

**PROJECT NARRATIVE
DUNCAN STREET TOWNHOMES
5308-5314 DUNCAN STREET
10th WARD, CITY OF PITTSBURGH
ALLEGHENY COUNTY, PENNSYLVANIA**

Prepared for:
**PHC CONSTRUCTION, INC.
P.O. BOX 40243
PITTSBURGH, PENNSYLVANIA 15201**

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

JANUARY 2020

DESCRIPTION OF PROPOSED DEVELOPMENT

PHC Construction, Inc. is developing a lot at parcel numbers 81-A-44, 81-A-46, 81-A-45 and 81-A-47 located in the 10th Ward of the City of Pittsburgh, Allegheny County, Pennsylvania. The proposed development will facilitate the construction of four new attached four-story residential townhomes. The site is located at 5308-5314 Duncan Street in the Upper Lawrenceville neighborhood of the City of Pittsburgh. See Figure 1 for the Site Location Map.

Prior to construction of the four new units, three existing single family dwellings were demolished. According to the Federal Emergency Management Agency, the site is not within a floodway. The existing utilities include a 6-inch water line along Duncan Street. The sewer map included in the Water and Sewer Use approval letter indicated a 15-inch combination sewer line along Duncan Street but the Water and Sewer Use availability letter indicate an 18-inch sewer line along Duncan Street. Additionally, a review of the sewer line mapping available on the 3 Rivers Wet Weather Program's web site indicates that an 15-inch combination sewer line is present.

PHC Construction is proposing to construct four attached four-story residential townhomes. All buildings' sanitary lines will connect into the proposed 15-inch (or 18-inch) sewer line along Duncan 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 townhomes, the effluent sanitary flows are 400 gallons per unit per day (1 EDU). The total sanitary flows will be 1,600 gallons per day (4 EDUs) for the 15" (or 18") pipe on Duncan Street. The 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.

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 PWSA collectors already exists along Duncan Street, a tap-in to the 15" sewer pipe is the preferred conveyance method.

STORMWATER CONVEYANCE

The total increase in impervious surface will be less than 5,000 sf. Also, the total area of disturbance will be less than 10,000 sf. As such, stormwater detention will not be required. Stormwater will be conveyed to the existing PWSA combined sewer per the approved Tap-in Plan Drawings.

PLANNING MODULE CALCULATIONS

Total Water: 1,600 GPD / 4 EDU

RESIDENTIAL:

4 Townhomes @ 400 GPD each = 1,600 GPD

TOTAL RESIDENTIAL = 1,600 GPD

1,600 GPD / 400 GPD = 4.0 = 4 EDUs

Total Sewer:

RESIDENTIAL:

4 Townhomes @ 400 GPD each = 1,600 GPD

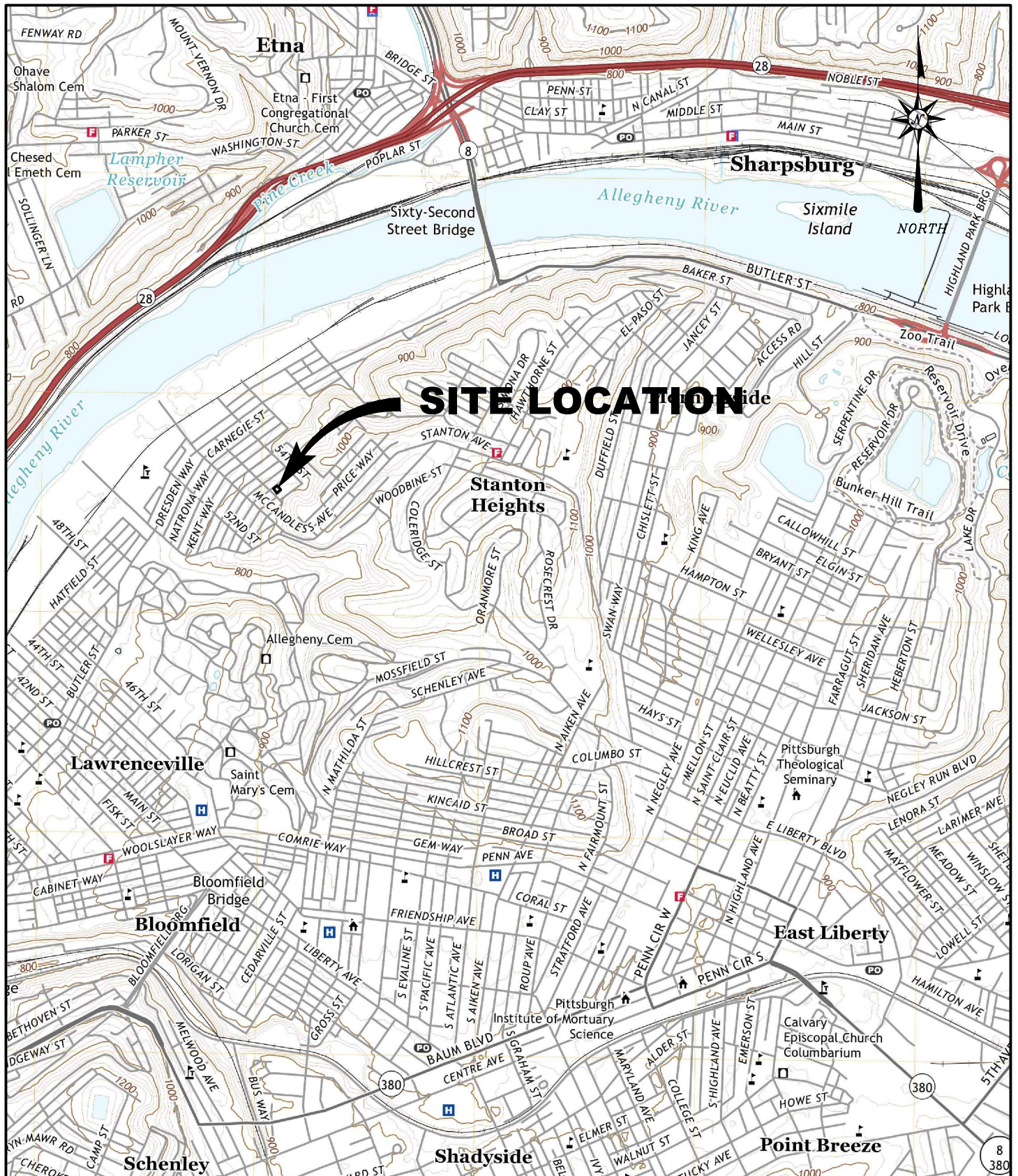
TOTAL RESIDENTIAL = 1,600 GPD

1,600 GPD / 400 GPD = 4.0 = 4 EDUs

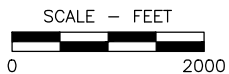
SEWAGE CONVEYANCE INFORMATION

The 4 new townhouse units will each have a sanitary connection into the public 15" (or 18") main on Duncan Street. The laterals will be on average 25 feet on the north-west side of the main. Laterals will be 6-inch PVC at a minimum slope of 2%.

Effluent will connect at A-33 to the existing 54-inch interceptor owned by ALCOSAN. Flows will ultimately be sent to the Allegheny County Sanitation Authority (ALCOSAN) Woods Run Wastewater Treatment Plant.



REFERENCE:
 USGS 7.5-MIN TOPOGRAPHIC
 QUADRANGLE PITTSBURGH EAST,
 PENNSYLVANIA, DATED 2019.



APPROVED	RLS 01/09/2020
CHECKED	RLS 01/09/2020
DRAWN	APB 01/09/2020
CAD FILE NO.	20018A001
PROJECT NO.	PHC20018DST



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
DUNCAN STREET TOWNHOMES
 DUNCAN STREET
 ALLEGHENY COUNTY, PENNSYLVANIA
 PREPARED FOR
PHC CONSTRUCTION
 PITTSBURGH, PENNSYLVANIA

