



Public Notice

**U.S. Army Corps
of Engineers**
Pittsburgh District

In Reply Refer to
Notice No. below

US Army Corps of Engineers, Pittsburgh District
1000 Liberty Avenue
Pittsburgh, PA 15222-4186

Application No. 200301249

Date: August 30, 2004

Notice No. 04-47

Closing Date: September 20, 2004

- 1. TO ALL WHOM IT MAY CONCERN:** The following application has been submitted for a Department of the Army Permit under the provisions of Section 404 of the Clean Water Act (33 U.S.C. 1344).
- 2. APPLICANT:** PDG Land Development Inc.
3468 Broadhead Road
Monaca, PA 15061

AGENT: Lennon, Smith, Souleret Engineering, Inc.
846 Fourth Avenue
Coraopolis, PA 15108
- 3. LOCATION:** in unnamed tributaries to the Monongahela River and Glass Run and small wetland areas in Pittsburgh, Allegheny County, Pennsylvania.
- 4. PURPOSE AND DESCRIPTION OF WORK:** The applicant proposes to perform surface mining and site preparation for future land development consisting of entertainment, residential and commercial uses. The applicant would re-mine a 635-acre tract of land to remove remaining coal from the site, extinguish an existing fire, and eliminate existing acid mine discharges. The grading would require the relocation of 22.6 million cubic yards of fill and would disturb approximately 459 acres. The current mining plan proposes to create 359 acres of developable land which would support residential, commercial, and entertainment facilities, including a thoroughbred race track. The grading plan would result in direct impacts to 0.22 acre of wetland, 5,406 linear feet of perennial stream channel, 2,754 linear feet of intermittent stream channel, and 5,635 linear feet of ephemeral stream channel. The existing stream channels and wetlands have been created in part or degraded by past mining activities. The applicant has proposed to mitigate for these impacts by constructing a replacement wetland and relocated stream channel on site. In addition, the applicant proposes conceptual stream remediation measures off site within Black's Run consisting of natural stream design components. Drawings of the proposed project are attached to this notice.
- 5. ENCROACHMENT PERMIT:** The applicant is required to obtain an encroachment permit which includes State 401 Water Quality Certification from the:

Pennsylvania Department of Environmental Protection
Greensburg District Mining Office
Armbrust Professional Center
RD 2, Box 603C
Greensburg, PA 15601

Telephone: 724-925-5500

6. IMPACT ON NATURAL RESOURCES: The District Engineer has consulted the most recently available information and has determined that the project is not likely to affect the continued existence of any endangered species or threatened species, or result in the destruction or adverse modification of habitat of such species which has been determined to be critical. This Public Notice serves as a request to the U. S. Fish and Wildlife Service for any additional information they may have on whether any listed or proposed to be listed endangered or threatened species may be present in the area which would be affected by the activity, pursuant to Section 7(c) of the Endangered Species Act of 1972 (as amended).

7. IMPACT ON CULTURAL RESOURCES: The National Register of Historic Places has been consulted, and it has been determined that there are no properties currently listed on the register which would be directly affected by the proposed work. If we are made aware, as a result of comments received in response to this notice, or by other means, of specific archeological, scientific, prehistorical, or historical sites or structures which might be affected by the proposed work, the District Engineer will immediately take the appropriate action necessary pursuant to the National Historic Preservation Act of 1966 - Public Law 89-665 as amended (including Public Law 96-515).

8. PUBLIC INVOLVEMENT: Any person may request, in writing, within the comment period specified in the paragraph below entitled "RESPONSES," that a public hearing be held to consider this application. The requests for public hearing shall state, with particularity, the reasons for holding a public hearing.

9. EVALUATION: Interested parties are invited to state any objections they may have to the proposed work. The decision whether to issue a permit will be based on an evaluation of the probable impact including cumulative impacts of the proposed activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefit which reasonably may be expected to accrue from the proposals must be balanced against its reasonably foreseeable detriments. All factors which may be relevant to the proposal will be considered including the cumulative effects thereof; among those are conservation, economics, aesthetics, general environmental concerns, wetlands, historic properties, fish and wildlife values, flood hazards, flood plain values, land use, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food and fiber production, mineral needs, considerations of property ownership and, in general, the needs and welfare of the people. The Corps of Engineers is soliciting

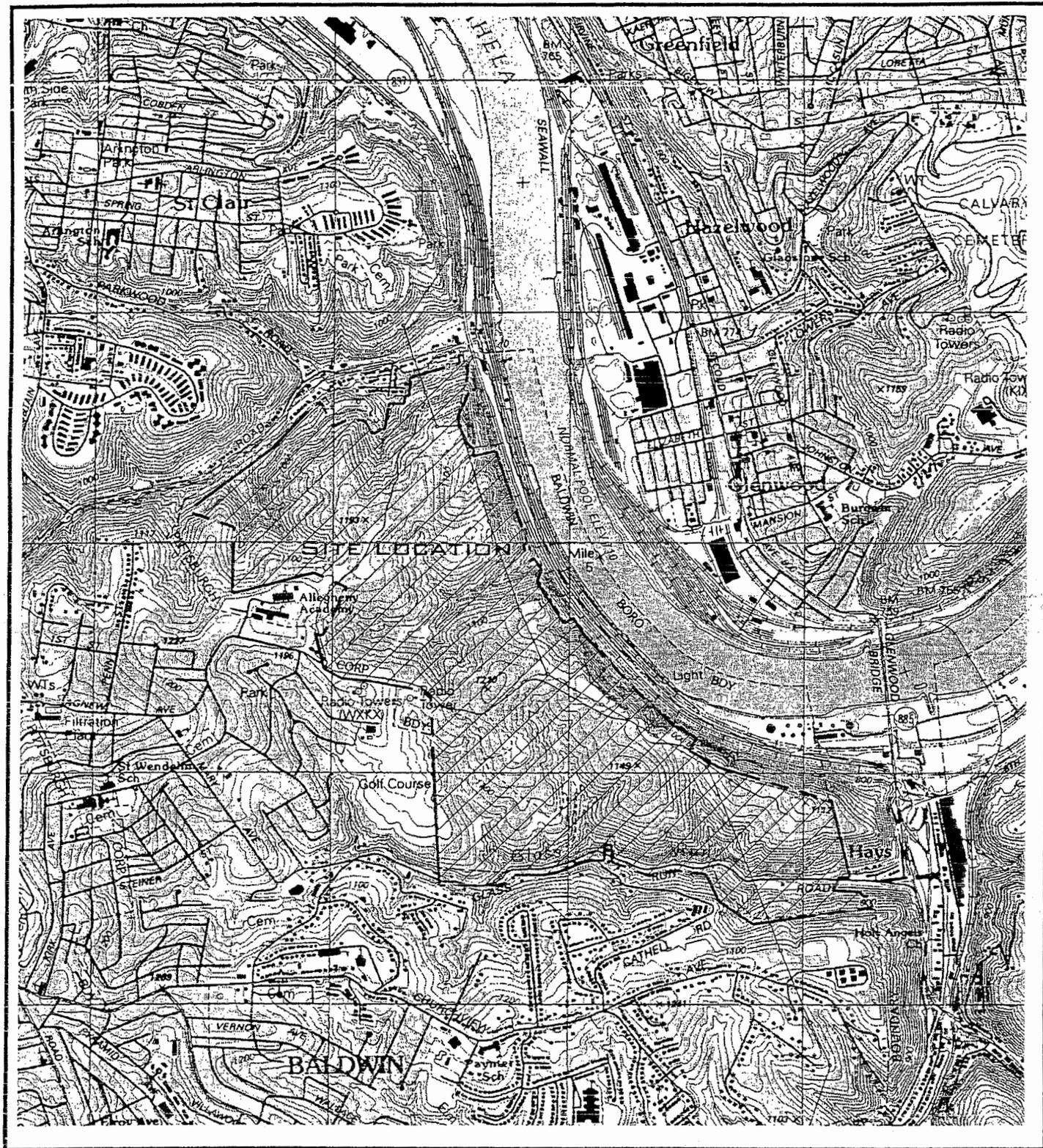
comments from the public; Federal, state, and local agencies and officials; Indian Tribes; and other interested parties in order to consider and evaluate the impacts of this proposed activity. Any comments received will be considered by the Corps of Engineers to determine whether to issue, modify, condition or deny a permit for this proposal. To make this decision, comments are used to assess impacts on endangered species, historic properties, water quality, general environmental effects, and the other public interest factors listed above. Comments are used in the preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments are also used to determine the overall public interest of the proposed activity. The evaluation of the impact of the activity on the public interest will include application of the guidelines promulgated by the Administrator, Environmental Protection Agency, under the authority of Section 404(b) of the Clean Water Act (40 CFR Part 230).

10. **RESPONSES:** A permit will be granted unless its issuance is found to be contrary to the public interest. Written statements concerning the proposed activity should be received in this office on or before the closing date of this Public Notice in order to become a part of the record and to be considered in the final determination. Any objections which are received during this period may be forwarded to the applicant for possible resolution before the determination is made whether to issue or deny the requested DA Permit. All responses to this notice should be directed to the Regulatory Branch, attn Scott A. Hans, at the above address, by telephoning (412) 395-7154, or by e-mail at Scott.A.Hans@usace.army.mil. Please refer to CELRP-OR-F 200301249 in all responses.

