

WATER AND SEWER USE APPLICATION
52nd St TOWNHOMES
PROJECT NARRATIVE

PROJECT NAME: 52ND St Townhomes
724 & 728 52nd St
Pittsburgh, PA 15201
Lot & Block: 80-H-276
& 80-H-278

Site Description & Analysis Location

The project involves the construction of two new four-story residential buildings (B/L 80-H-276 & 80-H-278) in the Upper Lawrenceville neighborhood of the City of Pittsburgh. The buildings are to be utilized as single family; owner occupied home.

Two (one for each unit) four-inch (4") tap to an existing 18" PWSA combined sewer line within 52nd St will be used to convey sanitary flows from each of the new four-story buildings.

Two (one for each unit) new domestic one-inch (1") water tap will be made into an existing PWSA six-inch (6") waterline within 52nd Street.

Stationing for all proposed taps into PWSA infrastructure begins at PWSA Manhole MH080B016 (Station 0+00).

Proposed Sewage Flows

The proposed sewage flows are calculated as follows, utilizing Chapter 25 PA Code, Section 73.17 Sewage Flows values. The flow figures for *Single Family Dwellings* were utilized in the proposed sewage flow calculations for this project.

There are 3 bedrooms as per the architectural layout. Flow

Figures utilized:

Single Family Dwellings - 400 GPD (for units of 3 bedrooms or less)

Proposed Flows:

2 Single Family Dwellings * 400 GPD (for units of 3 bedrooms or less) = 800 GPD

Total = 800 GPD

Existing Flows: 0 GPD – Vacant Lot

Difference: 800 GPD – 0 GPD = **800 GPD INCREASE**

EDUs: 800 GPD(1 EDU/400GPD) = **2.00 EDU INCREASE**

Flow depth of the existing 18-inch VCP was taken on 1/17/2020 at PWSA Manhole MH080H004 (see attached field notes).

Proposed Storm Flows

Area 1 consists of new building footprint.

Area 2 consists of new building footprint.

AREA NUMBER	C VALUE	FORMULA	AMOUNT OF SW (CFS)
1	0.95	$Q=(0.95)(5.8)(0.021)$	0.12
2	0.95	$Q=(0.95)(5.8)(0.021)$	0.12
TOTAL STORMWATER FLOW			0.24

Sewage Conveyance Information

The 2 new single family dwellings will each have a sanitary connection into the public 18" VCP combined sewer main on 52nd Street. The laterals will be on average 25 feet on the west side of the main. Laterals will be 4-inch PVC at a minimum slope of 2%.

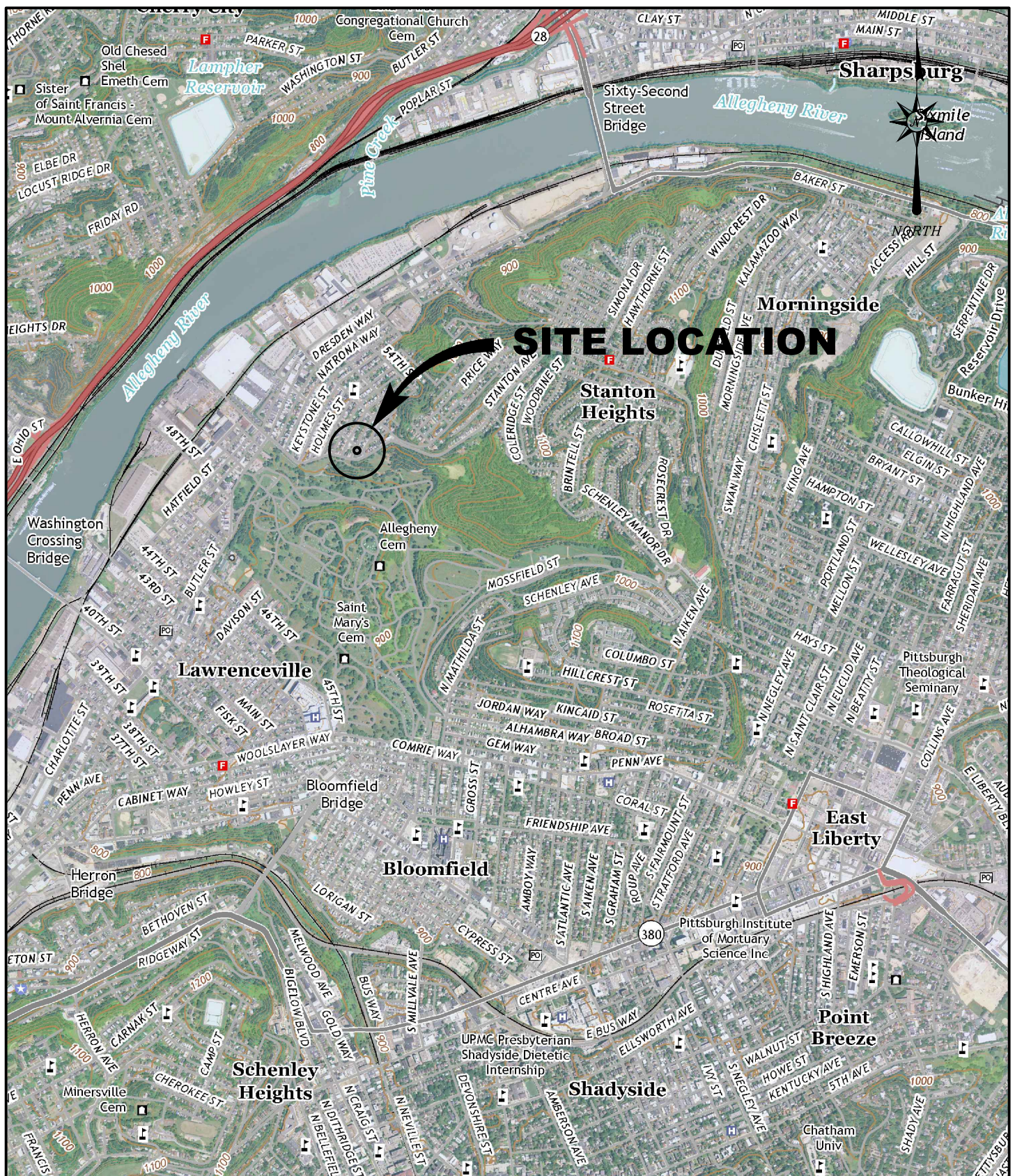
Effluent will connect at A-32 to the existing 54-inch interceptor owned by ALCOSAN. Flows will ultimately be sent to the Allegheny County Sanitation Authority (ALCOSAN) Woods Run Wastewater Treatment Plant.

Alternative 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 52nd Street, a tap-in to the 18" main 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.



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

SCALE - FEET
0 2000

APPROVED	RLS 11/04/2019
CHECKED	RLS 11/04/2019
DRAWN	RAM 11/04/2019
CAD FILE NO.	19579A001
PROJECT NO.	PHC19579L 1&2



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
52nd STREET TOWNHOMES

CITY OF PITTSBURGH - 10th WARD
ALLEGHENY COUNTY, PENNSYLVANIA

PREPARED FOR
PHC CONSTRUCTION, INC.
PITTSBURGH, PENNSYLVANIA



724 52nd Street



Show search results for 724 52n...