Network Trace

Input Output

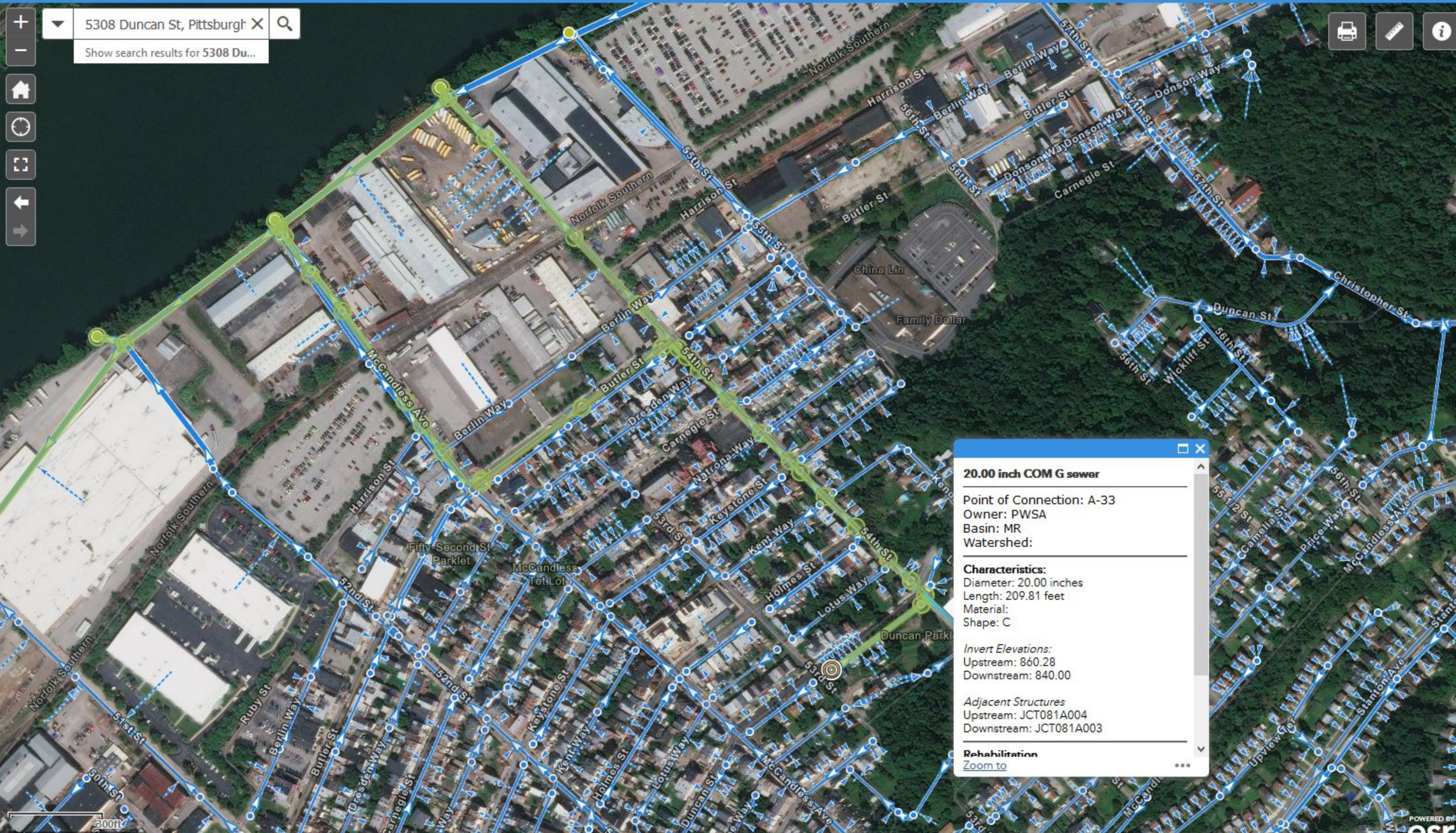
Upstream:
Number of Structures: 1
Total Length: 0 ft
Mileage: 0

Downstream:
Number of Structures: 134
Total Length: 49804.57 ft
Mileage: 717.32

- Upstream Pipes (0)
- Downstream Pipes (137)
- Downstream Structures (134)
- Upstream Structures (1)

5308 Duncan St, Pittsburgh X

Show search results for 5308 Du...



20.00 inch COM G sewer

Point of Connection: A-33
Owner: PWSA
Basin: MR
Watershed:

Characteristics:
Diameter: 20.00 inches
Length: 209.81 feet
Material:
Shape: C

Invert Elevations:
Upstream: 860.28
Downstream: 840.00

Adjacent Structures
Upstream: JCT081A004
Downstream: JCT081A003

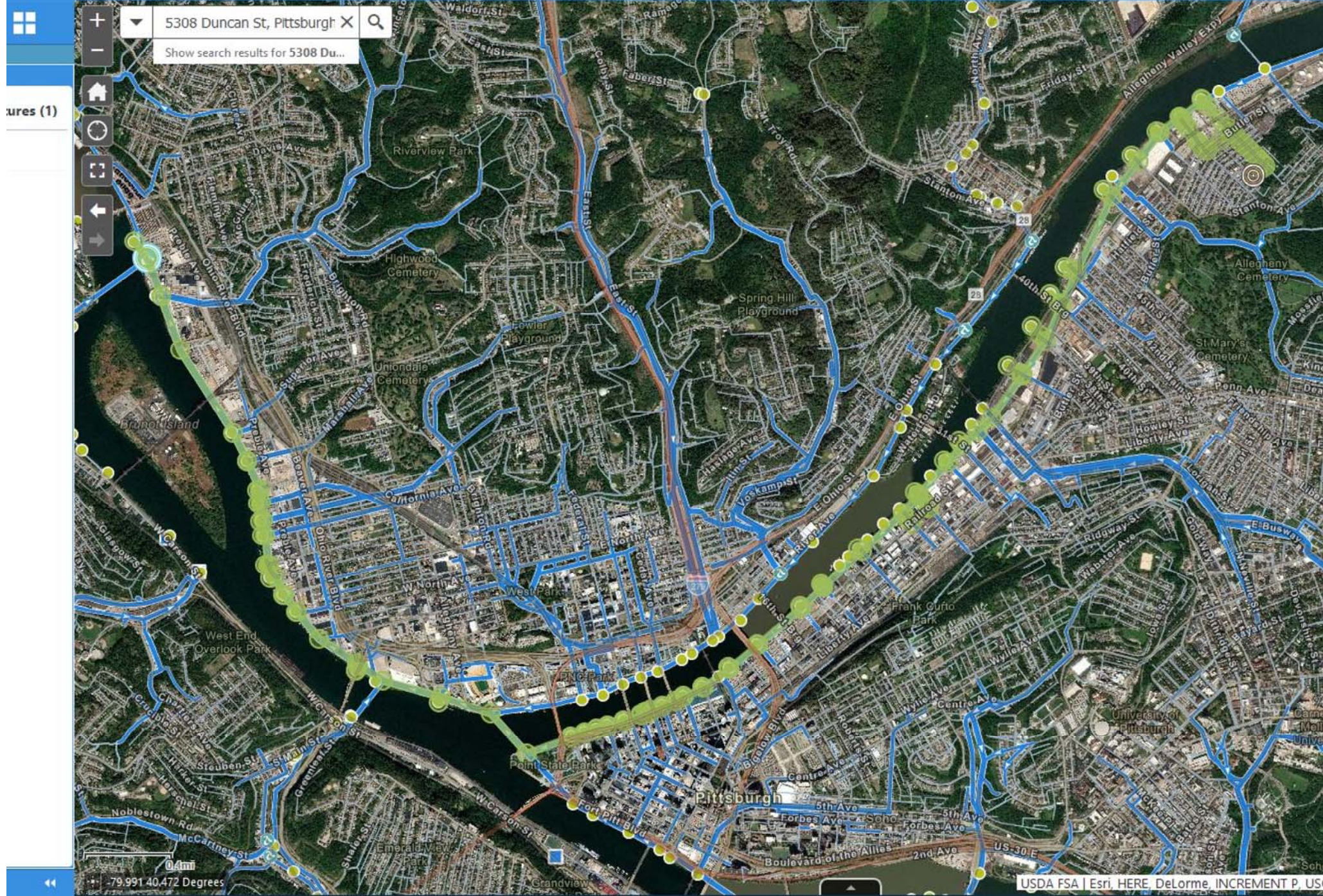
Rehabilitation
Zoom to

Export To CSV

300ft
-79.959 40.483 Degrees



urrent Data Release: 2019O2



ures (1)

+ 5308 Duncan St, Pittsburgh X Q
- Show search results for 5308 Du...



(1 of 5) [Close] [Maximize] [Refresh]

ADC119MA33

AccessPt
1,355,575.20, 427,168.64

Point of Connection: A33
Basin: MR
Owner: ACSA

Coordinates are shown in NAD 1983 - State Plane - Pennsylvania South FIPS 3702 Feet reference system (EPSG: 2272)

[Zoom to](#) ...

20ft
-79.953 40.485 Degrees



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

Code No.

SEWAGE FACILITIES PLANNING MODULE

Component 3. Sewage Collection and Treatment Facilities

(Return completed module package to appropriate municipality)

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

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

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

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

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

A. PROJECT INFORMATION (See Section A of instructions)

- Project Name Duncan Street Townhomes
- Brief Project Description Construction of four new attached four-story residential townhomes (81-A-44, 81-A-45, 81-A-46 & 81-A-47) in the Upper Lawrenceville neighborhood of the City of Pittsburgh (10th Ward).

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

Municipality Name	County	City	Boro	Twp
10 th Ward, City of Pittsburgh	Allegheny	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Municipality Contact Individual - Last Name	First Name	MI	Suffix	Title
Battistone	Martina			
Additional Individual Last Name	First Name	MI	Suffix	Title
Municipality Mailing Address Line 1	Mailing Address Line 2			
200 Ross Street	Suite 4			
Address Last Line -- City	State	ZIP+4		
Pittsburgh	PA	15219		
Area Code + Phone + Ext.	FAX (optional)	Email (optional)		
412-255-2516				

C. SITE INFORMATION (See Section C of instructions)

Site (Land Development or Project) Name

Duncan Street Townhomes

Site Location Line 1

5308-5314 Duncan Street

Site Location Line 2

Site Location Last Line -- City

Pittsburgh

State

PA

ZIP+4

15201

Latitude

Longitude

Detailed Written Directions to Site

Description of Site Site is located near the intersection of Duncan and 53rd Street.

Site Contact (Developer/Owner)

Last Name

Casey

First Name

Joe

MI Suffix

Phone

315-663-4422

Ext.