FOR THE DISTRICT ENGINEER:



Scott A. Hans
Acting Chief, Regulatory Branch



Taken From
 U.S.G.S. TOPOGRAPHIC MAP
 PITTSBURGH EAST, PA QUADRANGLES



LENNON, SMITH,
 SOULERET
 ENGINEERING INC.
 846 FOURTH AVENUE
 Coraopolis, PA 15108

DATE: 5/2/03
 FILE NAME: SITEMAP
 SCALE: 1"=2000'

**SITE LOCATION MAP
 PITTSBURGH PROJECT**

SITUATE IN
 CITY OF PITTSBURGH, ALLEGHENY COUNTY, PENNSYLVANIA

#200301249

NO.	DATE	REVISION DESCRIPTION	BY	DATE	REVISION DESCRIPTION	BY	DATE	REVISION DESCRIPTION
1	1-10-61	INITIAL DESIGN						
2	1-10-61	REVISED DESIGN						
3	1-10-61	REVISED DESIGN						
4	1-10-61	REVISED DESIGN						
5	1-10-61	REVISED DESIGN						
6	1-10-61	REVISED DESIGN						
7	1-10-61	REVISED DESIGN						
8	1-10-61	REVISED DESIGN						
9	1-10-61	REVISED DESIGN						
10	1-10-61	REVISED DESIGN						

LENNON, SMITH, SOULIERE
 ENGINEERS
 1000 MARKET STREET
 PHILADELPHIA, PA. 19106

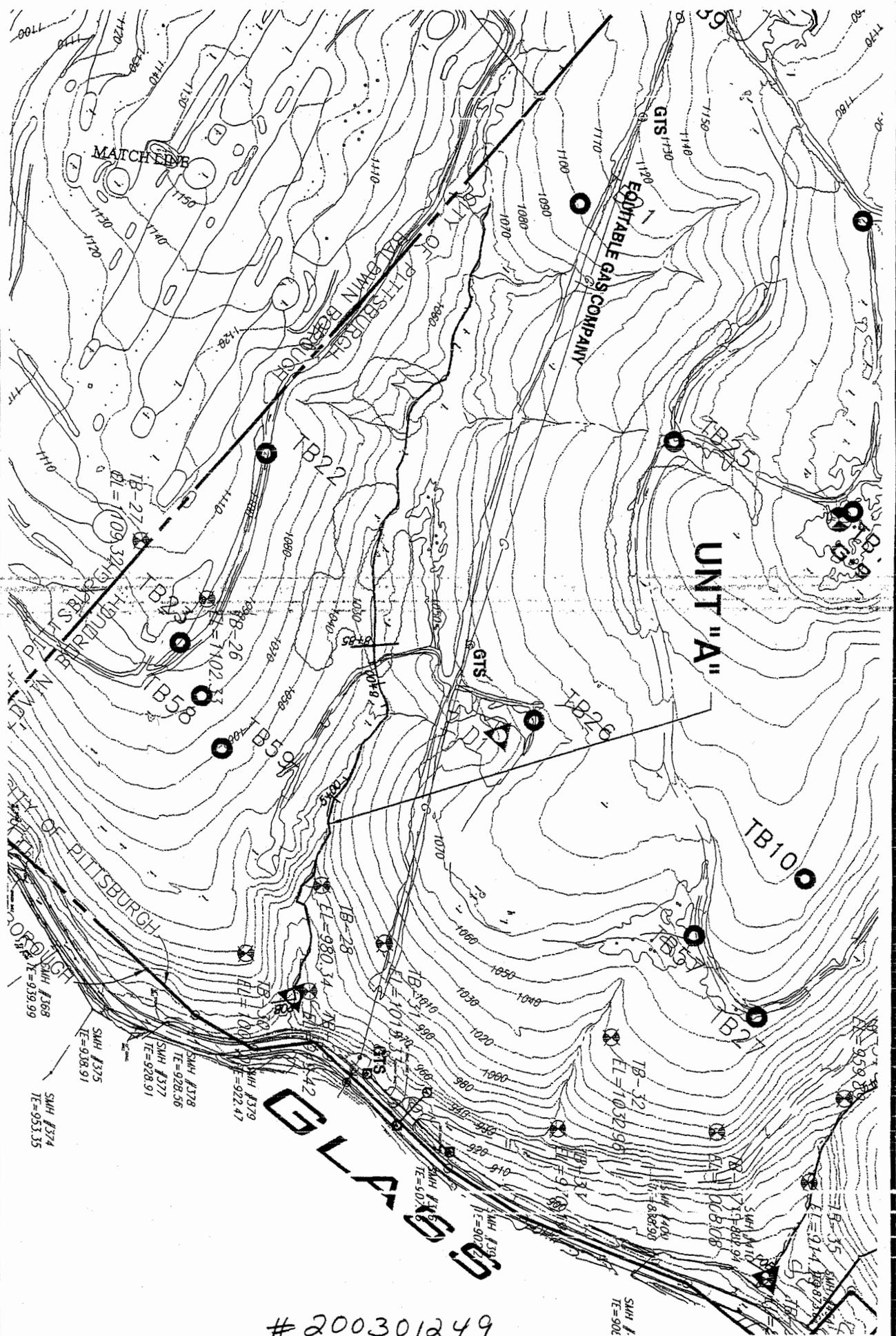
Philadelphia Development Group II, L.P.
 3488 Broadhead Road
 Monaca, Pennsylvania 15061

Grading Plan
 Project No. 1
 SHEET NO. 1 OF 7

DATE: 2/20/61
 DRAWN BY: J.S.
 CHECKED BY: J.S.



200301249



LENGTH - 885 LF
 WIDTH - 15"
 NORMAL FLOW 1.65"
 FLOOD ELEVATION - VARIES 23"

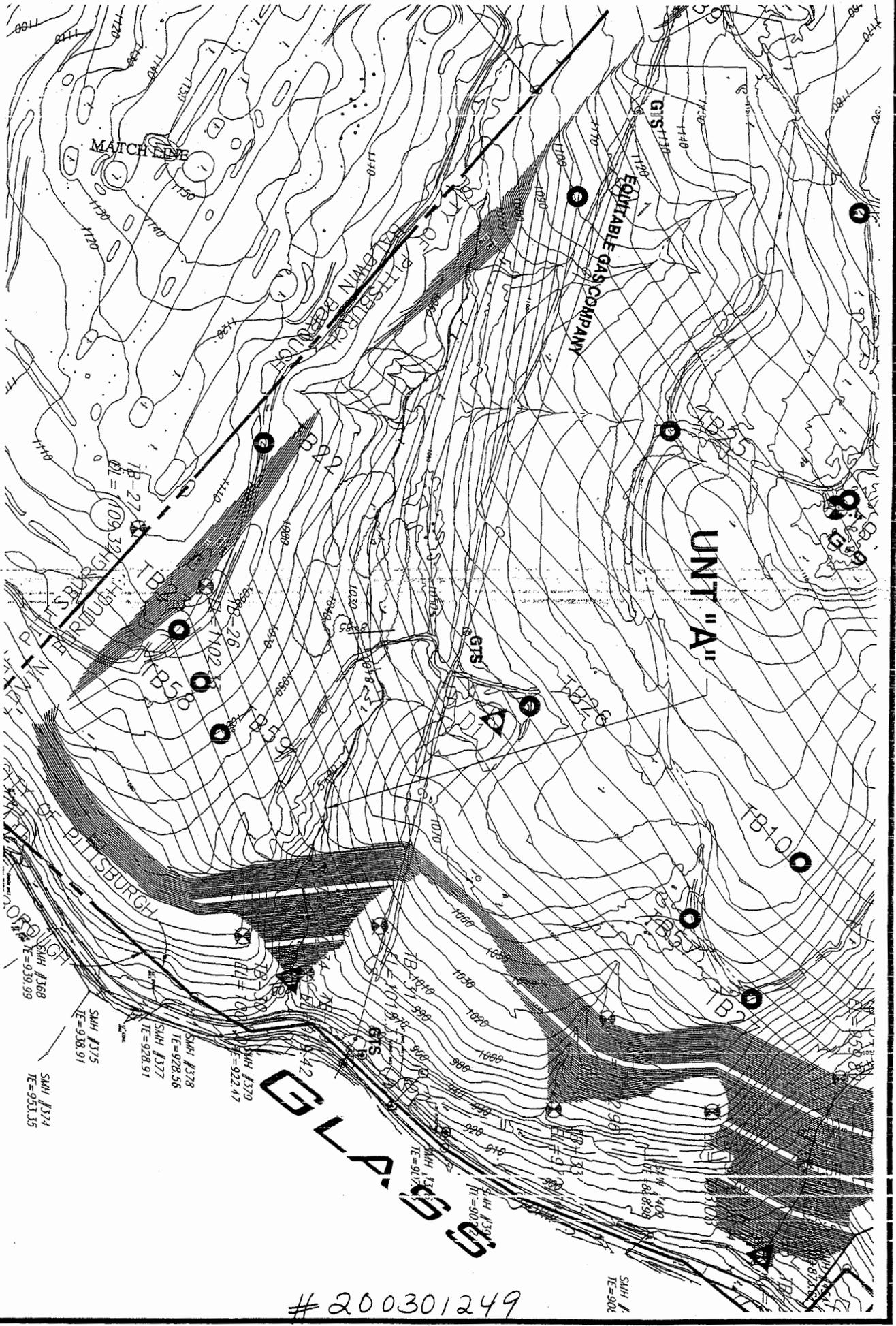
**LENNON, SMITH,
 SOULERET
 ENGINEERING INC.**
 846 Fourth Avenue
 Coraopolis, PA 15108
 Pk:(412)264-4400
 Fax:(412)264-1200
 E-mail: lsm@lsmcor.net

DATE: 6-18-03
 FILE NAME: 29907ssect.dwg
 SCALE: 1"=300'

**UNIT "A" Existing Plan
 Module 14.2**

Situated In
 City Of Pittsburgh, Allegheny County, Pennsylvania

#200301249



LENGTH - 885 LF
 WIDTH - 15"
 NORMAL FLOW 1.65"
 FLOOD ELEVATION - VARIES 23"



**LENNON, SMITH,
 SOULERET
 ENGINEERING INC.**
 846 Fourth Avenue
 Coraopolis, PA 15108
 Pk: (412) 264-4400
 Fx: (412) 264-1200
 E-mail: lse@usps.com

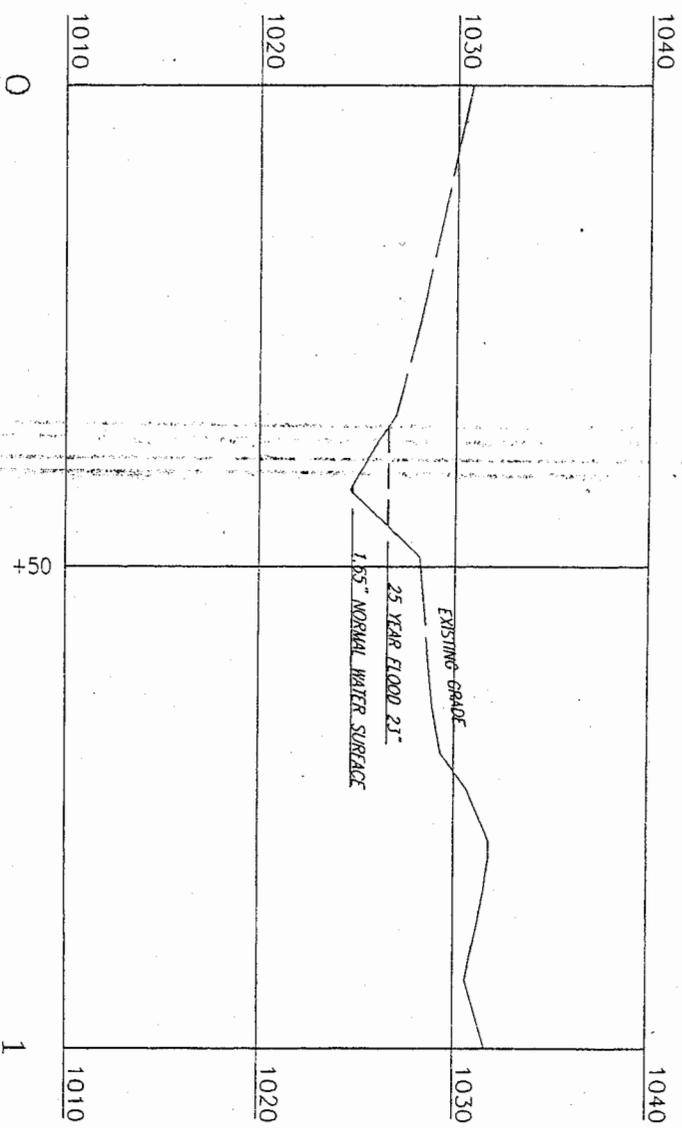
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NAME:	29907.ssect.dwg
SCALE:	1"=300