Network Trace

Input

Output

Upstream

of Structures: 3

Total Length: 492.48 ft

Inch-Miles: 1.68

Downstream:

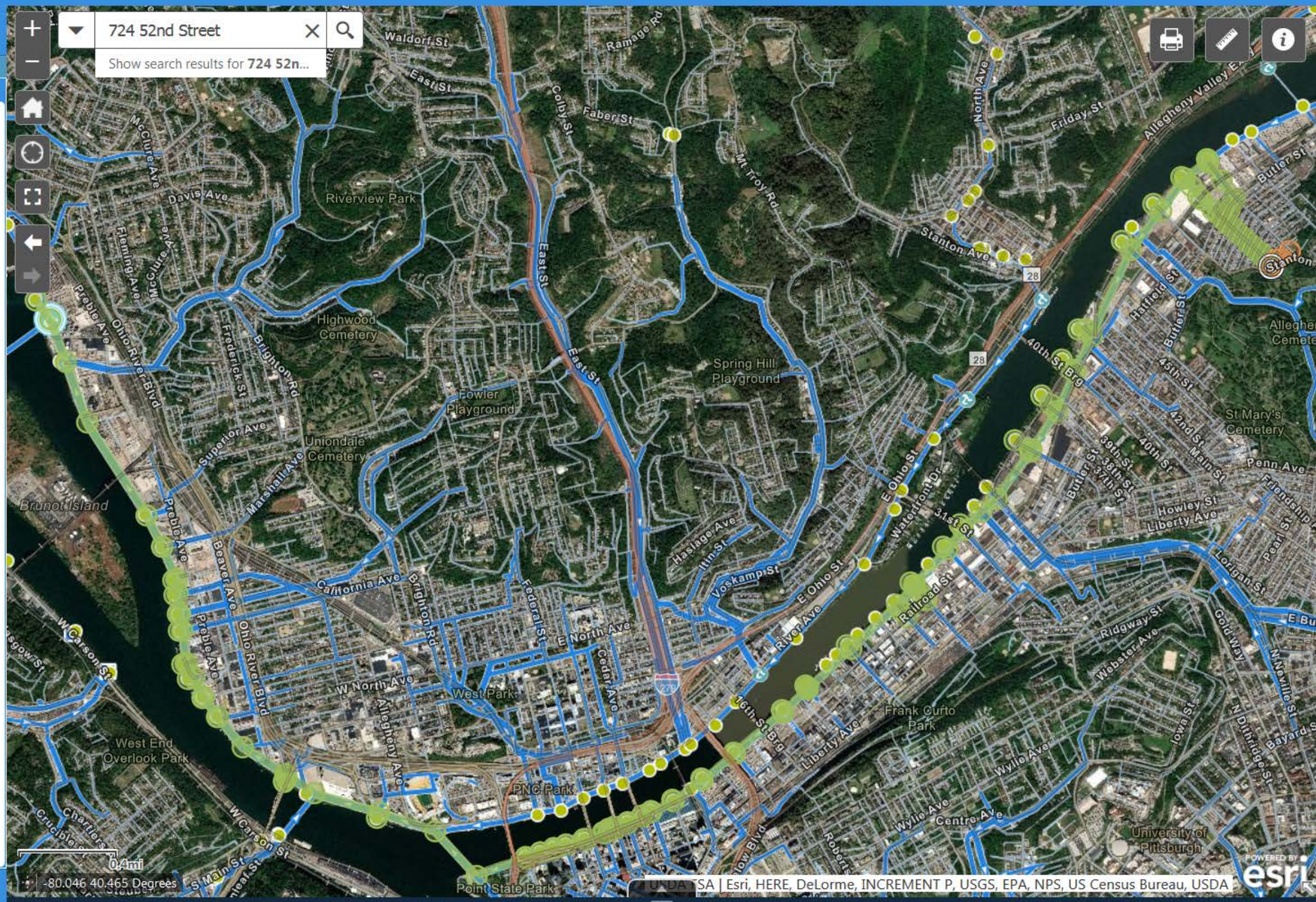
of Structures: 135

Total Length: 49627.76 ft

Inch-Miles: 718.94

☒ Upstream Pipes (2)☒ Downstream Pipes (138)☒ Downstream Structures (135)☒ Upstream Structures (3)

Export To CSV



-80.046 40.465 Degrees

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UNDA SA | Esri, HERE, DeLorme, INCREMENT P, USGS, EPA, NPS, US Census Bureau, USDA

POWERED BY
esri



Network Trace

Input

Output

Upstream

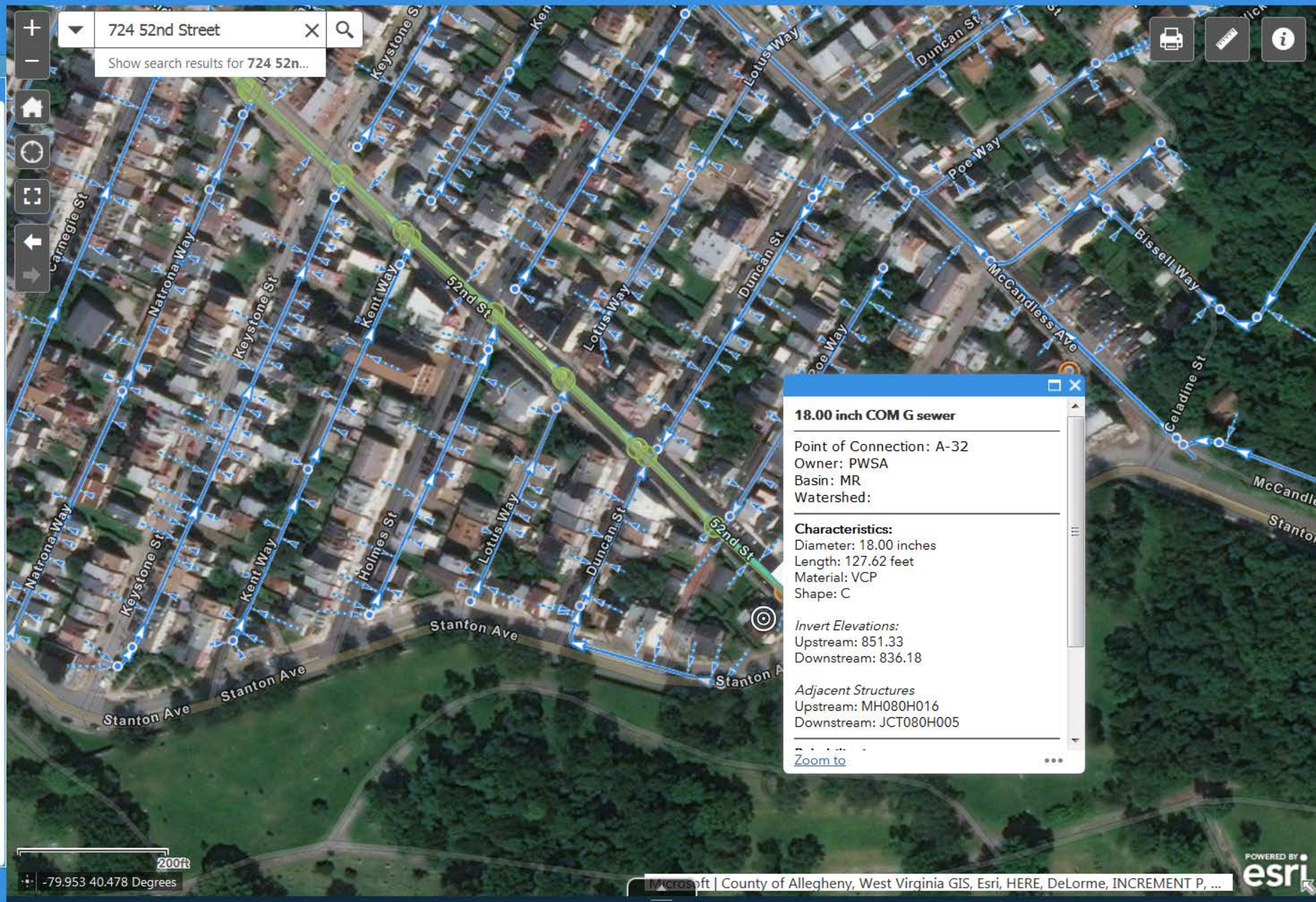
of Structures: 3
Total Length: 492.48 ft
Inch-Miles: 1.68

Downstream:

of Structures: 135
Total Length: 49627.76 ft
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- ☒ Upstream Pipes (2)
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- ☒ Downstream Structures (135)
- ☒ Upstream Structures (3)

Export To CSV





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724 52nd Street

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Show search results for 724 52n...



