their act and desired the same to be recorded as such.

Witness to my hand and notarial and seal this \_\_\_\_\_ day of \_\_\_\_\_ 2018.  
my commission expires the \_\_\_\_\_ day of \_\_\_\_\_ 2018.

Notary's Public \_\_\_\_\_

**CERTIFICATE OF TITLE AND MORTGAGE**

We hereby certify that the title to the property contained in the CASALE SUBDIVISION PLAN is in the name of JERRY M. CASALE JR. & AMY CASALE, and recorded in Deed Book Volume 17426, Page 342.

Owner's Signature JERRY M. CASALE JR. (OWNER NAME)  
Owner's Signature AMY CASALE (OWNER NAME)

M&M RE Holdings, LLC, mortgagee of the property contained in the above said deed, consents to the recording of said plan and to the dedications and all other matters appearing on the plan.

M&M RE Holdings, LLC  
1735 East Carson Street #391  
Pittsburgh, PA 15203  
Name, title and mortgagee \_\_\_\_\_

Witness \_\_\_\_\_ Name, title and mortgagee \_\_\_\_\_

**SURVEYOR'S CERTIFICATION**

I certify that, to the best of my knowledge, that the survey and plan show hereon are correctly represents the lots, lands, streets and highways as surveyed.

Date January 13th 2019  
TIMOTHY R. MILLER R.S.  
SU-048520-E  
REGISTRATION NO. \_\_\_\_\_

**PLANNING BOARD REVIEW**

Reviewed by the Planning Board of the City of Pittsburgh on this \_\_\_\_\_ day of \_\_\_\_\_ 2018.

Chairperson \_\_\_\_\_ Secretary \_\_\_\_\_

**THE CITY OF PITTSBURGH COMMISSION REVIEW**

Reviewed and approved by the Commission of the City of Pittsburgh on this \_\_\_\_\_ day of \_\_\_\_\_ 2018.

President \_\_\_\_\_ Secretary \_\_\_\_\_

Reviewed by the Allegheny County Department of Economic Development this \_\_\_\_\_ day of \_\_\_\_\_ 2018.

Director \_\_\_\_\_

The City of Pittsburgh agrees not to issue building permits until the 'Planning Module for Land Development' has been approved in accordance with the regulations of the Pennsylvania Department of Environmental Protection.

Date \_\_\_\_\_ Authorized Municipal Official \_\_\_\_\_

**MUNICIPAL ENGINEERS CERTIFICATION**

I, \_\_\_\_\_ a registered Professional Engineer, for the 25th Ward of the City of Pittsburgh do hereby certify that this Subdivision plan meets all the engineering and design requirements for the Municipalities' Subdivision and Land Development Ordinance and Zoning Ordinance except as departures have been authorized by the approval authority.