**UNIT "A" Proposed Plan
 Module 14.2**

Situated In
 City of Pittsburgh, Allegheny County, Pennsylvania

200301249

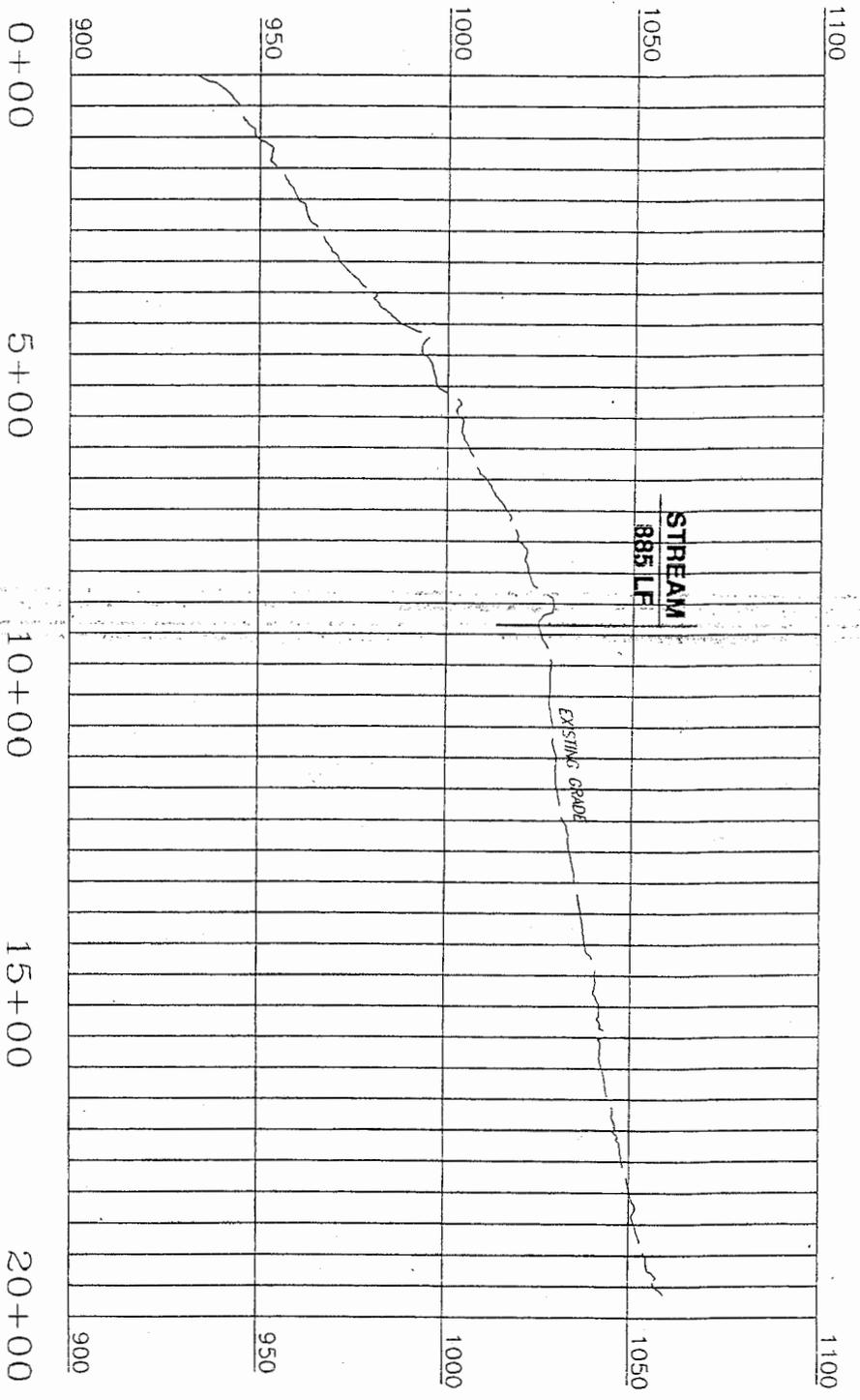
SMH /
 TE=902



FLOOD ELEVATION (BELOW TOP OF BANK, VARIES THROUGHOUT SECTION) - DEPTH VARIES (DEPTH VARIES) - 23" DEPTH
 NORMAL WATER - SURFACE 1.65" DEPTH

#200301249

 <p>LENNON, SMITH, SOULERET ENGINEERING INC. 846 Fourth Avenue Corroopolis, PA 15108 Ph: (412) 264-4400 Fax: (412) 264-1200 E-mail: lsa@lennon.net</p>	DATE:	6-18-03	<p>UNT "A" Cross Section Module 14.2</p> <p>Situated in City Of Pittsburgh, Allegheny County, Pennsylvania</p>
	FILE NAME:	29907ssect.dwg	
SCALE:	H=1"=20' V=1"=10'		



LENGTH - 885 LF
 AVE. SLOPE: 12% (VARIES)



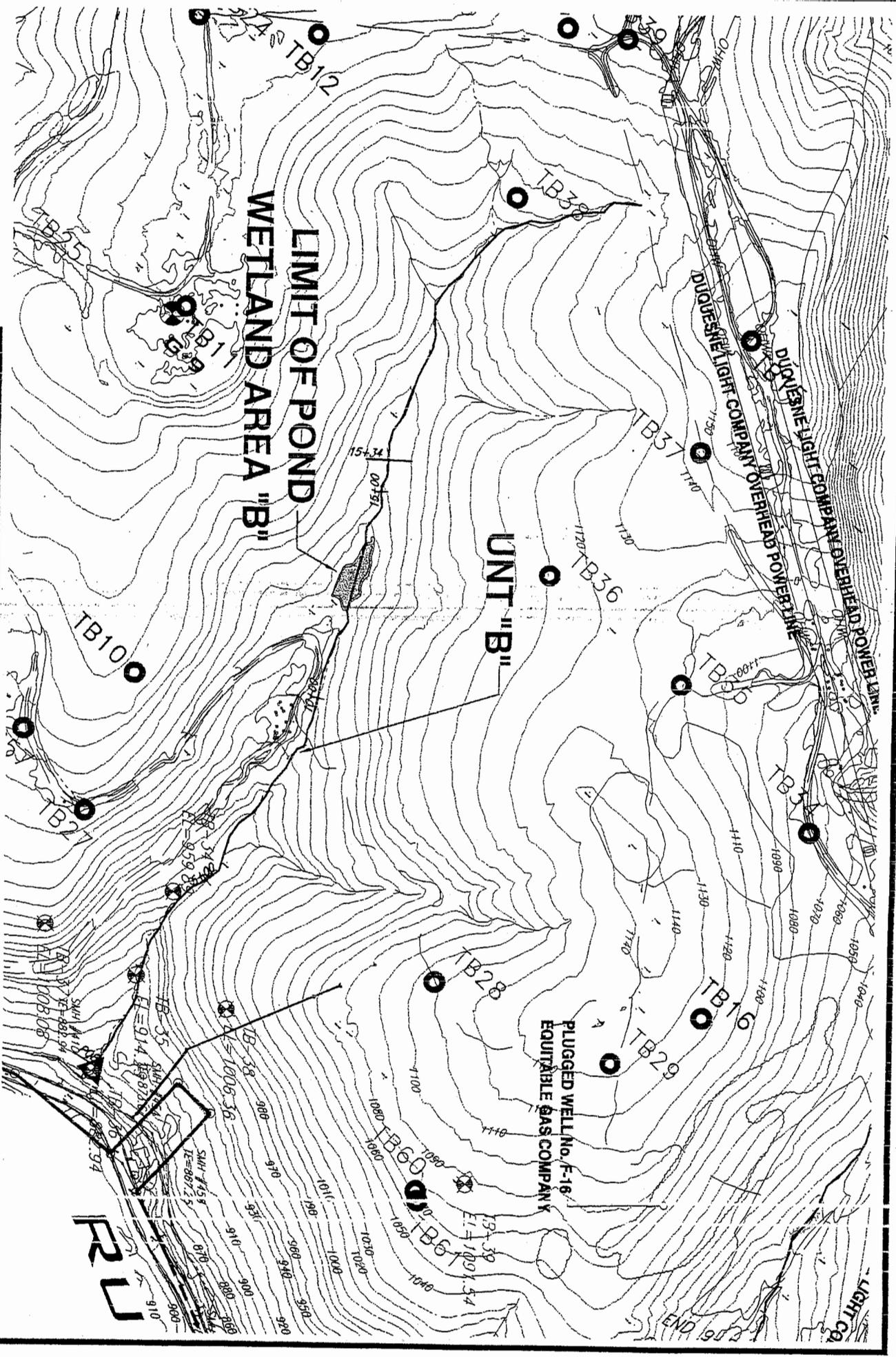
LENNON, SMITH,
 SOULERET
 ENGINEERING INC.
 846 Fourth Avenue
 Coraopolis, PA 15108
 Ph:(412)264-4400
 Fax:(412)264-1200
 E-mail: laee@lsgor.net

DATE:	6-18-03
FILE NAME:	29907.ssect.dwg
SCALE:	H=1"=300 V=1"=50'

UNT "A" Profile
 Module 14.2

Situated In
 City Of Pittsburgh, Allegheny County, Pennsylvania

#200301249



LENGTH - 1534 LF
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 NORMAL FLOW 1.65"
 FLOOD ELEVATION - VARIES 24.1"