Network Trace

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Upstream
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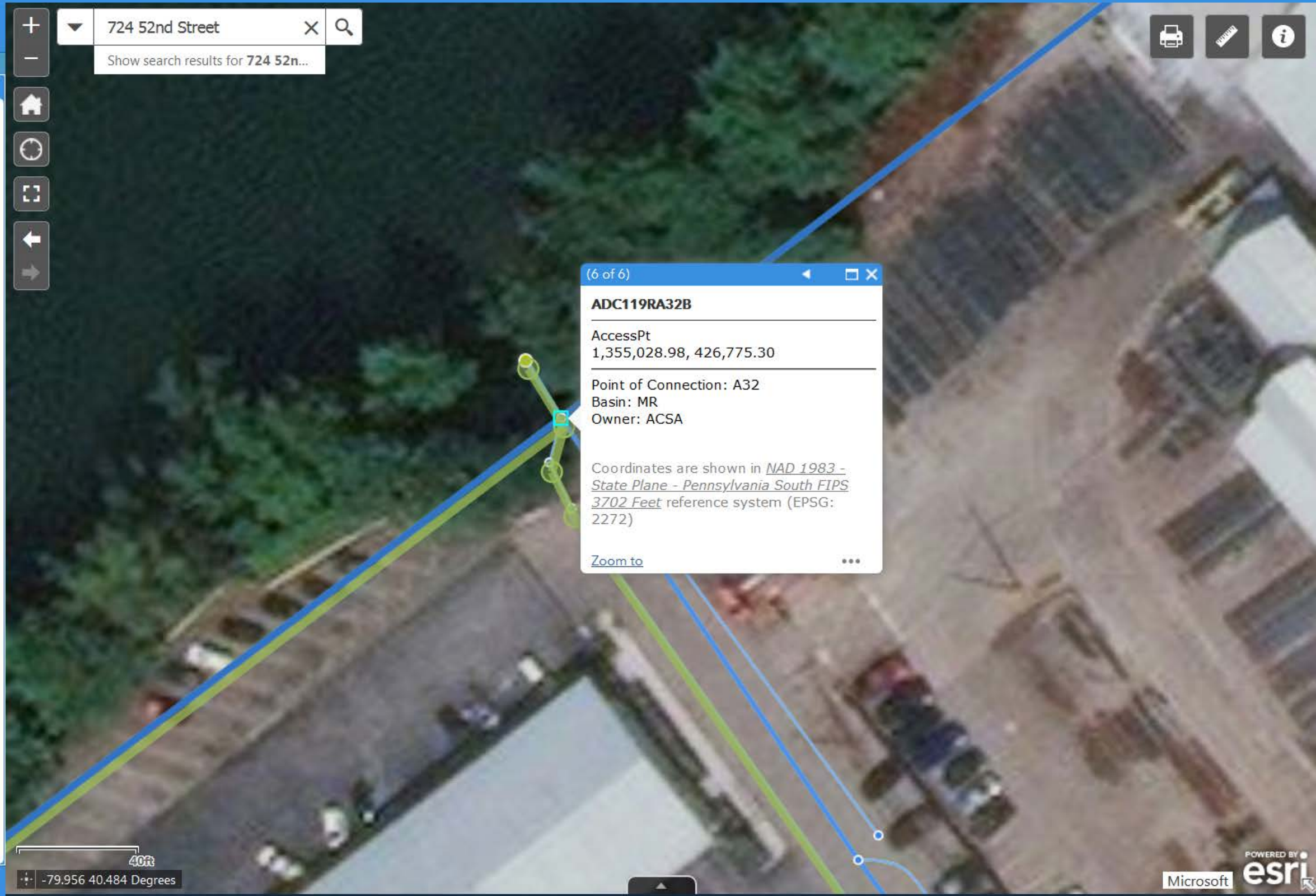
☒ Downstream Structures (135)

>

☒ Upstream Structures (3)

>

Export To CSV



Form



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 52nd Street Town Homes
- Brief Project Description Construction of two new four-story residential buildings (B/L 80-H-276 & 80-H-278) 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
10th 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	Mailing Address Line			
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

Site Location Line 1 52nd Street Town Homes		Site Location Line 2		
Site Location Last Line -- City 724-728 52nd Street	State PA	ZIP+4 15201	Latitude	Longitude
Detailed Written Directions to Site				

Description of Site Site is located on an intersection bound by Stanton Avenue and 52nd Street.

Site Contact (Developer/Owner)

Last Name Joseph	First Name Casey	MI	Suffix	Phone	Ext.
Site Contact Title		Site Contact Firm (if none, leave blank) PGH Developers, LLC			
FAX		Email			
Mailing Address Line 1 PO Box 40243 Pittsburgh		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 L	Suffix
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 rsmith@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 2

Connections 2 Existing

Name of:
existing collection or conveyance system 52nd Street - 18" 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 ~~2596854~~ PA0025989

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 James D. Lulic

Agent Signature [Signature] Date 3/19/2020

(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. | j. Any designated recreational or open space area. |
| b. Lot lines and lot sizes. | k. Wetlands - from National Wetland Inventory Mapping and USGS Hydric Soils Mapping. |
| c. Adjacent lots. | l. Flood plains or Flood prone areas, floodways, (Federal Flood Insurance Mapping) |
| d. Remainder of tract. | m. Prime Agricultural Land. |
| 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. | n. Any other facilities (pipelines, power lines, etc.) |
| f. Show tap-in or extension to the point of connection to existing collection system (if applicable). | o. Orientation to north. |
| g. Existing and proposed water supplies and surface water (wells, springs, ponds, streams, etc.) | p. Locations of all site testing activities (soil profile test pits, slope measurements, permeability test sites, background sampling, etc. (if applicable). |
| h. Existing and proposed rights-of-way. | q. Soils types and boundaries when a land based system is proposed. |
| i. Existing and proposed buildings, streets, roadways, access roads, etc. | 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 800 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	5,299,799	18,549,298	164,336	575,174	172,792	604,773
Conveyance		290 mgd	0.60 mgd	0.70 mgd	0.60 mgd	0.71 mgd
Treatment	216.1	250 mgd	216.1	250 mgd	202.9	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. ☐ ☐ 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 1/29/2020

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

c. Conveyance System

Name of Agency, Authority, Municipality ALCOSAN

Name of Responsible Agent Maria L. L. L.

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 Maria L. L. L.

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.

ROBERT L. SMITH [Signature]
Name (Print) Signature
PROJECT MANAGER 11-7-19
Title Date
22 SOUTH LINDEN ST, DUQUESNE, PA 15110 (412) 469-9331
Address Telephone Number

R. REVIEW FEE (See Section R of instructions)

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

- ☐ I request DEP calculate the review fee for my project and send me an invoice for the correct amount. I understand DEP's review of my project will not begin until DEP receives the correct review fee from me for the project.
- ☒ I have calculated the review fee for my project using the formula found below and the review fee guidance in the instructions. I have attached a check or money order in the amount of \$ 100.00 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.

$$\# \underline{2} \text{ Lots (or EDUs) X } \$50.00 = \$ \underline{100.00}$$

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:

$$\# \underline{\hspace{2cm}} \text{ Lots (or EDUs) X } \$35.00 = \$ \underline{\hspace{2cm}}$$

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)



COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF CLEAN WATER

DEP Code #:

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

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

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

Project Name

52 Street Townhomes

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

1. Date plan received by municipal planning agency 11-5-192. Date review completed by agency 11-5-19

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

Yes

No

☐☒

1. Is there a municipal comprehensive plan adopted under the Municipalities Planning Code (53 P.S. 10101, *et seq.*)?

☐

N/A

☐

2. Is this proposal consistent with the comprehensive plan for land use?

If no, describe the inconsistencies _____

☒☐

3. Is this proposal consistent with the use, development, and protection of water resources?

If no, describe the inconsistencies _____

☒☐

4. Is this proposal consistent with municipal land use planning relative to Prime Agricultural Land Preservation?

☐☒

5. Does this project propose encroachments, obstructions, or dams that will affect wetlands?

If yes, describe impacts _____

☐☒

6. Will any known historical or archaeological resources be impacted by this project?

If yes, describe impacts _____

☐☒

7. Will any known endangered or threatened species of plant or animal be impacted by this project?

If yes, describe impacts _____

☒☐

8. Is there a municipal zoning ordinance?

☒☐

9. Is this proposal consistent with the ordinance?

If no, describe the inconsistencies _____

☐☒

10. Does the proposal require a change or variance to an existing comprehensive plan or zoning ordinance?

☒☐

11. Have all applicable zoning approvals been obtained?

☒☐

12. Is there a municipal subdivision and land development ordinance?

SECTION C. AGENCY REVIEW (continued)

Yes

No



13. Is this proposal consistent with the ordinance?

If no, describe the inconsistencies _____



14. Is this plan consistent with the municipal Official Sewage Facilities Plan?

If no, describe the inconsistencies _____



15. Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality?

If yes, describe _____



16. Has a waiver of the sewage facilities planning requirements been requested for the residual tract of this subdivision?



If yes, is the proposed waiver consistent with applicable ordinances?

If no, describe the inconsistencies _____

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

Name: Martina BattistoneTitle: Senior Environmental PlannerSignature: MBattistoneDate: 11-5-19Name of Municipal Planning Agency: Dept. City Planning, PittsburghAddress: 200 Ross St. 4th Floor Pittsburgh, PA 15219Telephone 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.