Site Contact Title

Site Contact Firm (if none, leave blank)

FAX

Email

Joe@pennhouseco.com

Mailing Address Line 1

PO Box 40243

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

Smith

First Name

Robert

MI

Suffix

L

Title

Project Manager

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

US

Email

bsmith@kuresources.com

Area Code + Phone

412-469-9331

Ext.

19

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 4

Connections 4

Name of:

existing collection or conveyance system 54th Street - 20" VCP

owner Pittsburgh Water & Sewer Authority

existing interceptor Allegheny River

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 ~~2590854~~ PA 0025984

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 Mark D. Lutter

Agent Signature [Signature] Date 3/18/2020

(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, select "subject" then select "technical guidance"). As a minimum this includes copies of the completed Cultural Resources Notice

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

7. PROTECTION OF RARE, ENDANGERED OR THREATENED SPECIES

Check one:

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

Applicant or Consultant Initials _____

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

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

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

1. Waters designated for Special Protection

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

2. Pennsylvania Waters Designated As Impaired

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

3. Interstate and International Waters

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

4. Tributaries To The Chesapeake Bay

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

Name of Permittee Agency, Authority, Municipality _____

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

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

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

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

1. Project Flows 1,600 gpd
2. Total Sewage Flows to Facilities (pathway from point of origin through treatment plant)

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

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

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

	a. Design and/or Permitted Capacity (gpd)		b. Present Flows (gpd)		c. Projected Flows in 5 years (gpd) (2 years for P.S.)	
	Average	Peak	Average	Peak	Average	Peak
Collection	8632949	30215320	68891	241117	72815	254853
Conveyance		154 mgd	124,000 gpd	161,000 gpd	125,240	162,600 gpd
Treatment	216.1 mgd	250 mgd	216.1 mgd	250 mgd	202.9 mgd	250 mgd

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 Bruce K. King, P.E.

Agent Signature [Signature] Date 2/13/2020

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

c. Conveyance System

Name of Agency, Authority, Municipality ALCOSAN

Name of Responsible Agent Muel D. Lullke

Agent Signature [Signature]

Date 3/18/2020

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 Muel D. Lullke

Agent Signature [Signature]

Date 3/18/2020

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

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

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

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

L. PERMEABILITY TESTING (See Section L of instructions)

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

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

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

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

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

O. SEWAGE MANAGEMENT (See Section O of instructions)

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

Yes No

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

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

2. Project Flows _____ gpd

Yes No

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

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

(For completion by non-municipal facility agent)

4. Collection and Conveyance Facilities

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

Yes No

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

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

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

- b. Collection System

Name of Responsible Organization _____

Name of Responsible Agent _____

Agent Signature _____

Date _____

- c. Conveyance System

Name of Responsible Organization _____

Name of Responsible Agent _____

Agent Signature _____

Date _____

5. Treatment Facility

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

Yes No

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

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

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

- b. Name of Facility _____
Name of Responsible Agent _____
Agent Signature _____
Date _____

(For completion by the municipality)

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

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

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

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

Yes No

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

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

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

Q. FALSE SWEARING STATEMENT (See Section Q of Instructions)

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

Adam Ballish

Name (Print)

Adam Ballish

Signature

Engineer

Title

01/21/2020

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 \$200 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.

$$\#4 \text{ _____ Lots (or EDUs) X } \$50.00 = \$ \underline{200}$$

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)



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

Duncan Street Townhomes

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

1. Date plan received by municipal planning agency 1-20-20

2. Date review completed by agency 2-5-20

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?
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: Martina Battistone
 Title: senior environmental planner
 Signature: *MBattistone*
 Date: 2-5-20
 Name of Municipal Planning Agency: Pittsburgh dept. City Planning
 Address: 200 Ross St. 4th Floor Pittsburgh, PA 15212
 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.

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.

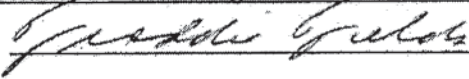
SECTION A. PROJECT NAME (See Section A of instructions)

Project Name
Duncan Street Townhomes

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

1. Date plan received by county or joint county health department April 23, 2020
 Agency name Allegheny County Health Department (ACHD)
2. Date review completed by agency April 27, 2020

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. See attached letter.</u> |
| | | 5. Name, title and signature of person completing this section:
Name: <u>Freddie Fields</u>
Title: <u>Environmental Health Engineer III</u>
Signature: <u></u>
Date: <u>April 27, 2020</u>
Name of County Health Department: <u>ACHD</u>
Address: <u>3901 Penn Avenue, Building #5, Pittsburgh, PA 15224-1318</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: **Duncan Street Townhomes**
Date of Review: **1/13/2020 01:05:29 PM**
Project Category: **Development, New commercial/industrial development (store, gas station, factory)**
Project Area: **0.17 acres**
County(s): **Allegheny**
Township/Municipality(s): **PITTSBURGH**
ZIP Code: **15201**
Quadrangle Name(s): **PITTSBURGH EAST**
Watersheds HUC 8: **Lower Allegheny**
Watersheds HUC 12: **Allegheny River-Ohio River**
Decimal Degrees: **40.480125, -79.948970**
Degrees Minutes Seconds: **40° 28' 48.4512" N, 79° 56' 56.2921" W**

2. SEARCH RESULTS

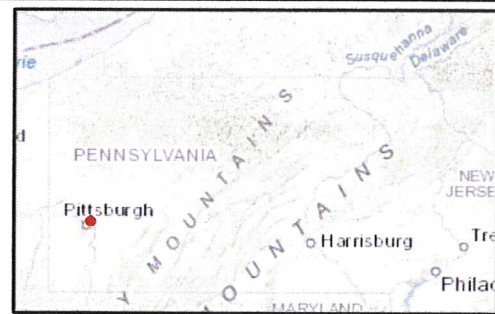
Agency	Results	Response
PA Game Commission	No Known Impact	No Further Review Required
PA Department of Conservation and Natural Resources	No Known Impact	No Further Review Required
PA Fish and Boat Commission	No Known Impact	No Further Review Required
U.S. Fish and Wildlife Service	No Known Impact	No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

Duncan Street Townhomes

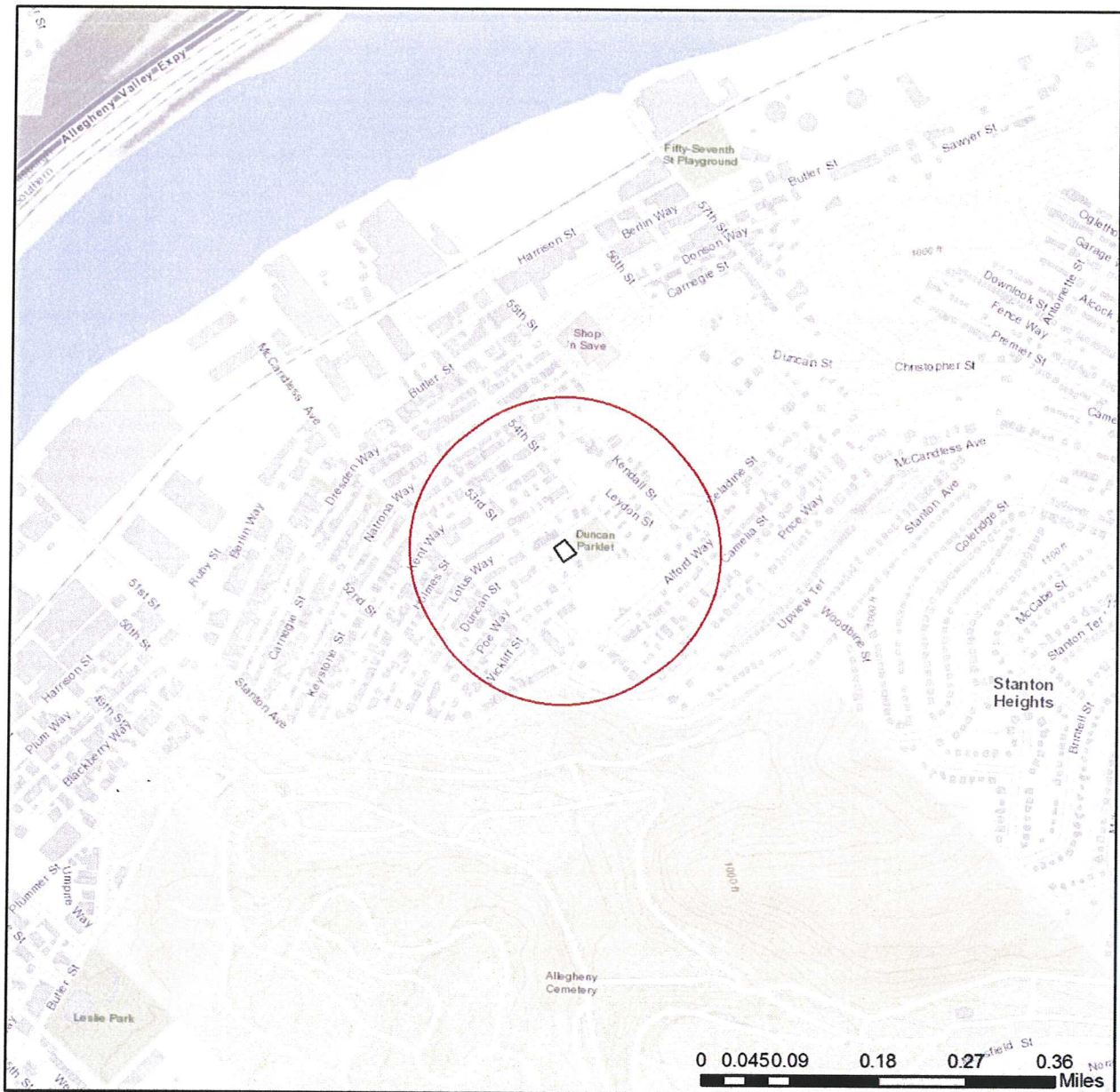


- Project Boundary
- Buffered Project Boundary



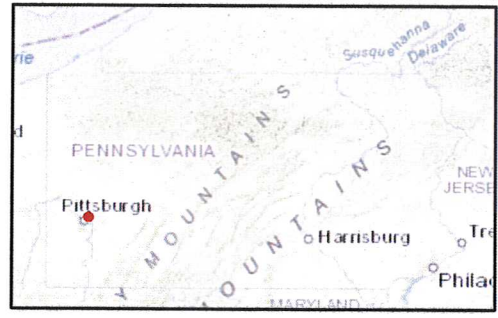
Service Layer Credits: Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community
Esri, HERE, Garmin, (c)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