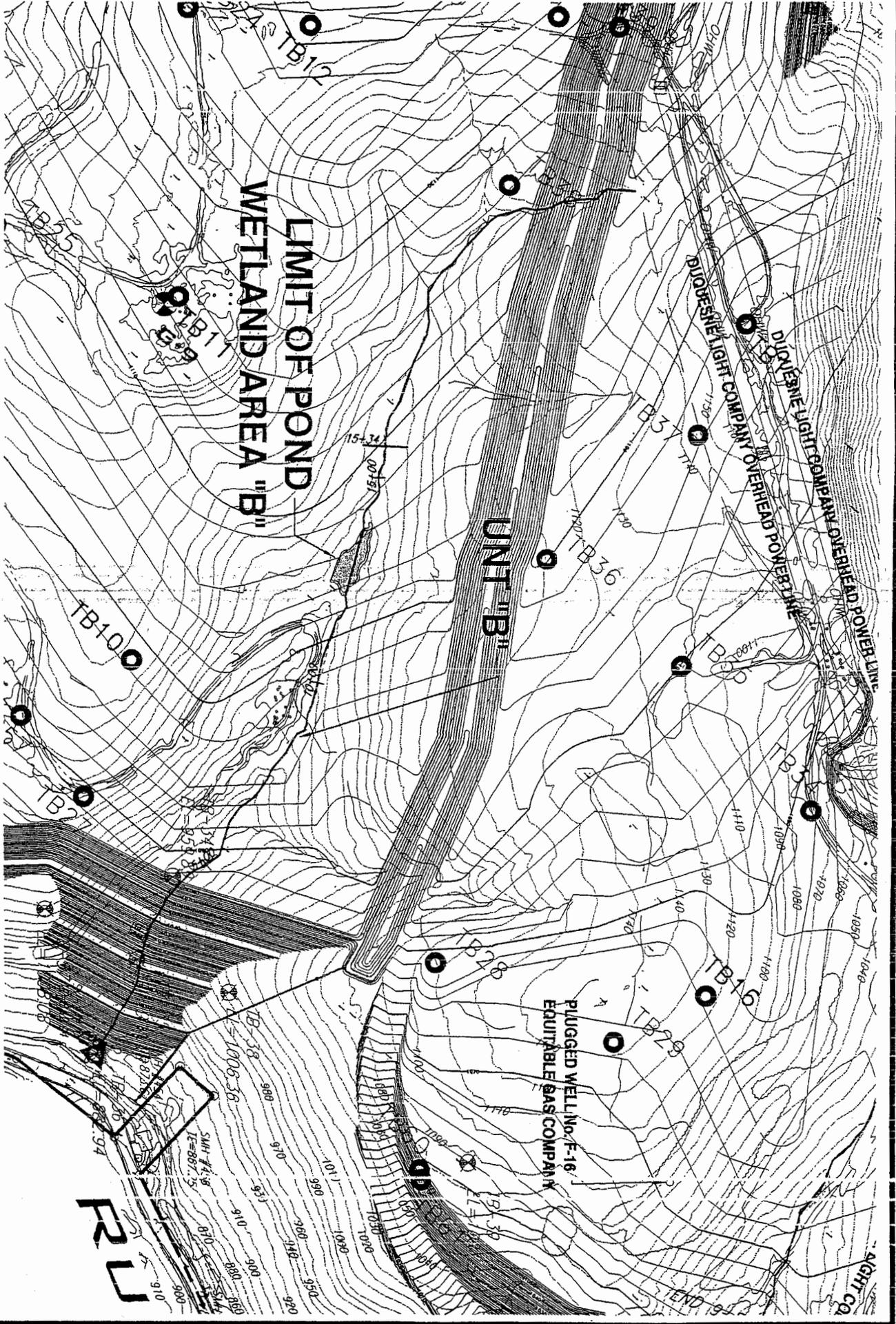
**LENNON, SMITH,
 SOULERET
 ENGINEERING INC.**
 846 Fourth Avenue
 Coraopolis, PA 15108
 Ph: (412) 264-4400
 Fax: (412) 264-1200
 E-mail: leas@usdoor.net

DATE: 6-18-03
 FILE: 29907ssect.dwg
 NAME: 29907ssect.dwg
 SCALE: 1" = 300'

**UNT "B" Existing Plan
 Module 14.2**

Situated in
 City Of Pittsburgh, Allegheny County, Pennsylvania

#200301249



**LIMIT OF POND
WETLAND AREA "B"**

UNIT "B"

**PLUGGED WELL No. F-16
EQUITABLE GAS COMPANY**

LENGTH - 1534 LF
WIDTH - 15"
NORMAL FLOW 1.65"
FLOOD ELEVATION - VARIES 24.1"



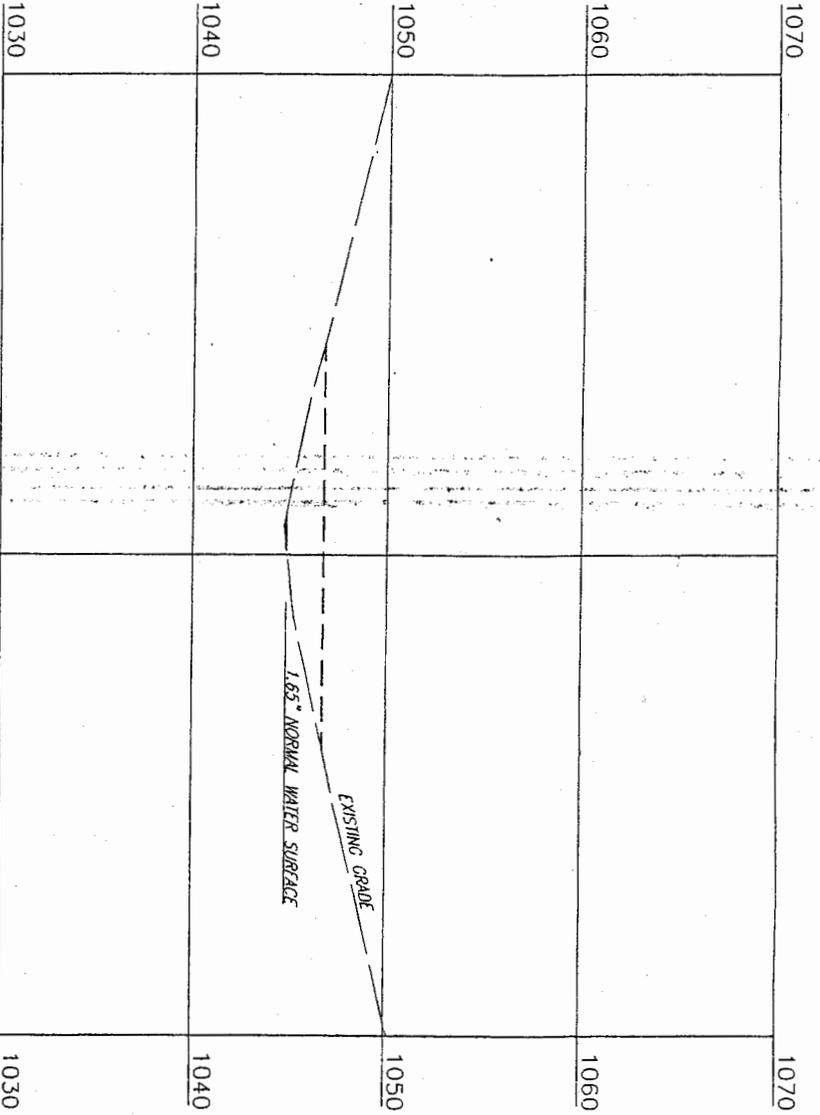
**LENNON, SMITH,
SOULERET
ENGINEERING INC.**
846 Fourth Avenue
Coropolis, PA 15108
Ph: (412) 284-4400
Fax: (412) 284-1200
E-mail: lrs@lensou.com

DATE: 6-18-03
FILE: 28907.ssect.dwg
SCALE: 1"=300

**UNT "B" Proposed Plan
Module 14.2**

Situated In
City Of Pittsburgh, Allegheny County, Pennsylvania

#200301249



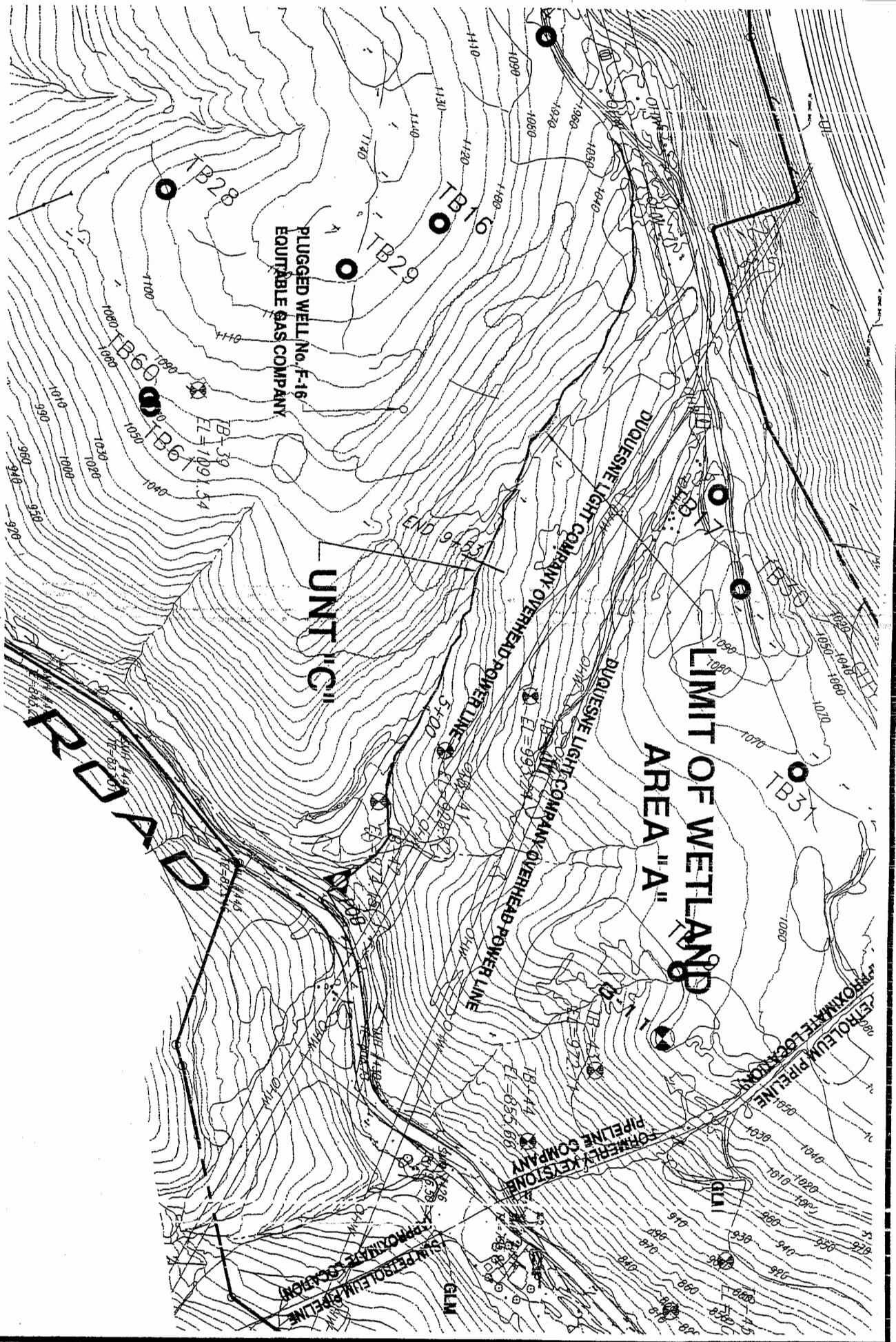
FLOOD ELEVATION (BELOW TOP OF BANK, VARIES THROUGHOUT SECTION) - DEPTH VARIES, (24" DEPTH)