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

52nd 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



1. Is the proposed plan consistent with the municipality's Official Sewage Facilities Plan?

If no, what are the inconsistencies? _____



2. Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality?

If yes, describe _____



3. Is there any known groundwater degradation in the area of this proposal?

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 Fields

Title: Environmental Health Engineer III

Signature: 

Date: April 27, 2020

Name of County Health Department: ACHD

Address: 3901 Penn Avenue, Building #5, Pittsburgh, PA 15224-1318

Telephone 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: **52nd St Townhomes**
Date of Review: **11/8/2019 11:01:29 AM**
Project Category: **Development, Other**
Project Area: **0.57 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: **40.477643, -79.950915**
Degrees Minutes Seconds: **40° 28' 39.5137" N, 79° 57' 3.2950" W**

2. SEARCH RESULTS

Agency	Results	Response
PA Game Commission	Potential Impact	FURTHER REVIEW IS REQUIRED, See Agency Response
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

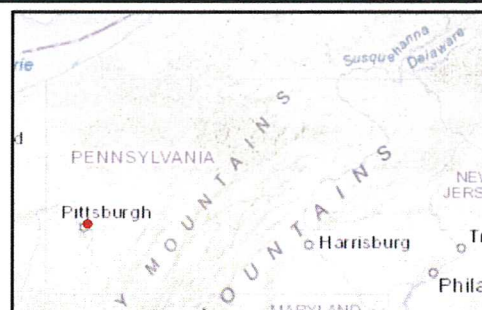
As summarized above, Pennsylvania Natural Diversity Inventory (PNDI) records indicate there may be potential impacts to threatened and endangered and/or special concern species and resources within the project area. If the response above indicates "No Further Review Required" no additional communication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

52nd St Townhomes

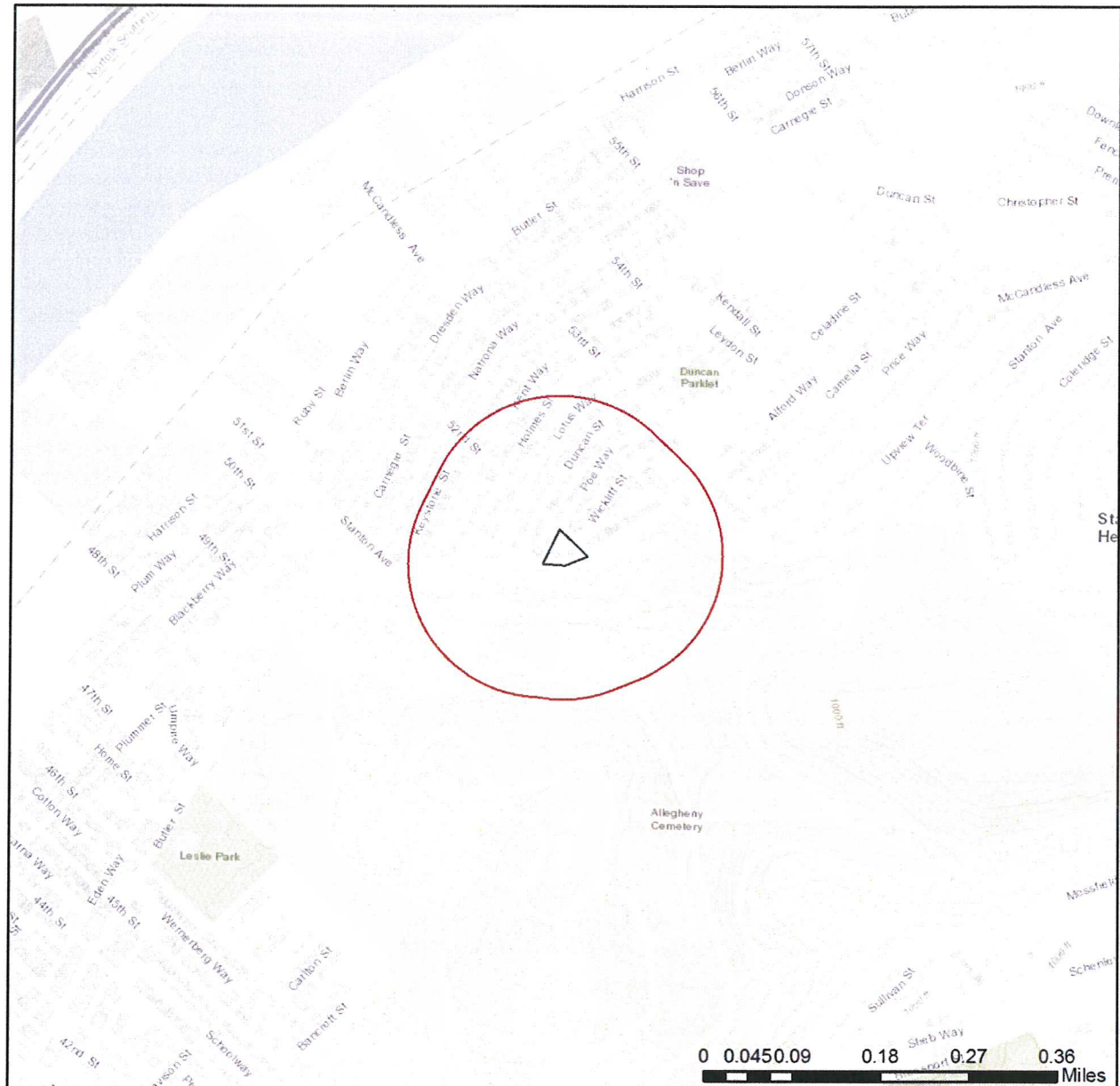


- ☐ Project Boundary
- ☐ Buffered Project Boundary

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

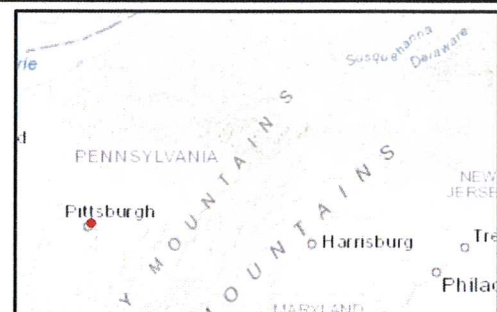


52nd St Townhomes



- ☐ 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:

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

PGC Species: (Note: The Pennsylvania Conservation Explorer tool is a primary screening tool, and a desktop review may reveal more or fewer species than what is listed below.)

Scientific Name	Common Name	Current Status
Ardea herodias	Great Blue Heron	Special Concern Species*

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.

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

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

WHAT TO SEND TO JURISDICTIONAL AGENCIES

If project information was requested by one or more of the agencies above, upload* or email* the following information to the agency(s). Instructions for uploading project materials can be found [here](#). This option provides the applicant with the convenience of sending project materials to a single location accessible to all three state agencies. Alternatively, applicants may email or mail their project materials (see AGENCY CONTACT INFORMATION).

***Note:** U.S. Fish and Wildlife Service requires applicants to mail project materials to the USFWS PA field office (see AGENCY CONTACT INFORMATION). USFWS will not accept project materials submitted electronically (by upload or email).

Check-list of Minimum Materials to be submitted:

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

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

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

____ **SIGNED** copy of a Final Project Environmental Review Receipt

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

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

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

4. DEP INFORMATION

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

5. ADDITIONAL INFORMATION

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

For a list of species known to occur in the county where your project is located, please see the species lists by county found on the PA Natural Heritage Program (PNHP) home page (www.naturalheritage.state.pa.us). 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: KV Resources Inc.
Address: 22 South Linden Street
City, State, Zip: Duquesne, Pennsylvania, 15110
Phone: (412) 469-9331 Fax: (412) 469-9336
Email: aballish@kvresources.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

02/03/2020
date



COMMONWEALTH OF PENNSYLVANIA PENNSYLVANIA GAME COMMISSION

2001 Elmerton Avenue
Harrisburg, PA 17110-9797

Wildlife Habitat Management
(717) 787-6818

December 10, 2019

Mr. Adam Ballish
KU Resources, Inc.
22 South Linden Street
Duquesne, Pennsylvania 15110
aballish@kuresources.com

PNDI Receipt File: *project_receipt_52nd_st_townhomes_697443_FINAL_1.pdf*
Re: 52nd St Townhomes
City of Pittsburgh, Allegheny County, Pennsylvania

Dear Mr. Ballish,

Thank you for submitting Pennsylvania Natural Diversity Inventory (PNDI) Environmental Review Receipt *project_receipt_52nd_st_townhomes_697443_FINAL_1.pdf* for review. The Pennsylvania Game Commission (PGC) screened this project for potential impacts to species and resources of concern under PGC responsibility, which includes birds and mammals only.