Duncan Street Townhomes



- 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
 Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS,



RESPONSE TO QUESTION(S) ASKED

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

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

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

Your answer is: No

3. AGENCY COMMENTS

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

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

PA Game Commission

RESPONSE:

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

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

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
NO Faxes Please

7. PROJECT CONTACT INFORMATION

Name: Adam Ballish
Company/Business Name: KD Resources.com
Address: 22 South Linden Street
City, State, Zip: Duquesne, Pennsylvania, 15110
Phone: (412) 469 9331 Fax: (412) 469 9336
Email: aballish@kresources.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.

Adam Ballish
applicant/project proponent signature

01/13/2020
date

NOTES TO USERS

This map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size. The community map repository should be consulted for possible updated or additional flood hazard information.

To obtain more detailed information in areas where **Base Flood Elevations (BFEs)** and/or **Footway Data** and/or **Summary of Stillwater Elevations** were obtained within the Flood Insurance Study (FIS) report that accompanies this FIRM, Users should be aware that BFEs shown on the FIRM represent rounded whole-foot elevations. These BFEs are intended for flood insurance rating purposes only and should not be used as the sole source of flood elevation information. Accordingly, flood elevation data presented in the FIS report should be utilized in conjunction with the FIRM for purposes of construction and/or floodplain management.

Coastal Base Flood Elevations shown on this map apply only landward of 17 North American Vertical Datum of 1988 (NAVD83). Users of this FIRM should be aware that coastal flood elevations are also provided in the Summary of Stillwater Elevations table in the Flood Insurance Study report for this jurisdiction. Elevations shown in the Summary of Stillwater Elevations table should be used for construction and/or floodplain management purposes when they are higher than the elevations shown on this FIRM.

Boundaries of the **Footways** were computed at cross sections and interpolated between cross sections. The footways were based on hydraulic considerations with regard to requirements of the National Flood Insurance Program. Footway widths and other pertinent footway data are provided in the Flood Insurance Study report for this jurisdiction.

Certain areas not in Special Flood Hazard Areas may be protected by flood control structures. Refer to Section 2.4 "Flood Protection Measures" of the Flood Insurance Study report for information on flood control structures for this jurisdiction.

The projection used in the preparation of this map was State Plane Pennsylvania south zone (FIPSZONE 3702). The horizontal datum was NAD 83, GRS80 spheroid. Differences in datum, spheroid, projection or State Plane zones used in the production of FIRM for adjacent jurisdictions may result in slight position differences in map features across jurisdiction boundaries. These differences do not affect the accuracy of the FIRM.

Flood elevations on this map are referenced to the North American Vertical Datum of 1988. These flood elevations must be compared to structure and ground elevations referenced to the same vertical datum. For information regarding conversion between the National Geodetic Vertical Datum of 1929 and the North American Vertical Datum of 1988, visit the National Geodetic Survey website at <http://www.ngs.noaa.gov> or contact the National Geodetic Survey at the following address:

NGS Information Services
NOAA NNGS12
National Geodetic Survey
SSM3-3 #6202
1215 East-West Highway
Silver Spring, Maryland 20910-3282
(301) 713-3242

To obtain current elevation, description, and/or location information for **bench marks** shown on this map, please contact the Information Services Branch of the National Geodetic Survey at (301) 713-3242, or visit its website at <http://www.ngs.noaa.gov>.

Base map information shown on this FIRM was provided in digital format by the Allegheny County Geographic Information Systems Group. This information was photogrammetrically compiled at a scale of 1:2,400 from aerial photography dated 2004.

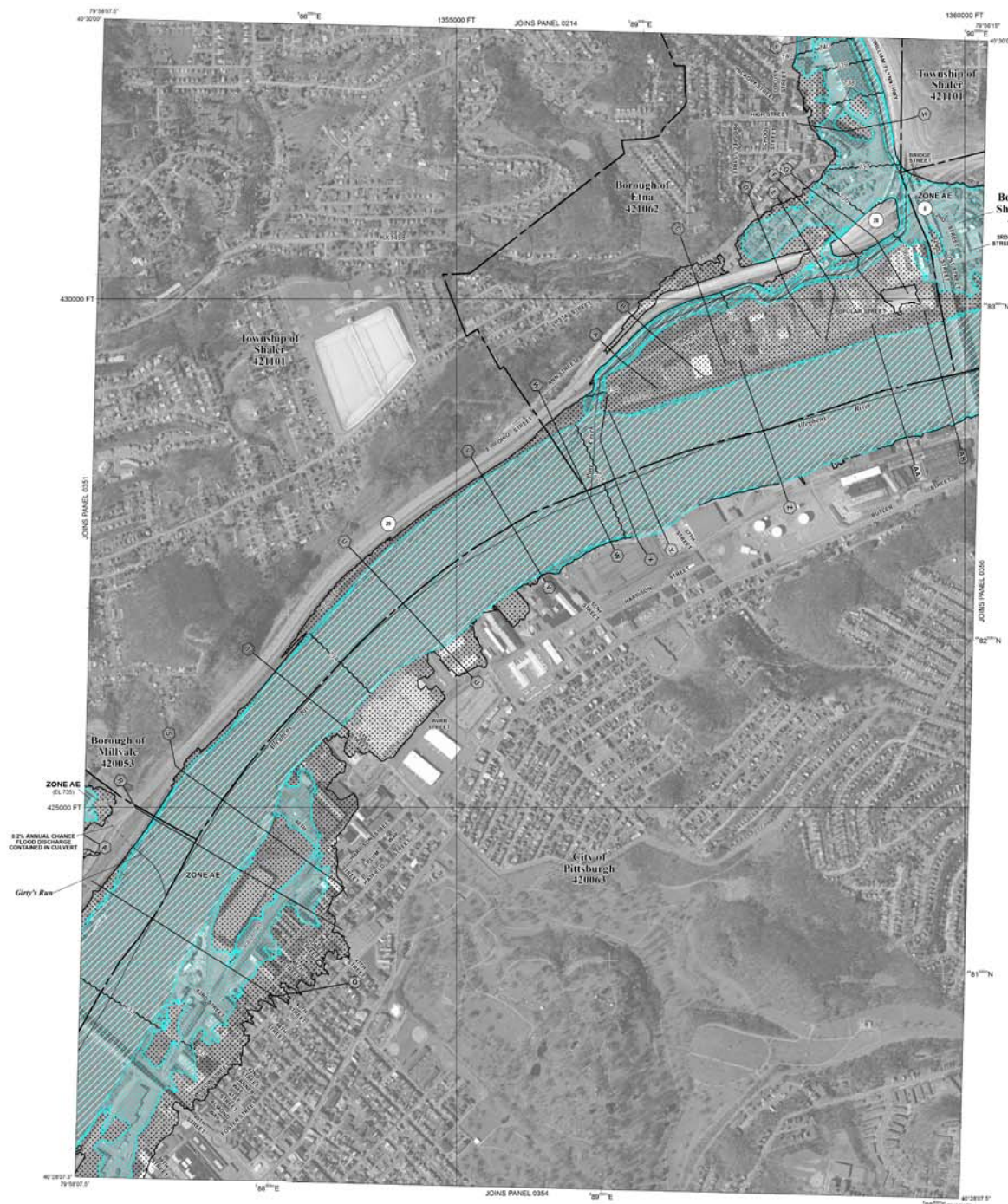
This map reflects more detailed and up-to-date stream channel configurations than those shown on the previous FIRM for this jurisdiction. The footways and footway data were transferred from the previous FIRM. They have been adjusted to conform to these new stream channel configurations. As a result, the Flood Profiles and Footway Data tables in the Flood Insurance Study Report (which contain authoritative hydraulic data) may reflect stream channel distances that differ from what is shown on this map.

Corporate limits shown on this map are based on the best data available at the time of publication. Because changes due to annexations or dis-annexations may have occurred after this map was published, map users should contact appropriate community officials to verify current corporate limit locations.