NORMAL WATER - SURFACE 1.65" DEPTH

 <p>LENNON, SMITH, SOULERET ENGINEERING INC. 846 Fourth Avenue Coropolis, PA 15108 Ph: (412) 264-4400 Fax: (412) 264-1200 E-mail: lsa@ducor.net</p>	DATE:	6-18-03
	FILE NAME:	29907ssecl.dwg
SCALE:		H=1"=20' V=1"=10'
<p>UNT "B" Cross Section Module 14.2</p> <p>Situated In City Of Pittsburgh, Allegheny County, Pennsylvania</p>		

#200301249

2003 01249



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 FLOOD ELEVATION - VARIES 18"

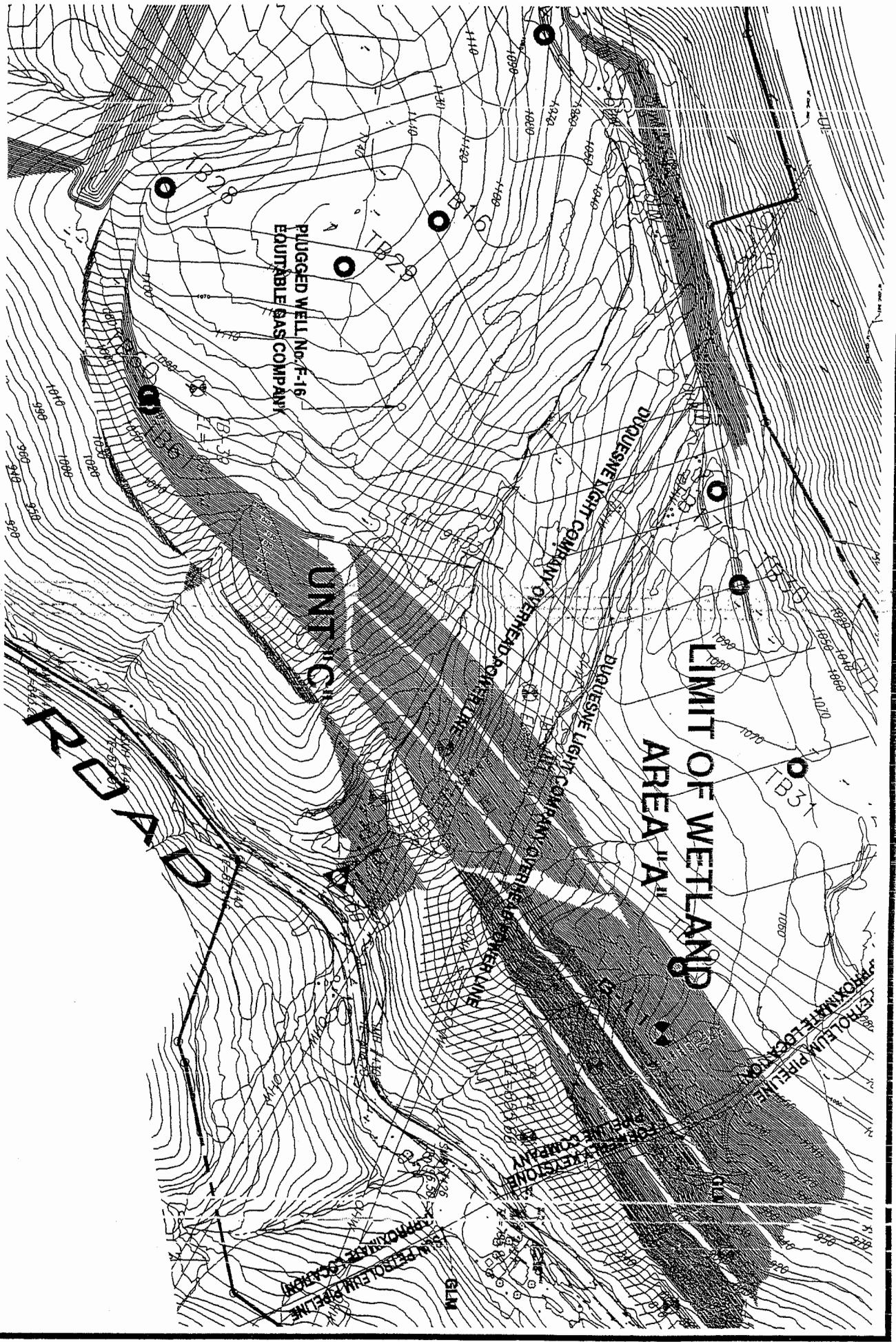


**LENNON SMITH,
 SOULERET
 ENGINEERING INC.**
 846 Fourth Avenue
 Corcoran, PA 15108
 Ph: (412) 264-4400
 Fax: (412) 264-1200
 E-mail: lsa@lscor.net

DATE:	6-18-03
FILE NAME:	29907ssect.dwg
SCALE:	1"=300

**UNT "C" Existing Plan
 Module 14.2**
 Situated in
 City of Pittsburgh, Allegheny County, Pennsylvania

LENGTH - 953 LF
 WIDTH - 15"
 NORMAL FLOW 1.85"
 FLOOD ELEVATION - VARIES 18"



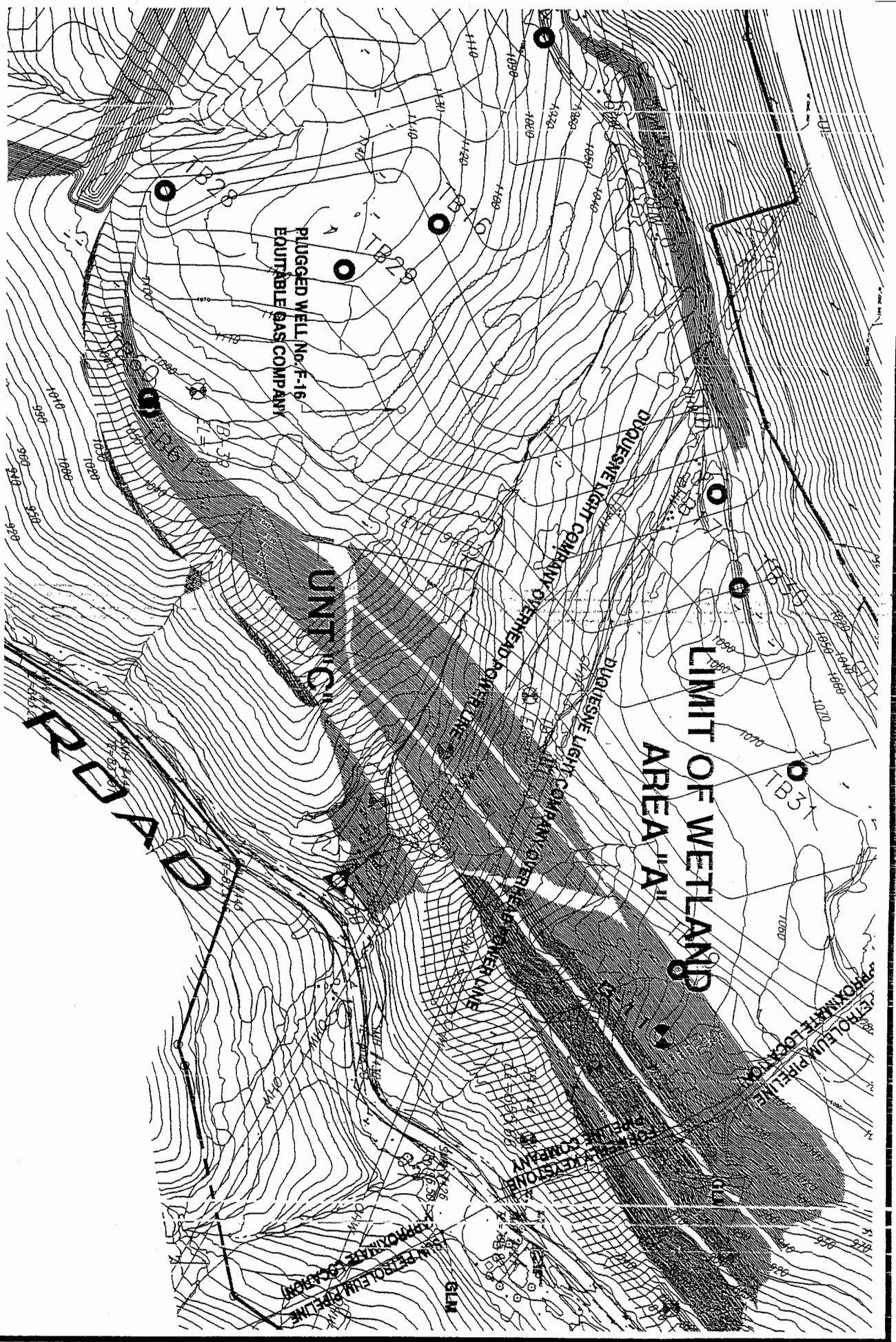
**LENNON, SMITH,
 SOULERET
 ENGINEERING INC.**
 846 Fourth Avenue
 Coropopolis, PA 15108
 Ph:(412)264-4400
 Fax:(412)264-1200
 E-mail: lss@usouer.net

DATE:	6-18-03
FILE NAME:	29907ssect.dwg
SCALE:	1" = 300

**UNT "C" Proposed Plan
 Module 14.2**
 Situated In
 City Of Pittsburgh, Allegheny County, Pennsylvania

#200301249

LENGTH - 953 LF
 WIDTH - 15"
 NORMAL FLOW 1.85"
 FLOOD ELEVATION - VARIES 18"