Name \_\_\_\_\_ Date \_\_\_\_\_

Registration Number \_\_\_\_\_

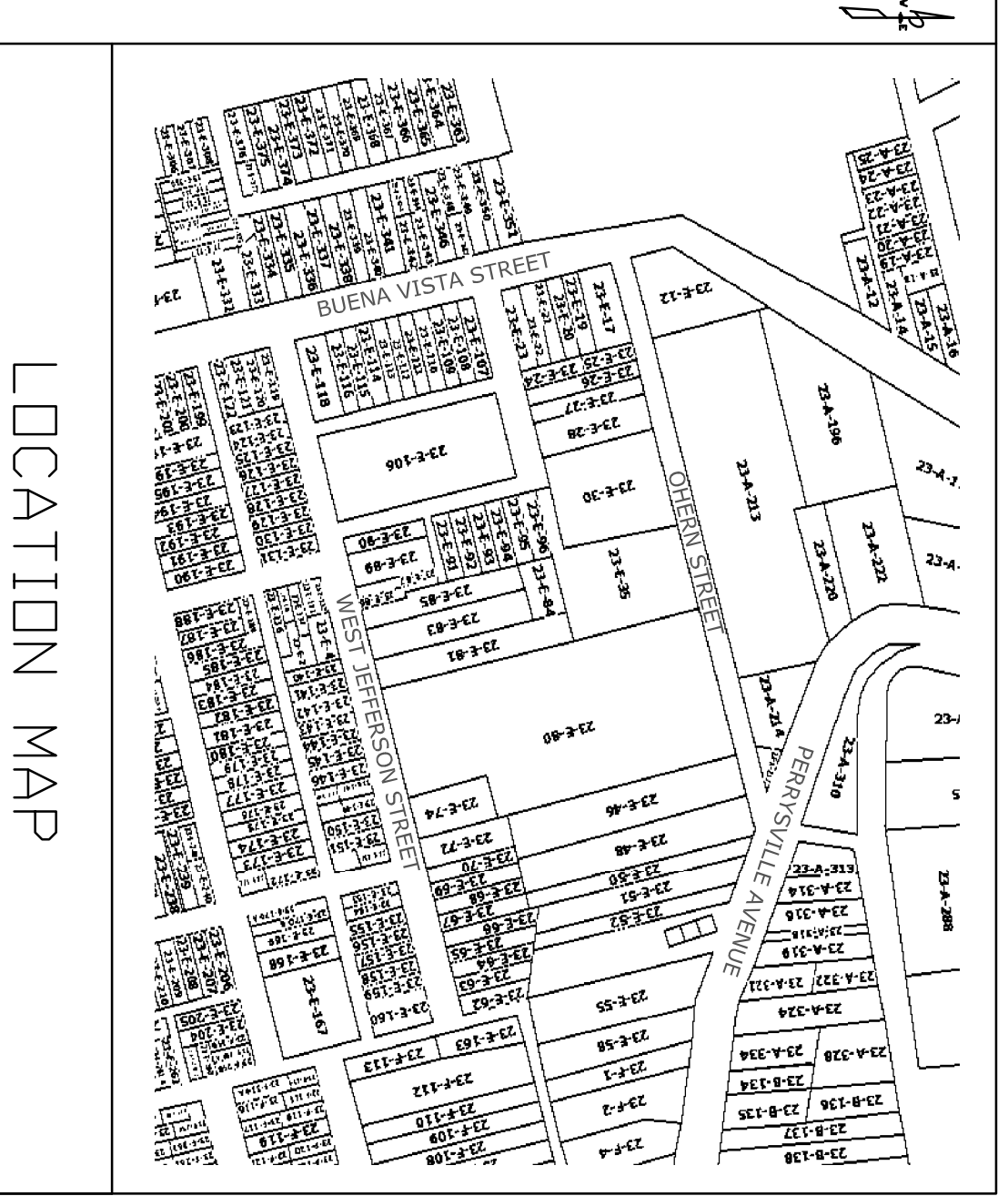
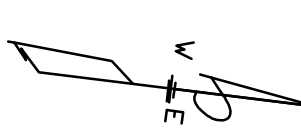
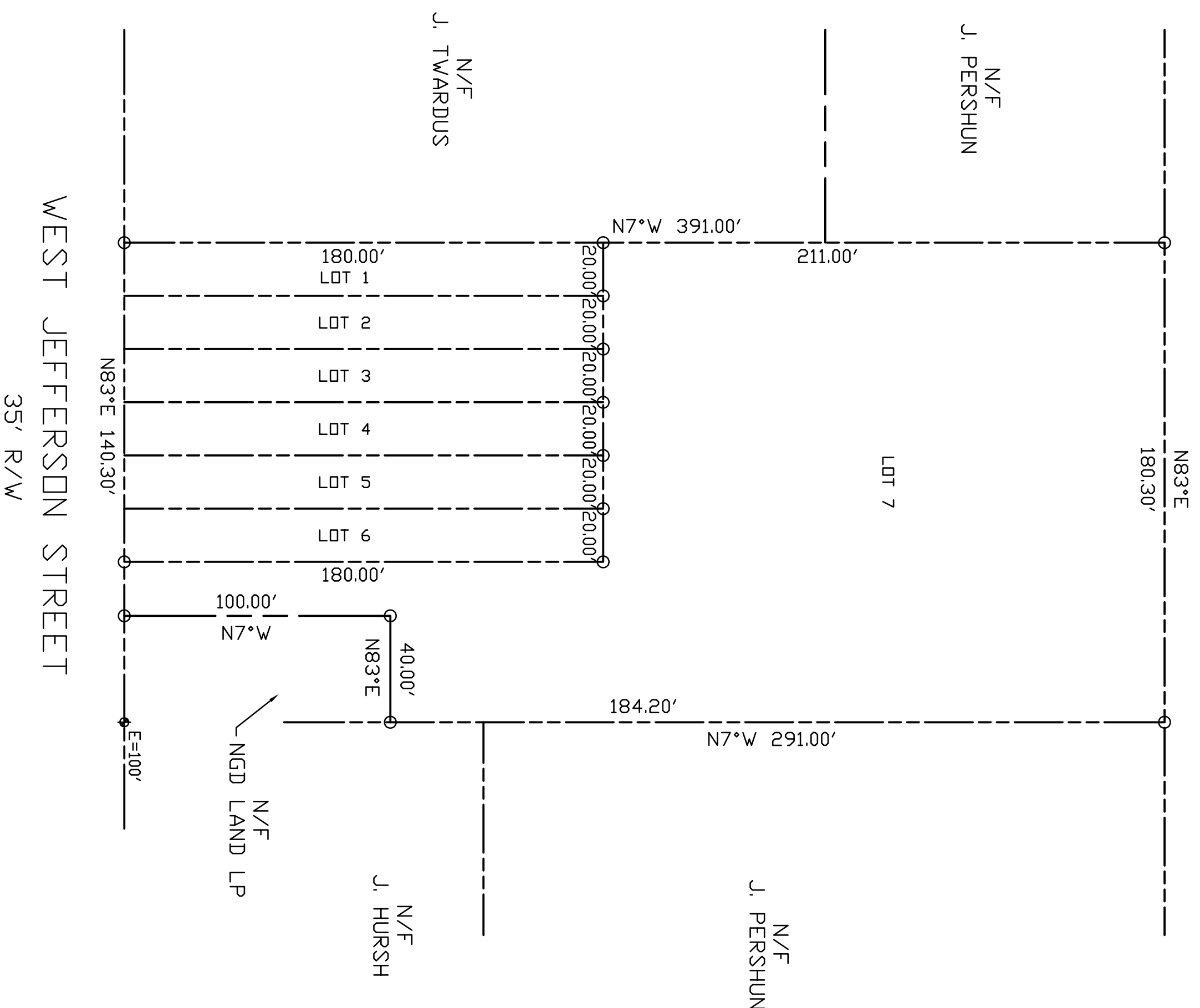
**ALLEGHENY COUNTY DEPARTMENT OF REAL ESTATE**