Please refer to the separately printed **Map Index** for an overview map of the county showing the layout of map panels, community map repository addresses, and a Listing of Communities table containing National Flood Insurance Program data for each community as well as a listing of the panels on which each community is located.

For information on available products associated with this FIRM visit the Map Service Center (MSC) website at <http://www.fema.gov>. Available products may include previously issued Letters of Map Change, a Flood Insurance Study Report and/or digital versions of the map. Many of these products can be ordered or obtained directly from the MSC website.

If you have questions about this map, how to order products or the National Flood Insurance Program in general, please call the FEMA Map Information eXchange (FMIX) at 1-877-FEMA-MAP (1-877-336-2627) or visit the FEMA website at <http://www.fema.gov/business/info>.



LEGEND

- SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD**
- The 1% annual flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zone A, AE, AH, AO, AR, ARH, V, and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.
- ZONE A** No Base Flood Elevations determined.
 - ZONE AE** Base Flood Elevations determined.
 - ZONE AH** Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.
 - ZONE AO** Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of shallow fan flooding, velocities also determined.
 - ZONE AR** Special Flood Hazard Area formerly protected from the 1% annual chance flood by a flood control system that was decommissioned. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance flood to private flood.
 - ZONE ARH** Area to be protected from 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevations determined.
 - ZONE VE** Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.
 - ZONE V** Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.
- FOOTWAY AREAS IN ZONE AE**
- The footway is the channel of a stream (plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights).
- OTHER FLOOD AREAS**
- ZONE X** Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.
 - OTHER AREAS** Areas determined to be outside the 0.2% annual chance floodplain. Areas in which flood hazards are undetermined, but possible.
 - COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS**
 - OTHERWISE PROTECTED AREAS (OPAs)**
- CBRS areas and OPAs are normally located within an adjacent Special Flood Hazard Area.
- 1% annual chance floodplain boundary
 - 0.2% annual chance floodplain boundary
 - Footway boundary
 - Zone D boundary
 - CBRS and OPA boundary
 - Boundary dividing Special Flood Hazard Area Zones and boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths or flood velocities.
 - Line of Historical Wave Action
 - Base Flood Elevation line and value; elevation in feet
 - Base Flood Elevation value where uniform within zone; elevation in feet
 - Referenced to the North American Vertical Datum of 1988
 - Cross section line
 - Traverse line
 - Geographic coordinates referenced to the North American Datum of 1983 (NAD 83), Western Hemisphere
 - 1000-meter Universal Transverse Mercator grid status, zone 17N
 - 600000 FT
 - 1000-foot grid status: Pennsylvania State Plane coordinate system, South zone (FIPSZONE 3702), Lambert Conformal Conic projection
 - Bench mark (see explanation in notes to Users section of this FIS report)
 - Map Repository
 - Refer to listing of Map Repositories on Map Index
 - EFFECTIVE DATE OF CO-COOPERATIVE FLOOD INSURANCE RATE MAP: October 4, 1999
 - EFFECTIVE DATES OF REVISIONS TO THIS PANEL: See Notes to Users page in FIS Report
- For community map revision history prior to countywide mapping, refer to the Community Map History table located in the Flood Insurance Study report for this jurisdiction.
- To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1-800-438-6623.
- MAP SCALE 1" = 500'**
- 250 0 500 1000 FEET
75 0 150 300 METERS

NFIP PANEL 0352H

FIRM
FLOOD INSURANCE RATE MAP

ALLEGHENY COUNTY,
PENNSYLVANIA
(ALL JURISDICTIONS)

PANEL 352 OF 558
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

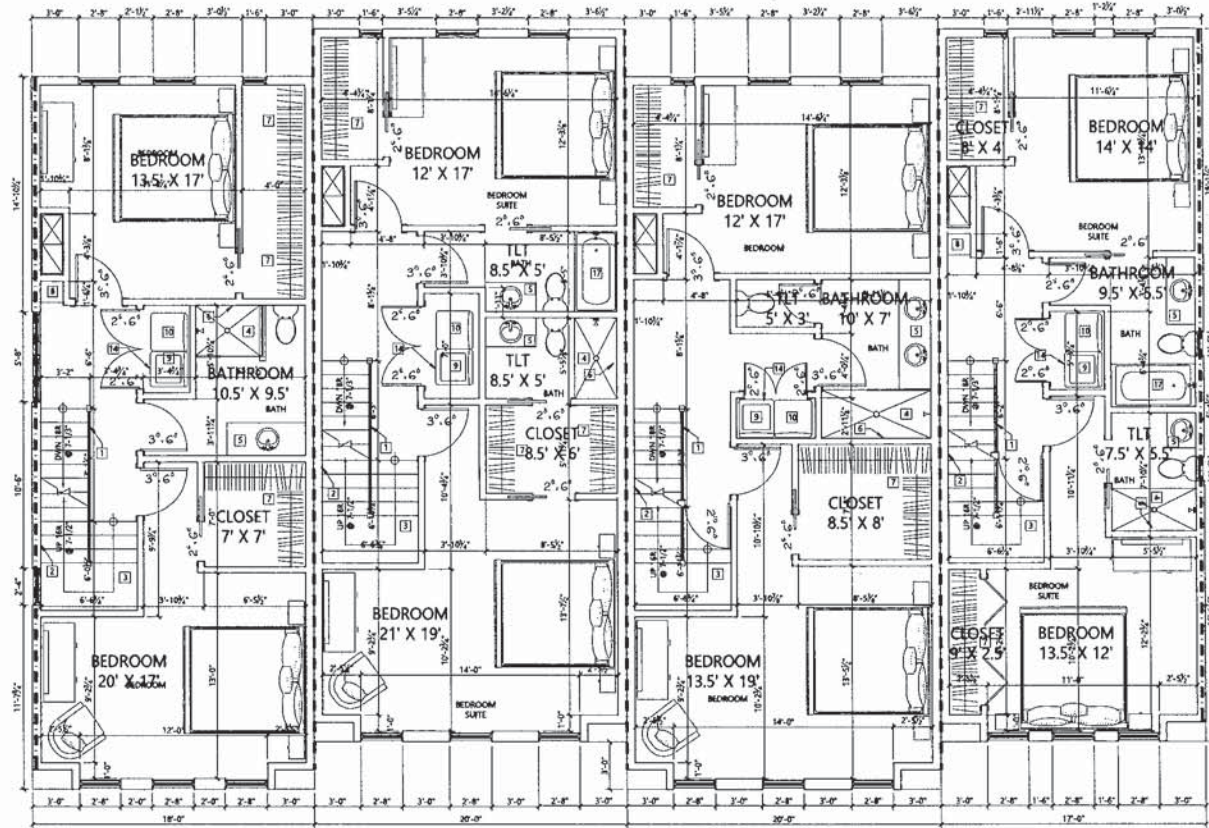
COMMUNITY	PARCELS	PANEL	SUFFIX
ALLEGHENY COUNTY	420053	352	H
ALLEGHENY COUNTY	420063	352	H
ALLEGHENY COUNTY	420073	352	H
ALLEGHENY COUNTY	42101	352	H
ALLEGHENY COUNTY	420063	352	H

Notice to User: The Map Number shown herein should be used when placing new orders. The Community Number shown above should be used on insurance applications for the subject community.