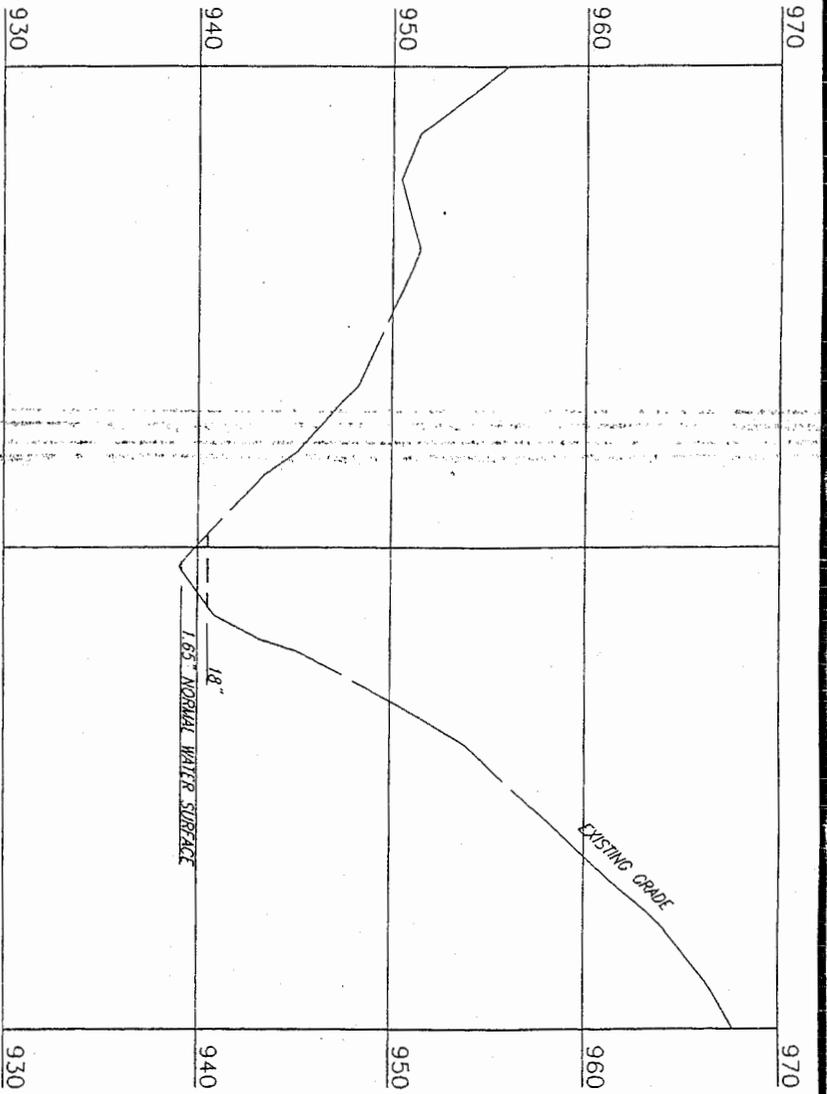


**LENNON, SMITH,
 SOULERET
 ENGINEERING INC.**
 846 Fourth Avenue
 Coropopolis, PA 15108
 Ph:(412)264-4400
 Fax:(412)264-1200
 E-mail: lsm@lsmo.com

DATE: 6-18-03
 FILE: 29907/sssect.dwg
 NAME: 29907/sssect.dwg
 SCALE: 1"=300'

**UNT "C" Proposed Plan
 Module 14.2**
 Situated In
 City Of Pittsburgh, Allegheny County, Pennsylvania

#200301249



FLOOD ELEVATION (BELOW TOP OF BANK, VARIES THROUGHOUT SECTION) - DEPTH VARIES, 18" DEPTH
 NORMAL WATER - SURFACE 1.65' DEPTH

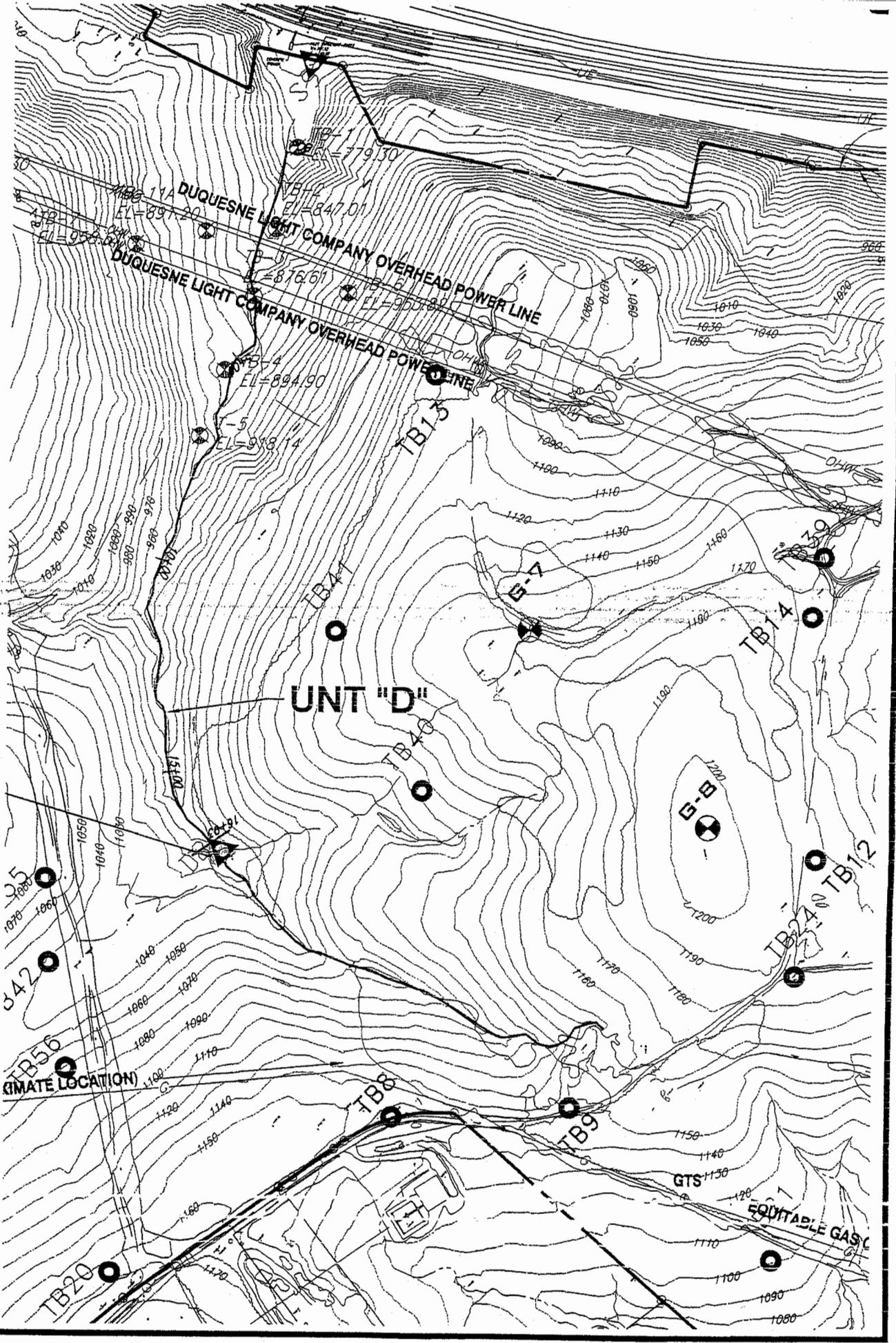


LENNON, SMITH,
 SOULERET
 ENGINEERING INC.
 846 Fourth Avenue
 Corroonville, PA 15108
 Ph: (412) 284-4400
 Fax: (412) 284-1200
 E-mail: ls@lensou.com

DATE: 6-18-03
 FILE: 29907ssect.dwg
 NAME: 29907ssect.dwg
 SCALE: H=1"=20 V=1"=10'

UNT "C" Typical Cross Section
 Module 14.2
 Situated in
 City Of Pittsburgh, Allegheny County, Pennsylvania

#200301249



LENGTH - 1693 LF
 WIDTH - 15"
 NORMAL FLOW 1.65"
 FLOOD ELEVATION - VARIES 28"



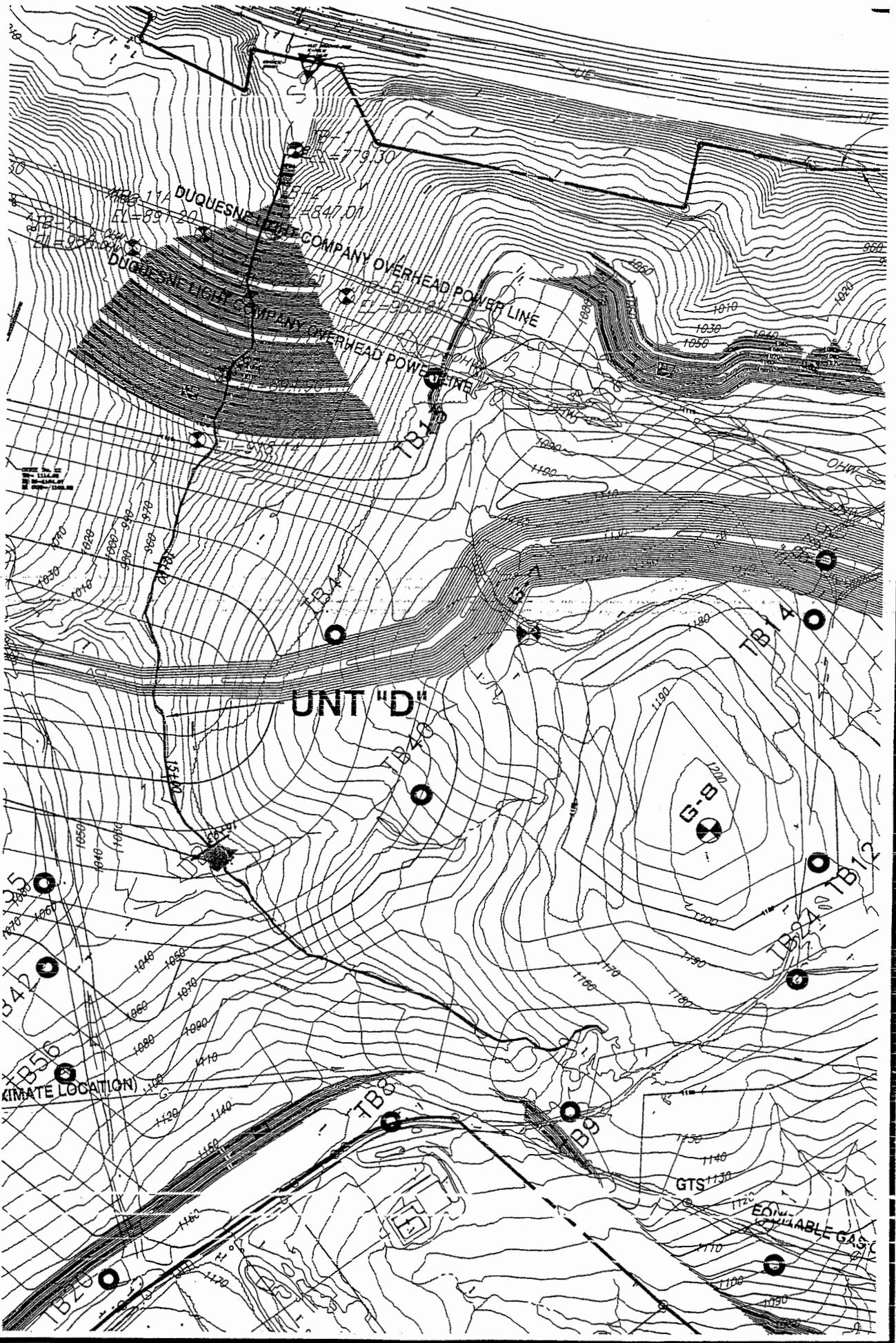
**LENNON, SMITH,
 SOULERET
 ENGINEERING INC.**
 846 Fourth Avenue
 Coraopolis, PA 15108
 P: (412) 264-4400
 F: (412) 264-1200
 E-mail: lsae@lscor.net