No Impact Anticipated

PNDI records indicate species or resources of concern are located within the vicinity of the project. However, based on the information you submitted concerning the nature of the project, the immediate location, and our detailed resource information, the PGC has determined that no impact is likely. Therefore, no further coordination with the PGC will be necessary for this project at this time.

This response represents the most up-to-date summary of the PNDI data files and is valid for two (2) years from the date of this letter. An absence of recorded information does not necessarily imply actual conditions on site. Should project plans change or additional information on listed or proposed species become available, this determination may be reconsidered.

Should the proposed work continue beyond the period covered by this letter, please resubmit the project to this agency as an "Update" (including an updated PNDI receipt, project narrative and accurate map). If the proposed work has not changed and no additional information concerning listed species is found, the project will be cleared for PNDI requirements under this agency for two additional years.

This finding applies to impacts to birds and mammals only. To complete your review of state and federally-listed threatened and endangered species and species of special concern, please be sure that the U.S. Fish and Wildlife Service, the PA Department of Conservation and Natural

Resources, and/or the PA Fish and Boat Commission have been contacted regarding this project as directed by the online PNDI ER Tool found at www.naturalheritage.state.pa.us.

Sincerely,



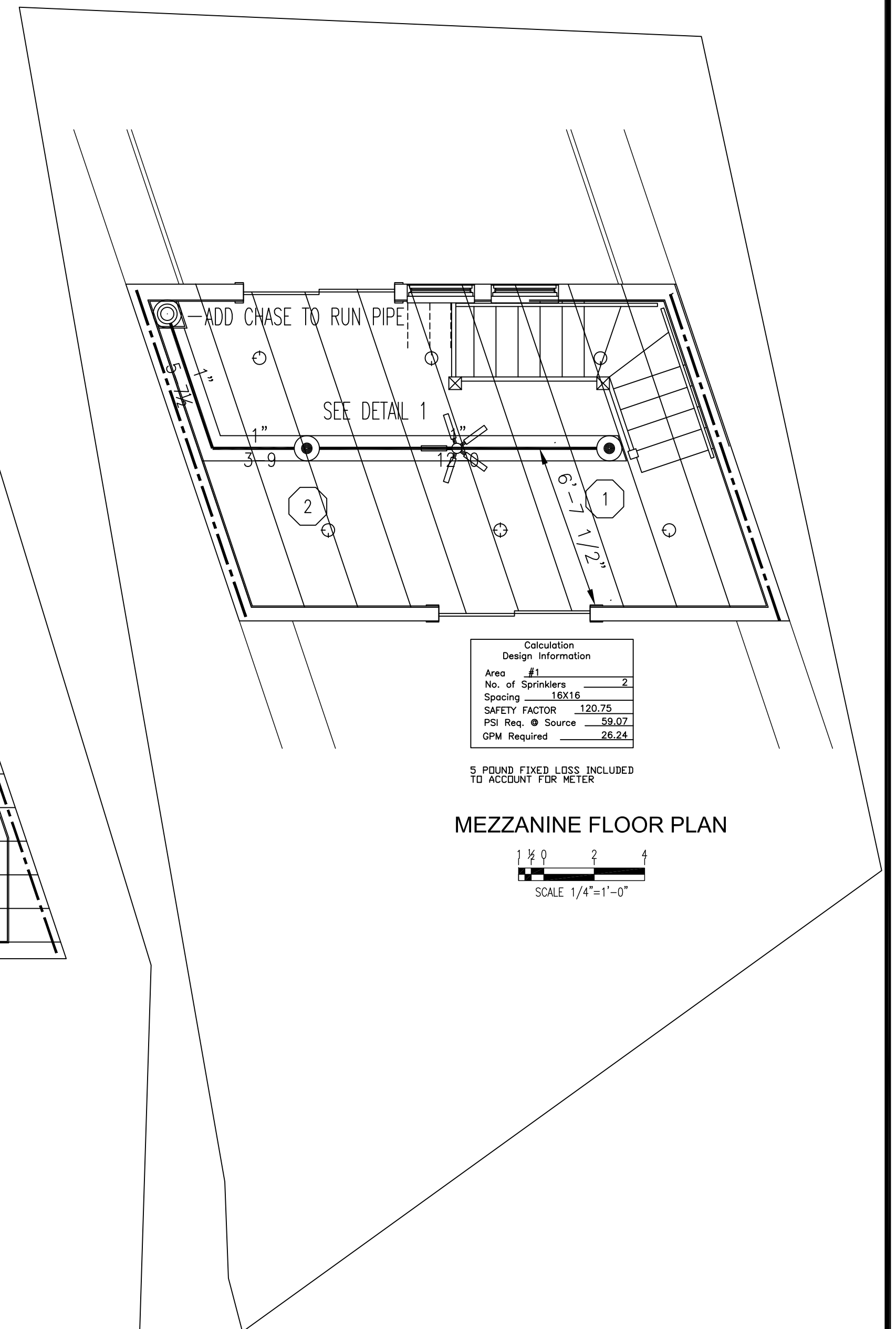
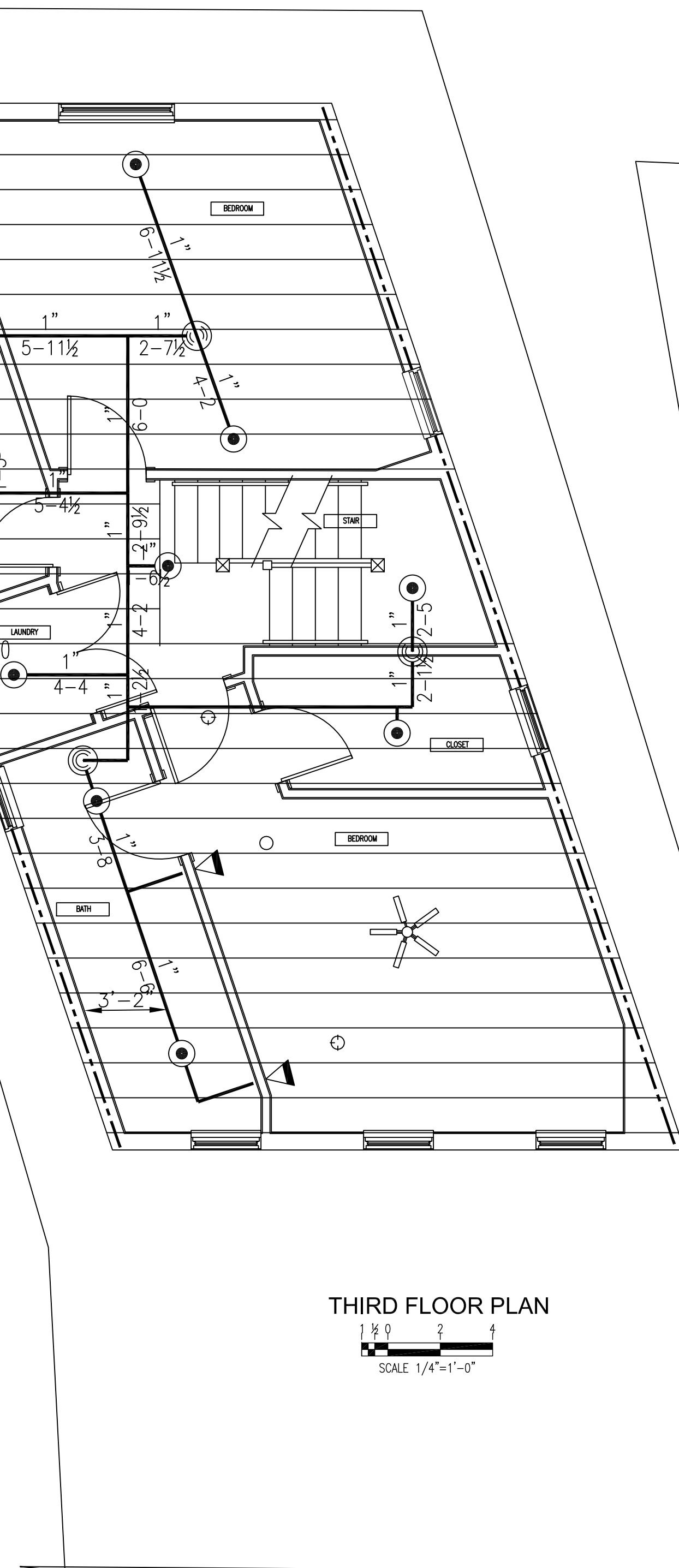
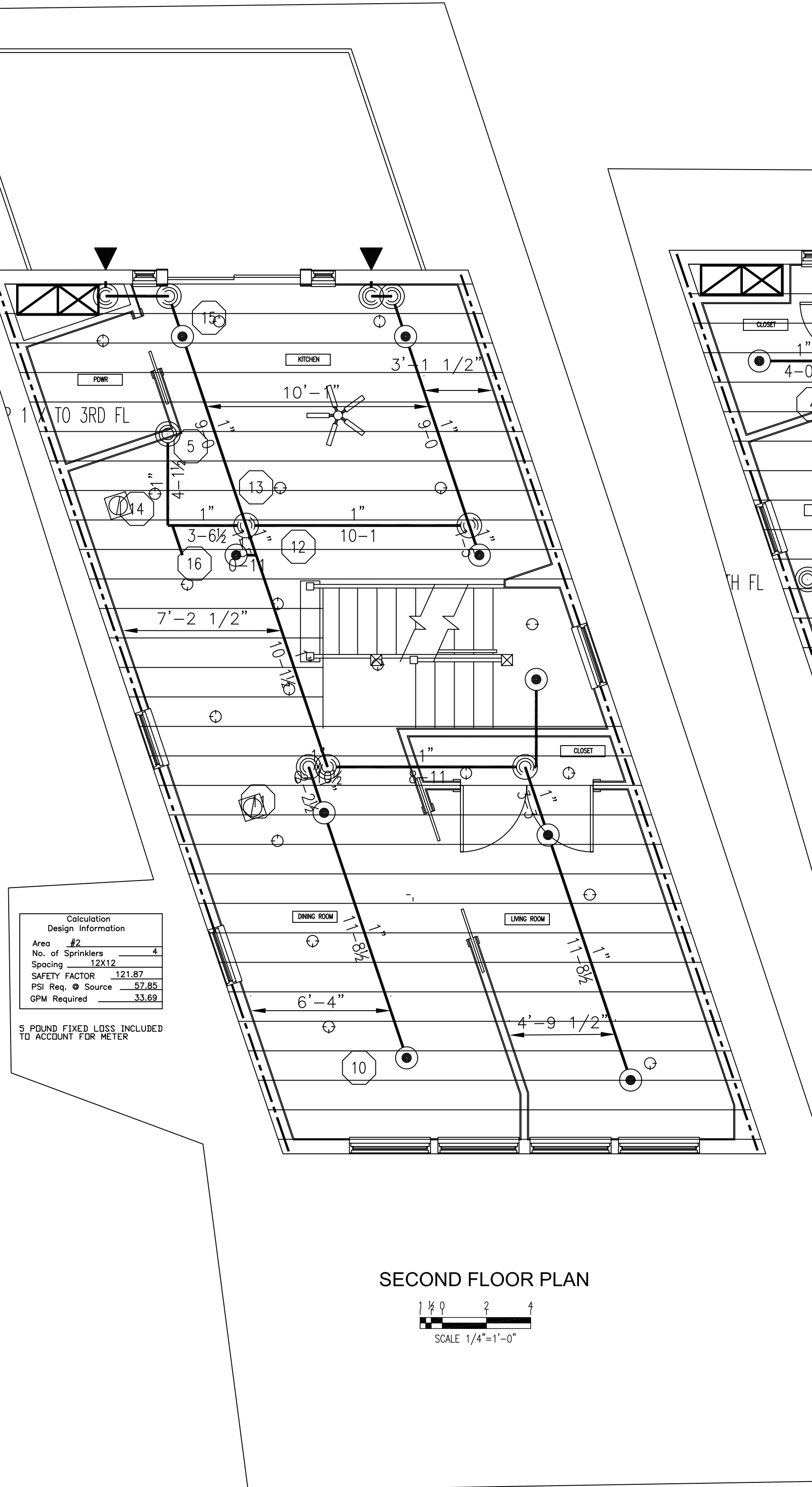
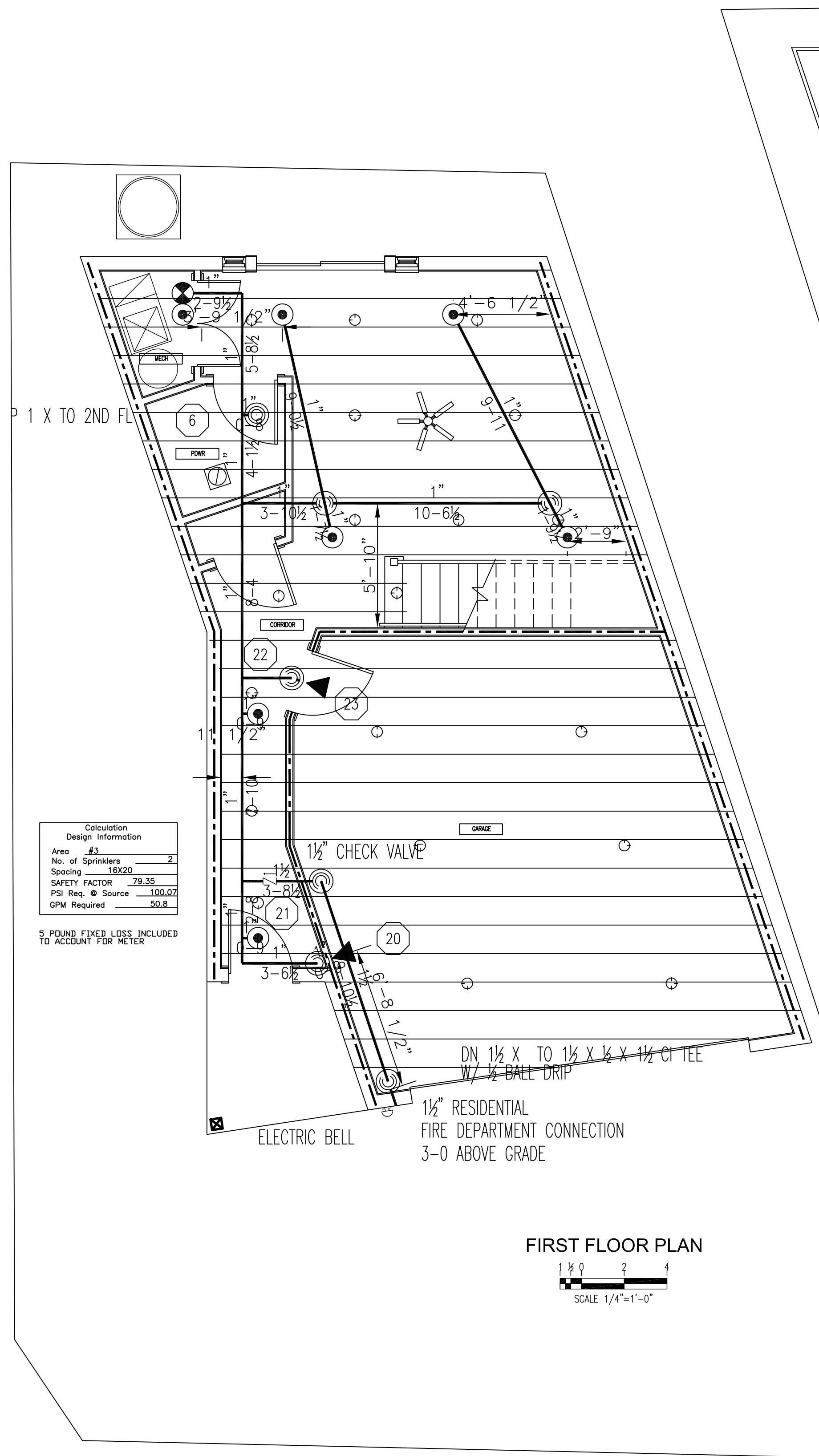
Olivia A. Braun
Environmental Planner
Division of Environmental Planning & Habitat Protection
Bureau of Wildlife Habitat Management
Phone: 717-787-4250, Extension 73128
Fax: 717-787-6957
E-mail: Olbraun@pa.gov