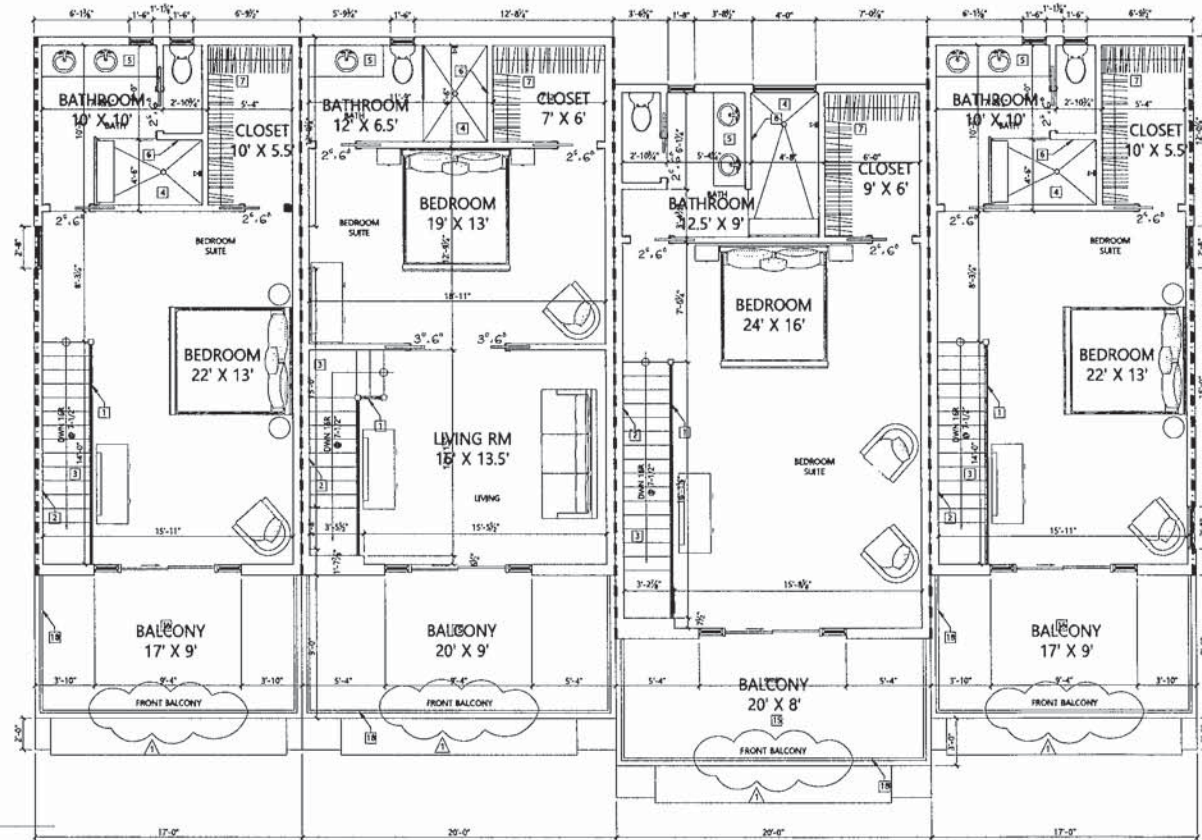
MAP NUMBER 420030352H

MAP REVISED SEPTEMBER 26, 2014

Federal Emergency Management Agency



1 THIRD FLOOR PLANS
A1-2 SCALE: 3/16" = 1'-0"



2 FOURTH FLOOR PLANS
A1-2 SCALE: 3/16" = 1'-0"

LIGHTING FIXTURE SCHEDULE

MARK/SYMBOL	DESCRIPTION	MANUF	MODEL #	LAMPS		REMARKS
				#	TYPE	
Q	SUSPENDED PENDENT LIGHT	TBD	150.00 ALLOWANCE	--	--	COMPACT FLUORESCENT OR LED BULB
Q	NUTONE 791 LED NT			--	--	ENSURE 75 CFM/PLUMBING FIXTURE IS PROVIDED DUCT TO EXTERIOR W/ DAMPERED CAP
Q	SURFACE MOUNTED WALL SCONCE	TBD	100.00 ALLOWANCE	--	--	MOUNT @ 80" A.F.F. USE CONTEMP. CYL. FMVCLL 24 IN MVOLT 30K 90 CRI
Q	RECESSED IC DOWN LIGHT	LITHONIA	4/BKADJ 27K 90 CRI MW	--	LED	IC AIR SEAL RATED ENC.
F	CEILING FAN	TBD	150.00 ALLOWANCE	--	LED	
Q	UNDER CABINET LED LIGHTING	TBD		--	LED	

REFLECTED CEILING PLAN NOTES:

- ALL WORK SHALL COMPLY WITH NFPA, ICC, AND ALL LOCAL CODES, INSTALL PER MANUFACTURERS RECOMMENDATIONS.
- DRAWINGS ARE DIAGRAMMATIC. THE INSTALLER WILL PROVIDE ANY ADDITIONAL INFORMATION AS REQUIRED.
- LIGHTING FIXTURES INCLUDED IN SCHEDULE ARE FOR THE PURPOSES OF CALCULATING ENERGY USE. OWNER SHALL MAKE FINAL SELECTIONS INCLUDING FINISH AND MOUNTING. SELECTIONS MUST UTILIZE THE SAME LAMPING & NUMBER OF LAMPS SHOWN OR BETTER (MORE EFFICIENT).
- WHERE SMOKE DETECTORS ARE REQUIRED PER THE BUILDING CODE SUMMARY, THEY ARE TO BE HARDWIRED.

PLAN KEYNOTES

- 36" TALL L.J. SMITH STAIR SYSTEM OR SIMILAR AS FOLLOWS: L1-4392 NEWEL IN BEECH, TOP AND BOTTOM. L1-6701 HANDRAIL IN WALNUT. L1P-2015R BALUSTERS IN BEECH. SPACE BALUSTERS MAX 5" O.C.
- WALNUT HANDRAIL W/ NICKEL BRACKET-SCREW TO STUDS TO MEET 300LB LOAD-STAIN & SEAL. MOUNT @ 36" AFF
- SHOP BUILT WD. STEPS. OAK TREADS W/ MITER RETURN EDGE WHERE EXPOSED
- TILE SHOWER FLOOR TO BE CERAMIC TILE OVER THINSET MORTAR AND SHOWER PAN LINER. INSTALL MORTAR BED. A.B.V. & B.L.W. LINER SLOPING FLOOR TO DRAIN, MIN 1/4" IN 1'. FULLY ADHERE LINER TO BTM. MORTAR BED. CAULK W/ SILICONE @ DRAIN & EDGES. W/ 3 CERAMIC TILED WALLS TO THE CEILING, USE DENS SHIELD BACKER BOARD OR COVER CEMENT BOARD WITH BRUSH ON WATER PROOFING 1/2" TEMP. GL. DOOR & PNL. W/ CHROME HARDWARE.
- VANITY CABINET W/ STONE OR QUARTZ TOP (UNDER MOUNT SINK)
- 16x14 PRE-FAB + FLASHED SHOWER NICHE - TILE WITH ACCENT TILE
- ROD & SHELF
- 5-ADJUSTABLE SHELVES
- WASHER STANDPIPE BOX
- DRYER BOX- DUCT TO EXTERIOR W/ 4" DUCT W/ DAMPERED WEATHER CAP
- 50 GAL. GAS FIRED POWER VENT HOT WATER HEATER. INSULATE ALL HOT WATER LINES W/ R-3 PIPE INSULATION (ALL DOMESTIC WATER LINES TO BE PEX, PROVIDE SHUT-OFFS AT ALL FIXTURES) OVERFLOW PAN UNDER UNIT, INSTALL EXPANSION TANK
- 90% EFF. GAS FIRED FURNACE - VARIABLE SPEED BLOWER AND MODULATION BURNER- PROVIDE 2 ZONE DAMPERS & 2 PROGRAMMABLE T-STATS (VENT APPLIANCE WITH SCH 40 PVC W/ CONCENTRIC VENT AT EXTERIOR (PROVIDE FRESH AIR AS REQ'D. BY CODE AND ASHRE STANDARDS)
- 15 SEER A/C CONDENSING UNIT SET ON PRE-FAB CONC. BASE (DX COIL INSTALLED ON FURNACE)
- WASHER OVERFLOW PAN
- TRANSCEND COMPOSITE DECKING BY TREX OVER 2x SLEEPERS @ 16" O.C. AND 60 MIL REINF. FULLY ADHERED EPDM MEMBRANE (FREESTONE RUBBERGUARD MAX OR SIM) INSTALL OVER TAPERED INSULATION. ATTACH DECKING W/ CONCEALED FASTENERS, CLIPS + S.S. SCREWS.
- KITCHEN CABINETS W/ STONE OR QUARTZ TOP (UNDER MOUNT SINK)
- FIBERGLASS TUB W/ 3 CERAMIC TILED WALLS TO THE CEILING, USE DENS SHIELD BACKER BOARD OR COVER CEMENT BOARD WITH BRUSH ON WATER PROOFING. 1/2" TEMPERED GL. DOOR + PNL. W/ CHROME HARDWARE
- 42" TALL ALUM. RAILING SYSTEM. PICKET SPACES LESS THAN 4" APART, CLEAR

POWER & EMERGENCY SYMBOLS

MARK	DESCRIPTION
⊕ ⊖ ⊕ ⊖	1-POLE, 3-WAY, 4-WAY TOGGLE SWITCH, 20 AMPERE, 120 VOLT, BY LEVITON OR SIMILAR. MOUNTED 46" AFF TO TOP UNLESS OTHERWISE NOTED. INCLUDE INTEGRAL OCCUPANCY SENSOR.
⊕ ⊖	DUPLEX RECEPTACLE, 20A, 125V, 2 POLE, 3 WIRE GROUNDING TYPE, NEMA 5-20R, BY LEVITON OR SIMILAR. MOUNT AT 18" AFF UNLESS OTHERWISE NOTED. "WP" INDICATES WEATHERPROOF BOX & COVER.
⊕ ⊖	GROUND FAULT INTERRUPTER TYPE DUPLEX RECEPTACLE, 20A, 125V, 2 POLE, 3 WIRE GROUNDING TYPE, NEMA 5-20R, BY LEVITON OR SIMILAR. MOUNT AT 18" AFF UNLESS OTHERWISE NOTED. "WP" INDICATES WEATHERPROOF BOX & COVER.
⊕ ⊖	CLOTHES DRYER OUTLET (NOTE 220A)
⊕ ⊖	CLOTHES WASHER OUTLET
SD	INTERCONNECTED COMBINATION PHOTOELECTRIC SMOKE DETECTOR/CARBON MONOXIDE DETECTOR - CEILING MOUNTED UNLESS OTHERWISE NOTED.