DATE: 6-18-03
 FILE NAME: 29907/ssect.dwg
 SCALE: 1"=300

**UNT "D" Existing Plan
 Module 14.2**

Situated In
 City Of Pittsburgh, Allegheny County, Pennsylvania

#200301249



LENGTH - 1693 LF
 WIDTH - 15"
 NORMAL FLOW 1.65"
 FLOOD ELEVATION - VARIES 28"



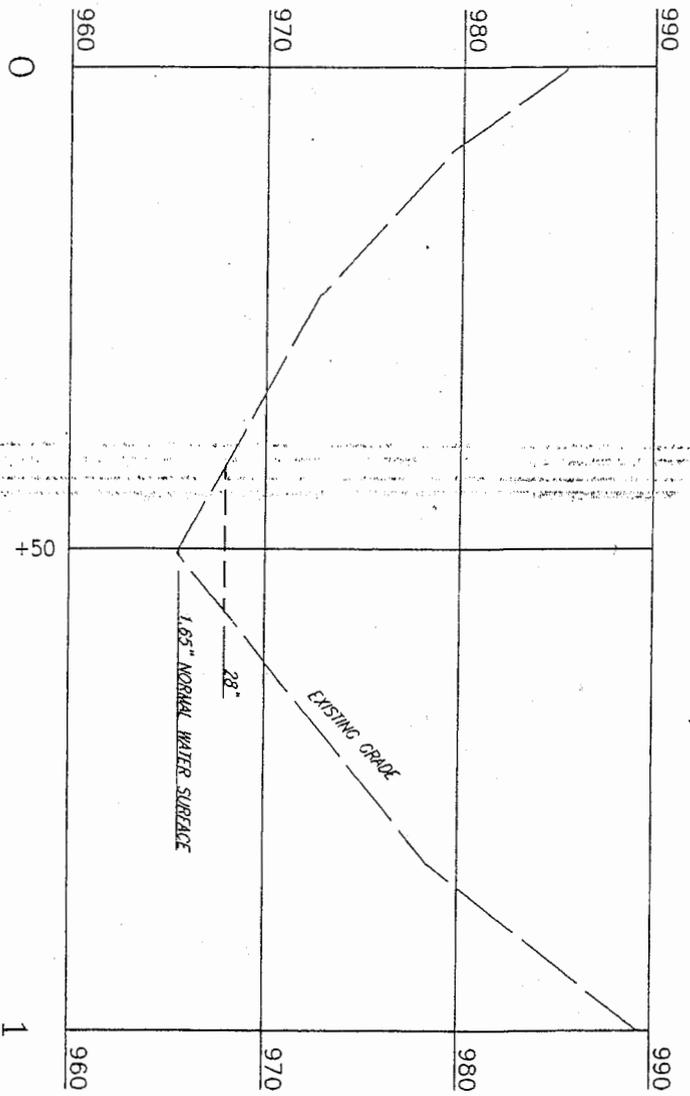
LENNON, SMITH,
 SOULERET
 ENGINEERING INC.
 846 Fourth Avenue
 Coraopolis, PA 15108
 Pht: (412) 264-4400
 Fax: (412) 264-1200
 E-mail: lse@quor.net

DATE: 6-18-03
 FILE NAME: 29907/ssed.dwg
 SCALE: 1"=300

UNT "D" Proposed Plan
 Module 14.2
 Situated In
 City Of Pittsburgh, Allegheny County, Pennsylvania

#200301249

#200301249



FLOOD ELEVATION (BELOW TOP OF BANK, VARIES THROUGHOUT SECTION) - DEPTH VARIES

NORMAL WATER - SURFACE 1.65" DEPTH

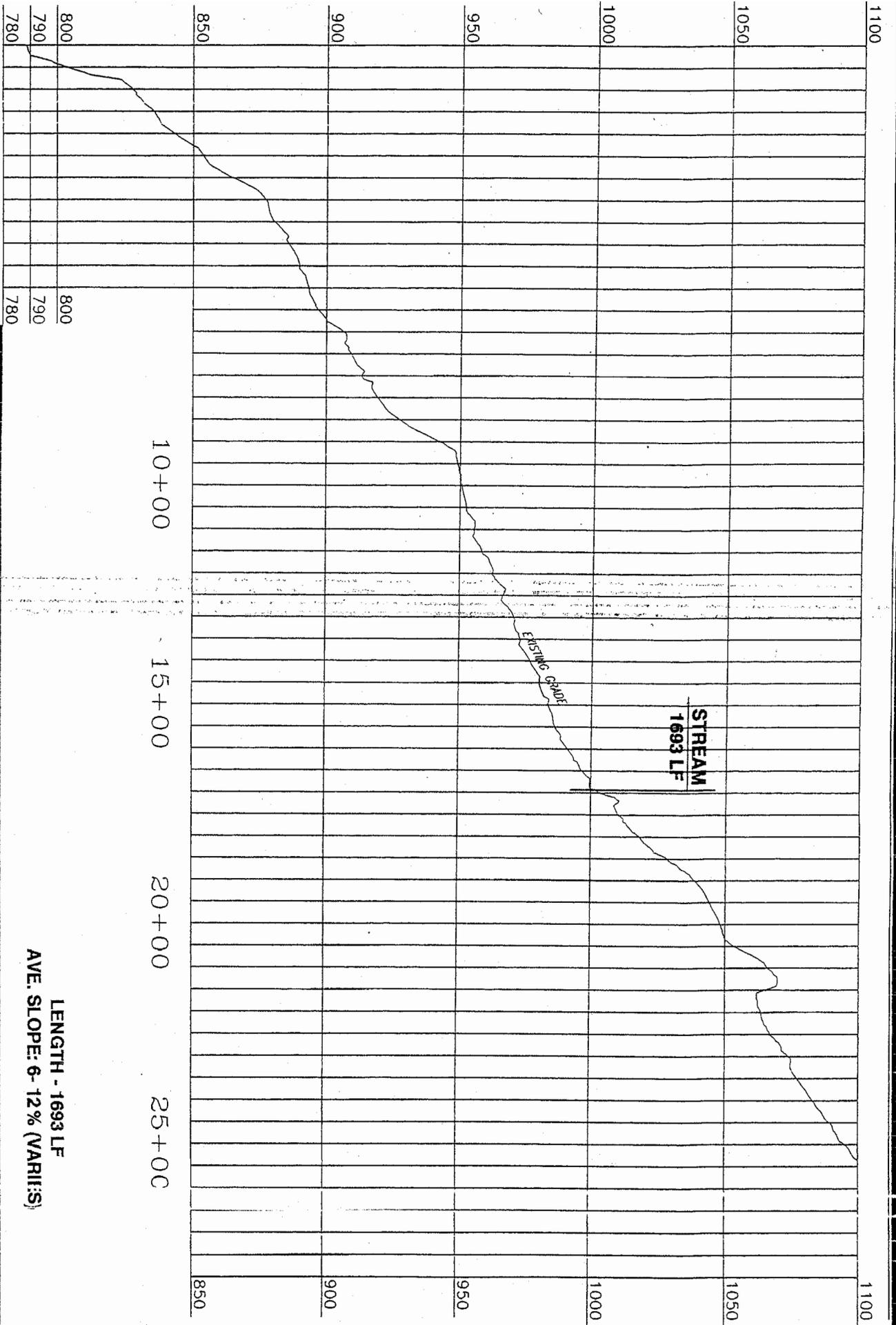


LENNON, SMITH,
SOULERET
ENGINEERING INC.
846 Fourth Avenue
Corcoran, PA 15108
Ph: (412) 264-4400
Fax: (412) 264-1200
E-mail: lsb@lscor.net

DATE: 6-18-03
FILE: 29907/sssect.dwg
NAME: 29907/sssect.dwg
SCALE: H=1"=20' V=1"=10'

UNT "D" Cross Section
Module 14.2

Situated In
City Of Pittsburgh, Allegheny County, Pennsylvania



0+00 5+00

800
790
780

800
790
780

10+00 15+00 20+00 25+00

LENGTH - 1693 LF
AVE. SLOPE: 6-12% (VARI: S)



**LENNON, SMITH,
SOULERET
ENGINEERING INC.**
846 Fourth Avenue
Coraopolis, PA 15108
Ph: (412) 284-4400
Fax: (412) 284-1200
E-mail: len@lenscor.net

DATE:	6-18-03
FILE:	
NAME:	29907sect.dwg
SCALE:	H=1"=300 V=1"=50'

**UNT "D" Profile
Module 14.2**

Situated In
City Of Pittsburgh, Allegheny County, Pennsylvania

#200301249

#200301249



LENGTH - 760 LF
 WIDTH - 15"
 NORMAL FLOW 1.65"
 FLOOD ELEVATION - VARIES 26"