A PNHP Partner



OAB/oab

cc: File



WATER TEST INFORMATION	
Type of Test:	FLOW
Static Pressure:	180
Residual Pressure:	49
Total Flow:	954
Test Date:	3-15-19
Location of Test:	52ND ST STANTON AVE
Source of Info:	USDC AND PWSA 3-15-19

Legend	
-XXX-	= BELOW DECK
EXX-XX	= ABOVE FINISH FLOOR
CPVC FIRE SPRINKLER PIPING	
COPPER FIRE SPRINKLER PIPING	
EXPRESS RISER / STAND PIPE	
FLOOR / SYSTEM RISER	
CENTER OF TILE	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO

Revisions	
BY	DATE
△	
△	
△	
△	

Sprinkler Legend											
Heads Rated for 175 psi Working Pressures											
Sym.	Mfr.	Model	S.I.N.	Style	Position	Finish	K=	Thread	Temp.	Loc. Part #	Finish
●	VIKING	FREEDOM	WK470	RECESSED	PENDENT	WK470	3.0	3/8	155		WHITE
●	TYCO		TY2335	RECESSED	HSW		4.4	7/16	155		WHITE
●	VIKING		WK860	RECESSED	HSW		4.0	7/16	155		WHITE
Total Sprinklers											34

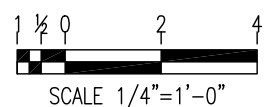
FIRE SPRINKLER PLAN	
Contract No.	
Drawn By:	E Marburger
Scale:	AS NOTED
Date:	6/26/2019
Checked By:	GM
Project manager	DOUG ORIE
Contract with:	ORIE PLBG

PERMITTEE:	ORIE PLUMBING P.O. BOX 724 CORAOPOLIS, PA. 15108
PROJECT:	728 52ND ST TOWNHOME 728 52ND ST Pittsburgh, PA 15203

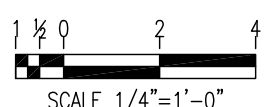
NICET #071571
GERARD MARBURGER



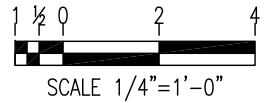
FIRST FLOOR PLAN



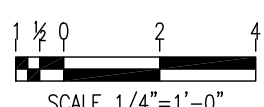
SECOND FLOOR PLAN



THIRD FLOOR PLAN



MEZZANINE FLOOR PLAN



WATER TEST INFORMATION	
Type of Test:	FLOW
Static Pressure:	180
Residual Pressure:	49
Total Flow:	954
Test Date:	04-18-2019
Location of Test:	52ND ST STANTON AVE
Source of Info:	USDC AND PWSA 03-15-19

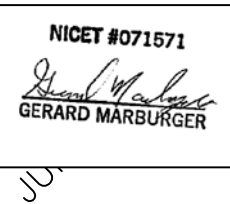
Legend	
XX	= BELOW DECK
XX +	= ABOVE FINISH FLOOR
CPVC FIRE SPRINKLER PIPING	
COPPER FIRE SPRINKLER PIPING	
EXPRESS RISER / STAND PIPE	
FLOOR / SYSTEM RISER	
CENTER OF TILE	YES NO

Revisions	BY	DATE
△		
△		
△		
△		

Sprinkler Legend										
Heads Rated for 175 psi Working Pressures										
Sym.	Mfr.	Model	S.I.N.	Style	Position	Finish	K=	Inseal Temp.	Disc. Part #	Finish
⦿	Viking	Freedom	VK470	RECESSED	PENDENT	VK470	3.0	3/8	155	WHITE
◀	TYCO	TY2335	RECESSED	HSW			4.4	7/16	155	WHITE
◀	Viking	VK860	RECESSED	HSW			4.0	7/16	155	WHITE
Total Sprinklers										33

FIRE SPRINKLER PLAN	
Contract No.	
Drawn By:	E Marburger
Scale:	AS NOTED
Date:	6/26/2019
Checked By:	GM
Project manager	DOUG ORIE
Contract with:	ORIE PLUMB

PROJECT:	724 52ND ST TOWNHOME 724 52ND ST Pittsburgh, PA 15203	PERMITTEE:
		ORIE PLUMBING P.O. BOX 724 CORAOPOLIS, PA. 15108



Parcel ID : 0080-H-00276-0000-00
 Property Address : 724 52ND ST
 PITTSBURGH, PA 15201

Municipality : 110 10th Ward - PITTSBURGH
 Owner Name : PGH DEVELOPERS LLC

School District :	Pittsburgh	Neighborhood Code :	11002
Tax Code :	Taxable	Owner Code :	Corporation
Class :	Residential	Recording Date :	
Use Code :	VACANT LAND	Sale Date :	
Homestead :	No	Sale Price :	\$0
Farmstead :	No	Deed Book :	
Clean And Green	No	Deed Page :	
Other Abatement :	No	Lot Area :	1,819 SQFT

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

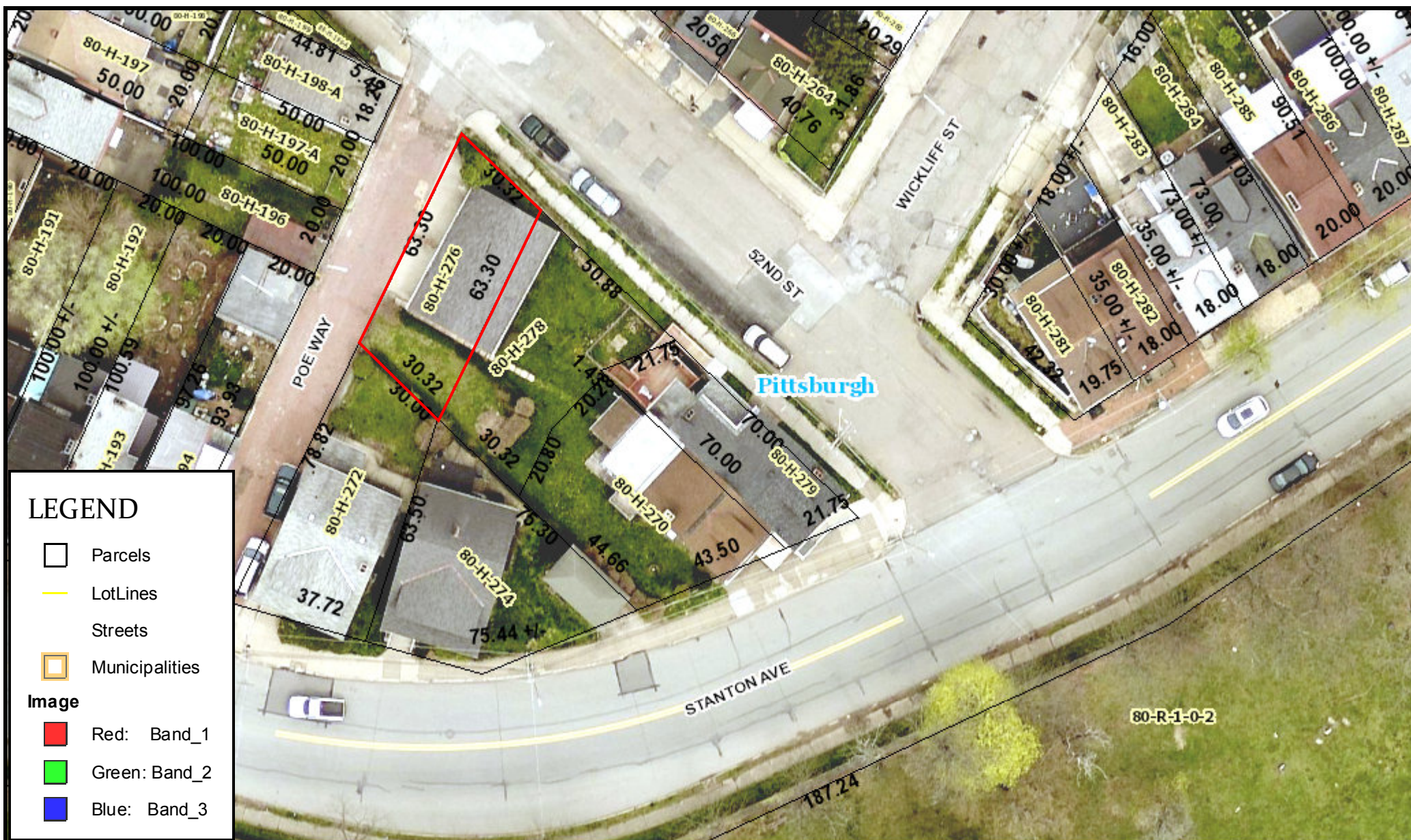
2019 County Assessed Value

Land Value	\$4,200	Land Value	\$4,200
Building Value	\$2,200	Building Value	\$2,200
Total Value	\$6,400	Total Value	\$6,400