PARTITION/CEILING KEY:

- INTERIOR RATED WALL: 1/2" TYPE 'X' GWB OVER 2x4 WD STUDS @ 16" O.C. (UL U30S)
NOTE: ANY MECH CHASIS THAT PENETRATE RATED CONSTRUCTION SHALL BE CONSTRUCTED TO MEET UL U30S OR UL D501 AS APPROPRIATE. ALL DUCTS PENETRATING RATED CONSTRUCTION TO HAVE FIRE DAMPERS MEETING UL555 FOR MIN 1 HR SEPARATION.
- 5/8" GWB EACH SIDE OVER 2x4 WD STUDS @ 16" O.C.
- (1) LAYER OF 1/2" TYPE 'X' GWB CEILING (UL D501)
- EXTERIOR WALLS:
- 2x6 STUDS @ 16" O.C. W/ EXTERIOR SHEATHING AND CLADDING. 1/2" GWB INTERIOR. FILL STUD CAVITY WITH FIBERGLASS BATT INSUL. SEE WALL SECT. FOR ADD. DETAILS
- 2x6 STUDS @ 16" O.C. W/ EXTERIOR SHEATHING AND CLADDING. 1/2" GWB INTERIOR. FILL STUD CAVITY WITH FIBERGLASS BATT INSUL. SEE WALL SECT. FOR ADD. DETAILS. MEETS UL FIRE RATING U30S.
- SUPERIOR WALL SYSTEM W/ 1 LAYER 1/2" GWB ATTACHED TO STUDS. MEETS 1 HR FIRE RESISTANCE RATING.



2006 noble street
pittsburgh, pa 15218
412-342-8338
whitney@bos-studio.com
LISA WHITNEY, RA

MAY 22, 2019

REISSUE DATES:
MAY 30, 2019



DUNCAN TOWNHOMES
5314, 5312, 5310 + 5308 ST., PITTSBURGH PA 15201

FLOOR PLANS
+ SCHEDULES

A1-2



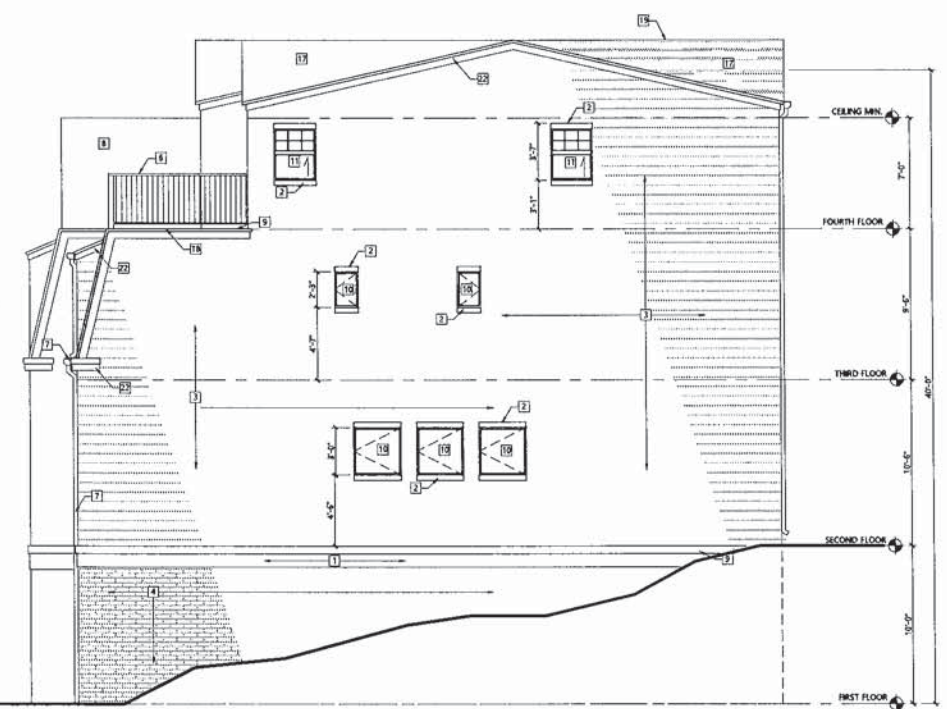
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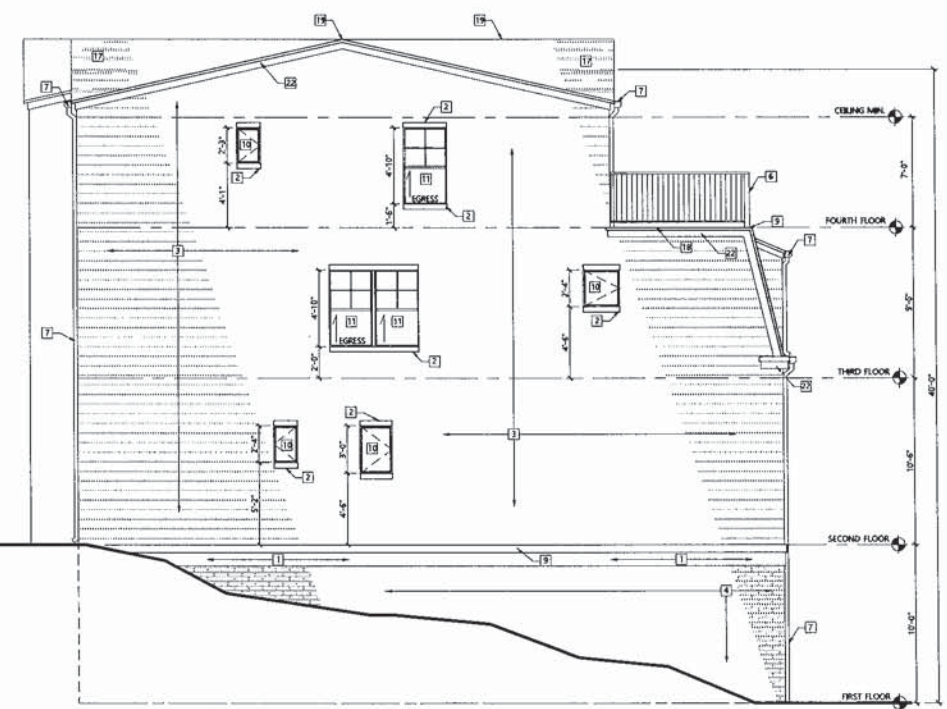
1 NORTHWEST ELEVATION
A2-1 SCALE: 3/16" = 1'-0"