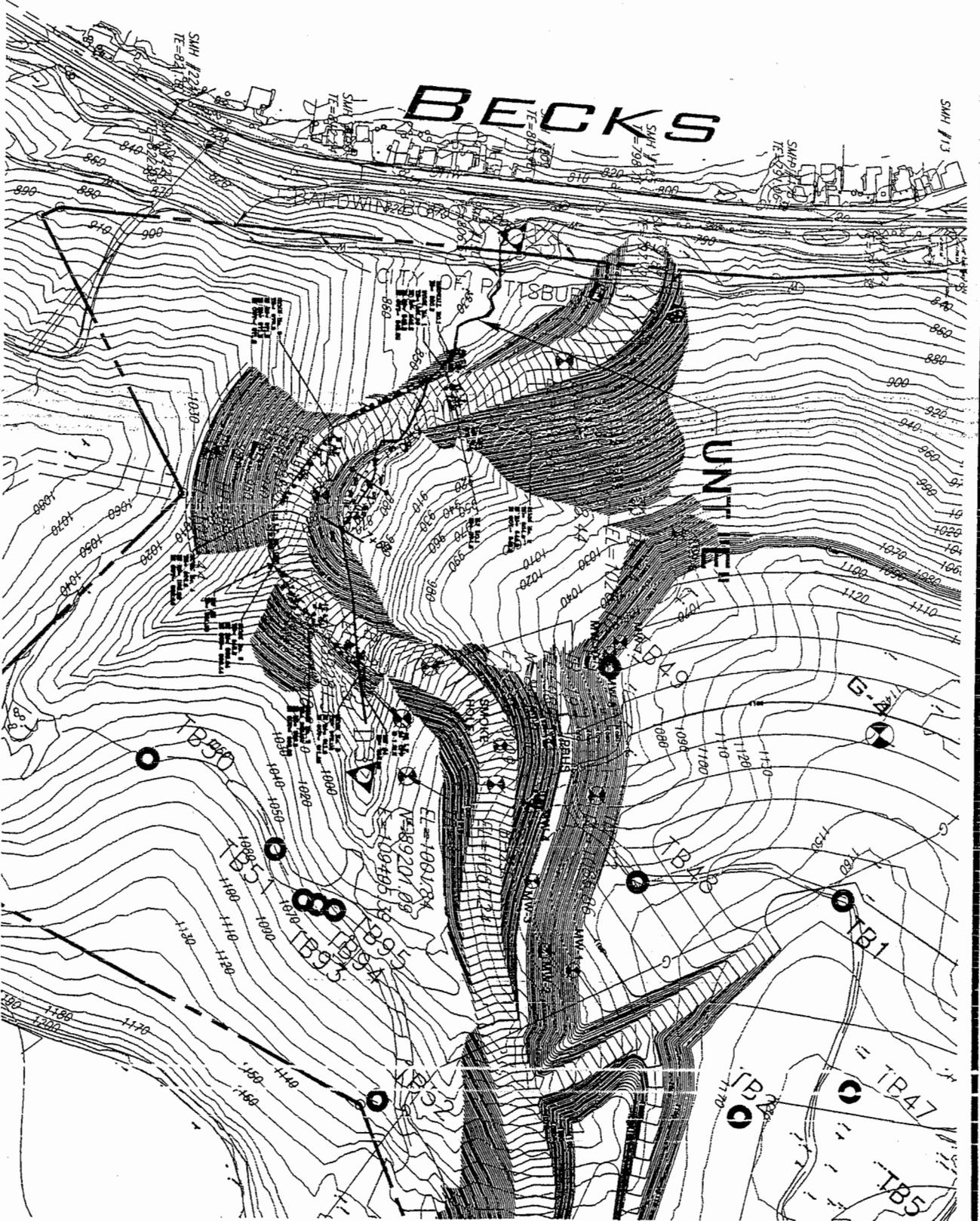


**LENNON, SMITH,
 SOULERET
 ENGINEERING INC.**
 846 Fourth Avenue
 Carrepoint, PA 15108
 Ph: (412) 264-4400
 Fax: (412) 264-1200
 E-mail: lss@uucor.net

DATE:	6-18-03
FILE NAME:	29907sect.dwg
SCALE:	1"=300

**UNIT "E" Existing Plan
 Module 14.1**

Situated in
 City Of Pittsburgh, Allegheny County, Pennsylvania



BECK'S

UNIT "E"

LENGTH - 760 LF
 WIDTH - 15"
 NORMAL FLOW 1.65"
 FLOOD ELEVATION - VARIES 26"



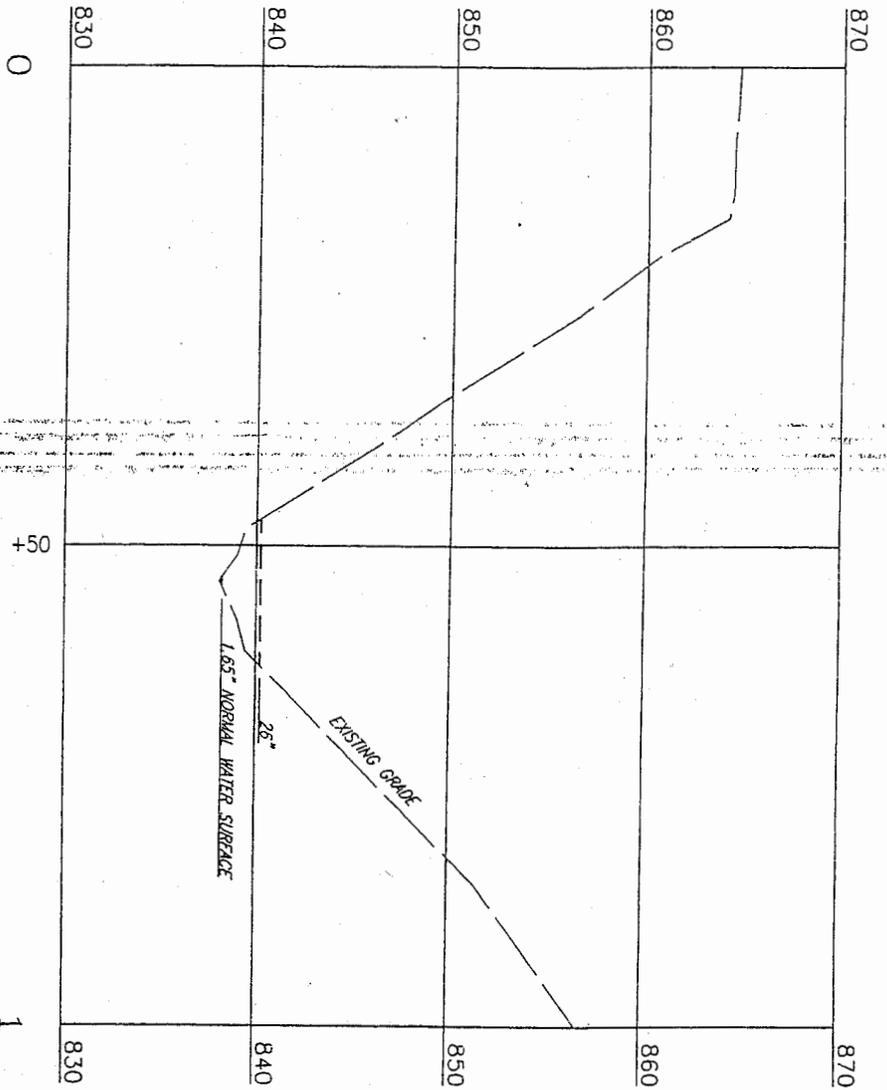
**LENNON, SMITH,
 SOULERET
 ENGINEERING INC.**
 846 Fourth Avenue
 Coropopolis, PA 15108
 Ph: (412) 284-4400
 Fax: (412) 284-1200
 E-mail: lss@lscour.com

DATE: 6-18-03
 FILE NAME: 29907ssect.dwg
 SCALE: 1" = 300'

**UNIT "E" Proposed Plan
 Module 14.1**

Situated in
 City Of Pittsburgh, Allegheny County, Pennsylvania

#200301249



FLOOD ELEVATION (BELOW TOP OF BANK, VARIES THROUGHOUT SECTION) - DEPTH VARIES

NORMAL WATER - SURFACE 1.65" DEPTH



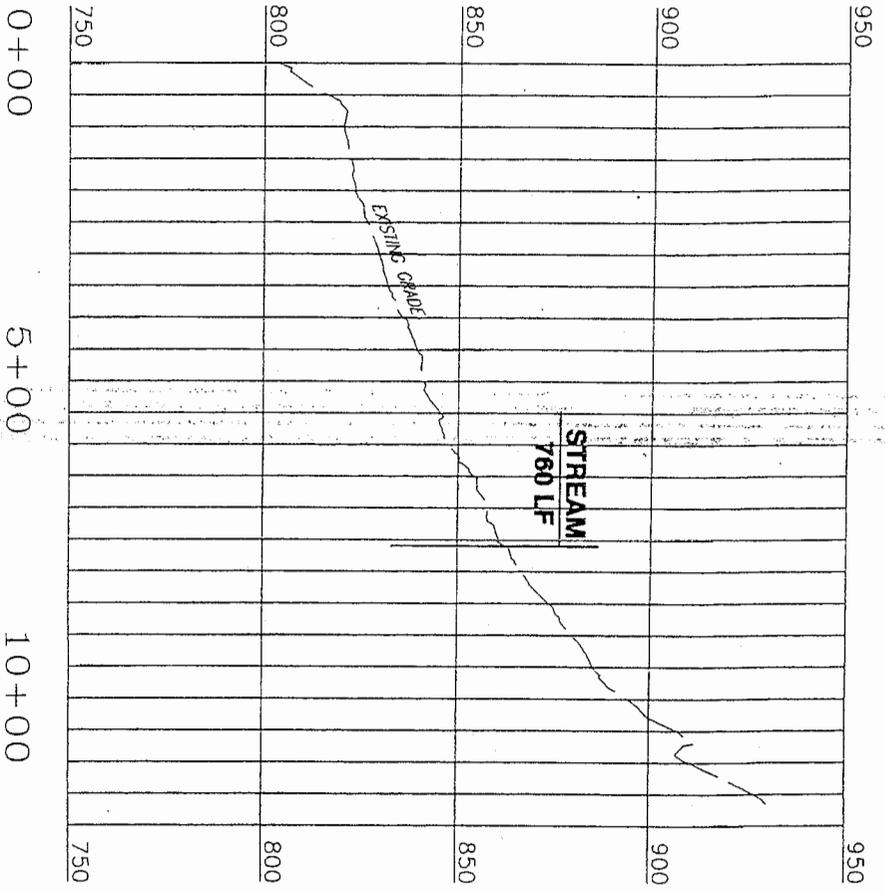
**LENNON, SMITH,
SOULERET
ENGINEERING INC.**
846 Fourth Avenue
Corrapolis, PA 15108
Ph: (412) 264-4400
Fax: (412) 264-1200
E-mail: lsm@usncor.net

DATE: 6-18-03
FILE: 29907ssect.dwg
NAME: 29907ssect.dwg
SCALE: H=1"=20 V=1"=10'

**UNT "E" Cross Section
Module 14.1**

Situated In
City Of Pittsburgh, Allegheny County, Pennsylvania

#200301249



LENGTH - 760 LF
 AVE. SLOPE: 2.12% (VARIES)

 <p>LENNON, SMITH, SOULERET ENGINEERING INC. 846 Fourth Avenue Coraopolis, PA 15108 Ph:(412)284-4400 Fax:(412)284-1200 E-mail: lsm@lsmcor.net</p>	DATE:	6-18-03
	FILE:	29907ssect.dwg
SCALE: H=1"=300 V=1"=50'		
<p>UNT "E" Profile Module 14.1</p> <p>Situated In City Of Pittsburgh, Allegheny County, Penns./Wania</p>		

200301249