Address Information

Owner Mailing : PO BOX 40243
 PITTSBURGH, PA 15201-0243

PIN: 0080H00276000000

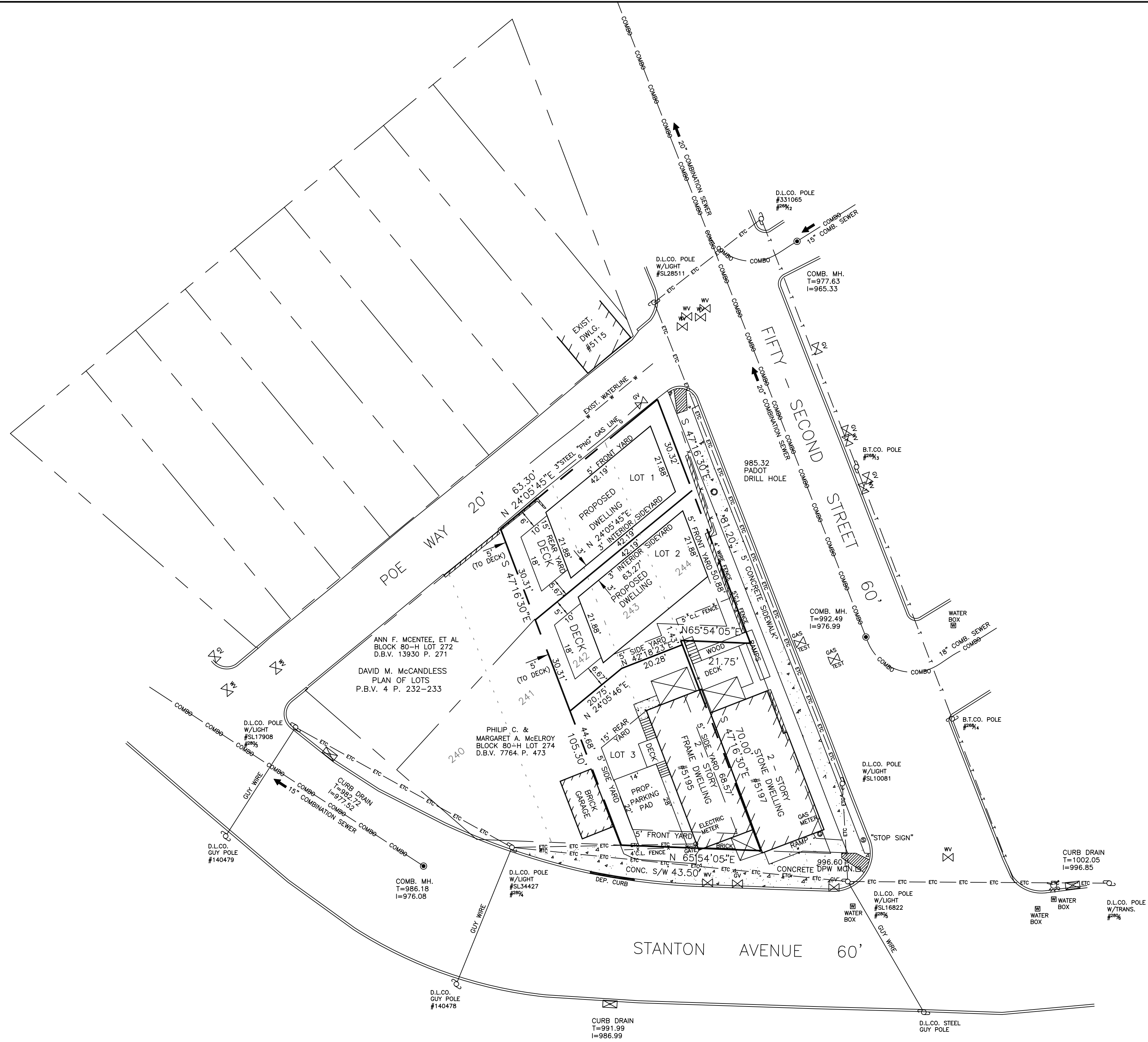


This map is for informational purposes only. Parcel information is provided from the Office of Property Assessments in Allegheny County. Content and availability are subject to change. Property characteristics and values change due to a variety of factors such as court rulings, municipality permit processing 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@AlleghenyCounty.US.



WGS84 Web Mercator

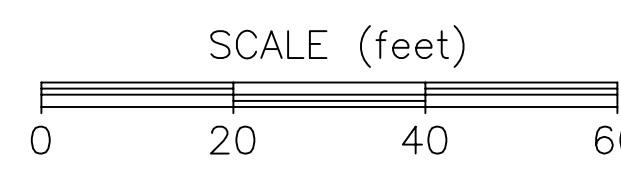
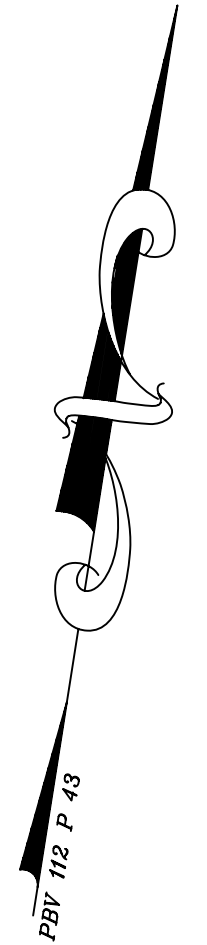




AREA TABLE

LOT 1	1,818.45 S. F.
LOT 2	2,143.54 S. F.
LOT 3	2,331.28 S. F.

ZONED: R1A-VH
MIN. FRONT YARD SETBACK = 5 FEET
MIN. REAR YARD SETBACK = 15 FEET
MIN. SIDEYARD SETBACK = 5 FEET
MIN. LOT SIZE = 1,200 S. F.



SURVEY NOTES:
ELEVATIONS ARE ASSUMED.
HORIZONTAL CONTROL IS BASED ON P.B.V. 112 P. 43.
FIELD WORK WAS COMPLETED ON JULY 27, 2018.
SURVEY BOOK 887 PG'S 74 - 80.

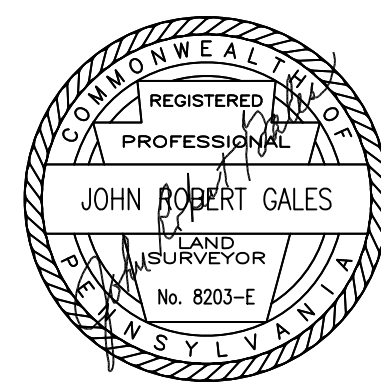


ONE CALL SERIAL #20182121810

NOTE: The utility locations shown on this plan are approx. locations only as per utility company information and information supplied by the PA One Call System.

*Before you dig anywhere in Pennsylvania. STOP! Call PA One-Call at 1-800-242-1776 Toll Free for actual field utility locations.

Pennsylvania Act 38 (1991) requires no less than 3 working days notice nor more than 10 working days notice from excavators who are about to dig, drill, blast, auger, bore, grade, trench, or demolish when in the construction phase. A designer is required to give no less than 10 working days nor more than 90 working days notice when engaged in the design phase. Both of these conditions involve the entire Commonwealth.



PLAN OF PROPERTY
SITUATE IN
10TH WARD, CITY OF PITTSBURGH
ALLEGHENY COUNTY, PA

MADE FOR
PGH BUILDERS

SCALE: 1" = 20'
REV.: AUGUST 27, 2018
REV.: NOV. 13, 2018

DATE: AUGUST 6, 2018
REV.: AUGUST 13, 2018
REV.: NOV. 5, 2018

PREPARED BY
JR GALES & ASSOCIATES, INC.
2704 BROWNSVILLE ROAD
PITTSBURGH, PA 15227
PHONE (412) 885-8885 FAX (412) 885-1320 18-153003