4 SOUTHWEST ELEVATION
A2-1 SCALE: 3/16" = 1'-0"



2 SOUTHEAST ELEVATION
A2-1 SCALE: 3/16" = 1'-0"



4 NORTHEAST ELEVATION
A2-1 SCALE: 3/16" = 1'-0"

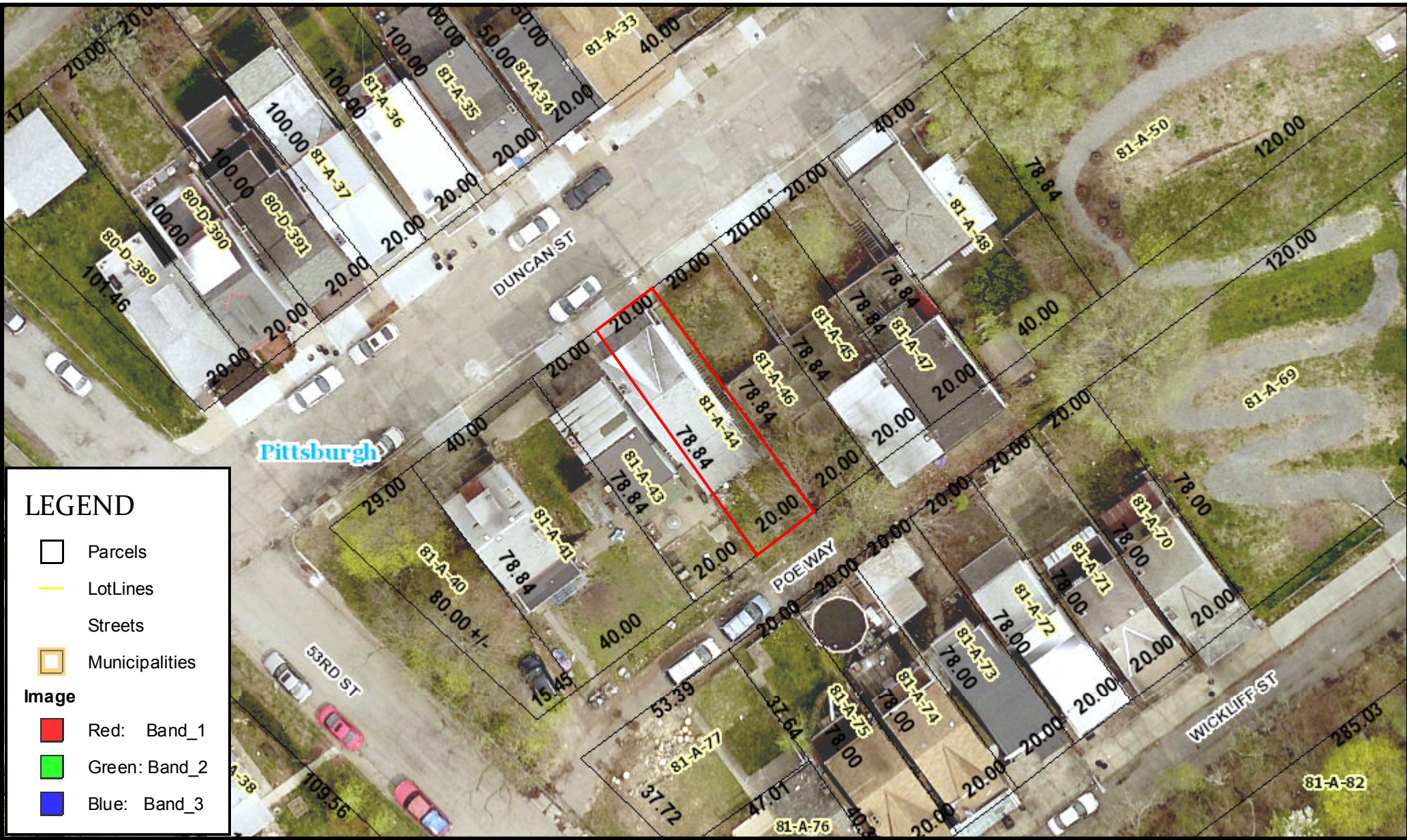
ELEVATION KEYNOTES

- 1 11.25" HARDIE TRIM BOARDS, 1/4" SMOOTH, IRON GREY.
- 2 3.5" HARDIE TRIM BOARDS, 1/4" SMOOTH, IRON GREY.
- 3 HARDIE PLANK LAP SIDING, SMOOTH, 8.25" WIDTH, MITERED AT CORNERS, PAINTED WHITE.
- 4 ARRISCRRAFT "ARCHITECTURAL LINEAR" SERIES BRICK, OBSIDIAN OVER SUPERIOR WALL.
- 5 CLOPAY "AVANTE" GARAGE DOOR, PAINTED BLACK.
- 6 36" TALL COMPOSITE RAILING SYSTEM, PICKETS SPACED LESS THAN 4" APART.
- 7 5" PRE-FINISHED ALUM. GUTTER W/4x3 D.S. PAINTED BLACK, CONNECT TO STORM WATER SYSTEM.
- 8 7" TALL PRIVACY WALL.
- 9 CONTINUOUS CLEAT COPING BY ATAS OR SIM. SLOPE AWAY FROM HOUSE/TERRACE, BLACK.
- 10 PELLA "IMPERVIA" FIBERGLASS CASEMENT WINDOW OR EQUIVALENT, LOW-E GLASS, U FACTOR OF .32 OR BETTER, BLACK EXTERIOR AS STANDARD WITH OPTION FOR BLACK OR WHITE INTERIOR, GRILLE PATTERN AS SHOWN ON ELEVATIONS.
- 11 PELLA "IMPERVIA" FIBERGLASS SINGLE HUNG WINDOW OR EQUIVALENT, LOW-E GLASS, U FACTOR OF .32 OR BETTER, BLACK EXTERIOR AS STANDARD WITH OPTION FOR BLACK OR WHITE INTERIOR, GRILLE PATTERN AS SHOWN ON ELEVATIONS.
- 12 PELLA "IMPERVIA" FIBERGLASS DIRECT SET WINDOW OR EQUIVALENT, LOW-E GLASS, U FACTOR OF .32 OR BETTER, BLACK EXTERIOR AS STANDARD WITH OPTION FOR BLACK OR WHITE INTERIOR, GRILLE PATTERN AS SHOWN ON ELEVATIONS.
- 13 PELLA "IMPERVIA" FIBERGLASS AWNING WINDOW OR EQUIVALENT, LOW-E GLASS, U FACTOR OF .32 OR BETTER, BLACK EXTERIOR AS STANDARD WITH OPTION FOR BLACK OR WHITE INTERIOR, GRILLE PATTERN AS SHOWN ON ELEVATIONS.
- 14 PELLA "IMPERVIA" SLIDING DOOR, BLACK EXTERIOR AS STANDARD WITH OPTION FOR BLACK OR WHITE INTERIOR.
- 15 THERMA TRU "SMOOTH STAR" #55710X1-SQJF2 DOOR, COLOR AS SELECTED BY OWNER.
- 16 ADDRESS NUMBERS: MIN. 4" H, 1/2" STROKE, PROVIDE NUMBERS THAT CLEARLY CONTRAST W/ SURROUNDING CLADDING.
- 17 30 YEAR DIMENSIONAL "AR" SHINGLES OVER 30lb ROOF FELT.
- 18 PRESSURE TREATED 2X DECK W/ 5/4" TREX COMPOSITE DECKING, ATTACHED W/ CONCEALED FASTENER CLIPS. INSTALL 2X BLOCKING AS REQUIRED BY DECKING MANUF. (SHORT DECK W/BUILT UP 1X TRE COMPOSITE TRIM.
- 19 CONTINUOUS SHINGLED ROOF VENT.
- 20 PAC-CLAD STANDING SEAM METAL ROOF, CHARCOAL GREY OR AGED BRONZE.
- 21 PAC-CLAD STANDING SEAM METAL ROOF, CHARCOAL GREY OR AGED BRONZE.
- 22 5.5" HARDIE TRIM BOARDS, 1/4" SMOOTH, IRON GREY.
- 23 PIPON 22" X 32" X 2" POLYURETHANE DECORATIVE EYEBROW LOUVER VENT, PAINT TO MATCH TRIM.
- 24 AZEK TRADITIONAL SHEET, SMOOTH, PAINTED TO MATCH TRIM.

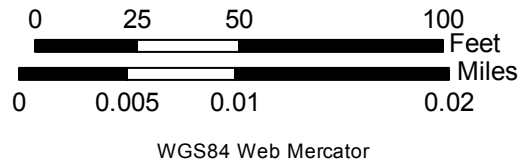
DUNCAN TOWNHOMES
5314, 5312, 5310 + 5308 ST, PITTSBURGH PA 15201

ELEVATIONS

A2-1



This map is for informational purposes only. Parcel information is provided from the Office of Property Assessments in Allegheny County. Content and availability are subject to change. Property characteristics and values change due to a variety of factors such as court rulings, municipality permit processing and subdivision plans. Excludes name and contact information for property owners, as required by Ordinance 3478-07. For additional information, call the Allegheny County GIS Help Desk at (412) 350-4774 or email at GISHelp@Allegheny County .US.



Parcel ID : 0081-A-00044-0000-00
Property Address : 5308 DUNCAN ST
PITTSBURGH, PA 15201

Municipality : 110 10th Ward - PITTSBURGH
Owner Name : DUNCAN VENTURES LLC

School District :	Pittsburgh	Neighborhood Code :	11003
Tax Code :	Taxable	Owner Code :	Corporation
Class :	Residential	Recording Date :	12/4/2018
Use Code :	VACANT LAND	Sale Date :	11/29/2018
Homestead :	No	Sale Price :	\$330,000
Farmstead :	No	Deed Book :	17447
Clean And Green	No	Deed Page :	310
Other Abatement :	No	Lot Area :	1,577 SQFT

SaleCode : Multi-Parcel Sale

2020 Full Base Year Market Value

2020 County Assessed Value

Land Value	\$700	Land Value	\$700
Building Value	\$0	Building Value	\$0
Total Value	\$700	Total Value	\$700

2019 Full Base Year Market Value

2019 County Assessed Value

Land Value	\$700	Land Value	\$700
Building Value	\$0	Building Value	\$0
Total Value	\$700	Total Value	\$700

Address Information

Owner Mailing : 444 52ND ST
PITTSBURGH, PA 15201-2594

Parcel ID : 0081-A-00045-0000-00
Property Address : 5312 DUNCAN ST
PITTSBURGH, PA 15201

Municipality : 110 10th Ward - PITTSBURGH
Owner Name : DUNCAN VENTURES LLC

School District :	Pittsburgh	Neighborhood Code :	11003
Tax Code :	Taxable	Owner Code :	Corporation
Class :	Residential	Recording Date :	12/4/2018
Use Code :	VACANT LAND	Sale Date :	11/29/2018
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Building Value	\$0	Building Value	\$0
Total Value	\$700	Total Value	\$700

Address Information

Owner Mailing : 444 52ND ST
PITTSBURGH, PA 15201-2594

Parcel ID : 0081-A-00046-0000-00
Property Address : 5310 DUNCAN ST
PITTSBURGH, PA 15201

Municipality : 110 10th Ward - PITTSBURGH
Owner Name : DUNCAN VENTURES LLC

School District :	Pittsburgh	Neighborhood Code :	11003
Tax Code :	Taxable	Owner Code :	Corporation
Class :	Residential	Recording Date :	12/4/2018
Use Code :	VACANT LAND	Sale Date :	11/29/2018
Homestead :	No	Sale Price :	\$330,000
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Other Abatement :	No	Lot Area :	1,577 SQFT
		SaleCode :	Multi-Parcel Sale

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2019 Full Base Year Market Value

2019 County Assessed Value

Land Value	\$700	Land Value	\$700
Building Value	\$0	Building Value	\$0
Total Value	\$700	Total Value	\$700

Address Information

Owner Mailing : 444 52ND ST
PITTSBURGH, PA 15201-2594

Parcel ID : 0081-A-00047-0000-00
Property Address : 5314 DUNCAN ST
PITTSBURGH, PA 15201

Municipality : 110 10th Ward - PITTSBURGH
Owner Name : DUNCAN VENTURES LLC

School District :	Pittsburgh	Neighborhood Code :	11003
Tax Code :	Taxable	Owner Code :	Corporation
Class :	Residential	Recording Date :	12/4/2018
Use Code :	VACANT LAND	Sale Date :	11/29/2018
Homestead :	No	Sale Price :	\$330,000
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2019 Full Base Year Market Value

2019 County Assessed Value

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Address Information

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PITTSBURGH, PA 15201-2594