Recorded in the department of real estate of the County of Allegheny, Commonwealth of Pennsylvania, in Plan Book \_\_\_\_\_ Page(s) \_\_\_\_\_

Given under my hand and seal this \_\_\_\_\_ day of \_\_\_\_\_ 2018.

Manager/Department of Real Estate \_\_\_\_\_

**DHERN STREET  
25' R/W**



**GENERAL NOTES:**

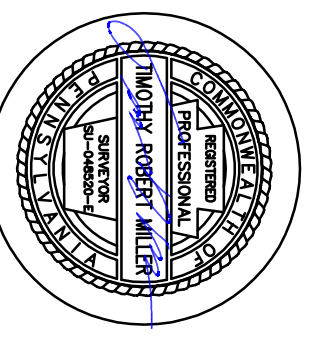
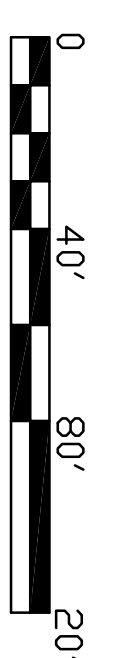
- The purpose of this subdivision is to Subdivide Parcel number 234-80 into 7 lots.
- The Address of the property to be subdivided is: 514 West Jefferson Street Pittsburgh, PA 15212
- The names and address of the owners of the properties are: JERRY M. CASALE JR. & AMY CASALE 3158 Fern Ave, Apt 2 Pittsburgh, PA 15201
- Utility Information: Pennsylvania American Water 560 Herring Road Bethel Park, PA 15102 (412) 854-7606 Duquesne Light Company 411 Seventh Avenue Pittsburgh, PA 15219 (412) 393-1130 Peoples Natural Gas 3200 North Shoreline Blvd Pittsburgh, PA 15212 (800) 764-0111

**ZONING**

H - SITE DEVELOPMENT STANDARD  
MINIMUM LOT SIZE 3200 SF  
MINIMUM FRONT YARD SETBACK NONE  
MINIMUM REAR YARD SETBACK NONE  
MINIMUM EXTERIOR SIDE YARD SETBACK NONE  
MINIMUM INTERIOR SIDE YARD SETBACK NONE  
MAXIMUM HEIGHT 40 FT.  
(Not to exceed 3 stories)  
MAXIMUM AREA OF DISTURBANCE - 50% of total lot area

**LOT SUMMARY**

Original Parcels:  
234-80 - 66,497.30 Sq. Ft. - 1.5263 Acres  
Proposed Parcels:  
LOT 1 - 3600 Sq. Ft. - 0.0826 Acres  
LOT 2 - 3600 Sq. Ft. - 0.0826 Acres  
LOT 3 - 3600 Sq. Ft. - 0.0826 Acres  
LOT 4 - 3600 Sq. Ft. - 0.0826 Acres  
LOT 5 - 3600 Sq. Ft. - 0.0826 Acres  
LOT 6 - 3600 Sq. Ft. - 0.0826 Acres  
LOT 7 - 44,897.30 Sq. Ft. - 1.0307 Acres  
TOTAL - 66,497.30 Sq. Ft. - 1.5263 Acres



SURVEYOR CITY OF PITTSBURGH COMMISSION CITY OF PITTSBURGH ENGINEER ALLEGHENY COUNTY ECONOMIC DEVELOPMENT ALLEGHENY COUNTY REAL ESTATE DEPT.

|  |  |
|--|--|
| <b>PLAN OF SUBDIVISION PREPARED FOR:</b><br>JERRY M. CASALE JR. & AMY CASALE - WEST JEFFERSON STREET, PITTSBURGH, PA |  |
| <b>PLAN NAME:</b>  | CASALE SUBDIVISION PLAN                                  |
| <b>SITUATED IN:</b>  | 25TH WARD OF THE CITY OF PITTSBURGH ALLEGHENY COUNTY, PA |
| <b>PREPARED BY:</b>  | ALL-POINTS SURVEYING CO.                                 |
| <b>DATE:</b>   | January 13th 2019  |
| <b>SCALE:</b>  | 1" = 40'   |
| <b>DRAWING NO.:</b>  | J-SP-10  |