

## **PROJECT NARRATIVE**

**BUTLER STREET CARWASH  
5610 BUTLER STREET  
10<sup>th</sup> WARD, CITY OF PITTSBURGH  
ALLEGHENY COUNTY, PENNSYLVANIA**

*Prepared for:*  
**STEVE TODOROVICH  
815 HEBERTON STREET  
PITTSBURGH, PENNSYLVANIA 15206**

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

**JULY 2022**

## DESCRIPTION OF PROPOSED DEVELOPMENT

Steve Todorovich is developing a lot at parcel number 120-J-190 located in the 10<sup>th</sup> Ward of the City of Pittsburgh, Allegheny County, Pennsylvania. The proposed development will demolish the existing building, currently operating as AKS Transportation, and construct a new 1-story drive-through car wash facility.

The Site is located on approximately 0.41 acres of property on Butler Street in the Lawrenceville Neighborhood of the City of Pittsburgh, Allegheny County, Pennsylvania (Site). The Site is bound by Butler Street to the north, Rau Automotive to the West, residential property to the East and Donson Way to the south (Figure 1).

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

## EXISTING SANITARY FLOWS

The building has most recently been operating as the AKS Transportation though it has not operated within the last five years. As such, sanitary credit flows were not applied.

## PROPOSED SANITARY FLOWS

Steve Todorovich is proposing to demolish the existing building operating as AKS Transportation and construct an approximately 3,000 SF new drive-through car wash facility. Monthly water bills from a similar carwash operated by the applicant (Southside Laserwash) to the proposed Butler Street Car Wash are provided in Appendix A. The average monthly flow was used to project the expected sanitary flows for the Butler Street Laserwash. Also, the proposed car wash will utilize two (2) full time employees to operate, and these flows have also been considered. Lastly, the carwash will utilize water recovery system by PURCLEAN Spot-Free Rinse Systems (PUCLEAN technical literature attached herein).

### Peak flow sanitary effluent daily flow calculation:

- The following presents the methodology for determining the peak daily sanitary effluent flow:
  - 1) Based on twelve (12) months of water bills from the Southside Laserwash, the average daily total water usage was 86,420 gallons over 30 days or 2,881 gpd. This value will be used to determine the peak daily flow.
  - 2) Peak Daily Value = 2,881 gpd x 2.5 peaking factor = 7,202 gpd
  - 3) Apply Reclaim factor of 54.41% per PURCLEAN documentation (included in this submission) to the reported quantity of water used per vehicle = 7,202 gpd x 0.5441 = 3,919 gpd

- Note that the subject carwash employs the same number of employees as the referenced facility (Southside Laserwash) and as such daily flows from employee contributions are accounted for in the Laserwash usage data.
- **Total Peak Daily Sanitary Flow = 3,919 gpd (9.80 EDUs)**

#### **Peak daily water flow calculation:**

- Peak daily water flow calculation. The following presents the methodology for determining the peak daily sanitary effluent flow:
  - 1) Based on twelve (12) months of water bills from the Southside Laserwash, the average daily total water usage was 86,420 gallons over 30 days or 2,881 gpd. This value will be used to determine the peak daily flow.
  - 2) Peak Daily Value = 2,881 gpd x 2.5 peaking factor = 7,202 gpd
  - 3) Apply Reclaim factor of 54.41% (excludes evaporation) per PURCLEAN documentation to the reported quantity of water used per vehicle = 7,202 gpd x 0.5441 = 3,919 gpd
- Note that the subject carwash employs the same number of employees as the referenced facility (Southside Laserwash) and as such daily flows from employee contributions are accounted for in the Laserwash usage data.
- **Total Peak Water Flow = 3,919 gpd**

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.

**Based on a comparison of previous and proposed flows, a PADEP Planning Module is anticipated to be required.**

Five flow depth measurements were taken at MH120J001 on 8/8/2022 between the hours of 7 AM and 8 AM. Maximum flow depth observed during measurements was 0.09' which was used for design purposes. Slope of the pipe was obtained from PWSA Most Limited Sewer Capacity Spreadsheet.

#### **STORMWATER CONVEYANCE**

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

## ALTERNATIVE SEWAGE FACILITIES ANALYSIS

1. Describe the chosen disposal method, its location, the daily flow proposed and if the method is an interim method (to be replaced by the ultimate method in 5 years or less), or is an ultimate method (to serve the development in the long term, for 5 years or more). Provide a description of how the chosen method will provide compliance with effluent limitations. Also provide the number of lots or EDU's that will be served.

ALCOSAN Treatment Facility. Credit for previous flows have not been considered, therefore there are 9.80 new EDUs.

2. Describe the types of land uses adjacent to the project area (Agricultural, Residential, Commercial etc.) and the type of sewage disposal method serving each of those land uses. Properties adjacent to the project must be described by indicating present land uses and zoning designations. Describe the sewage disposal methods being used for each of those adjacent land uses (onlot, municipal treatment, etc.) and if those methods are intended for interim or ultimate use.

The adjacent land uses are a mix of residential and commercial. Sanitary flows from the existing location ultimately flow into the same interceptor.

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

No potential for combined public/private project.

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

Public sewers (ALCOSAN).

5. Describe any existing sewage management program(s) in the area, and/or any sewage management program(s) that this project would be required to participate in, and that program's requirements.

ALCOSAN's Wet Weather Plan (WWP).



6. Describe any potential alternative sewage disposal methods that are available for the project. Consider all reasonable possibilities for sewage disposal, such as a stream discharge or an alternate method of land disposal. The municipality, delegated local agency or DEP may also require consideration of particular types of sewage disposal methods in the analysis. The chosen method must assure that applicable water quality standards are attained.

None.

7. Describe why the proposed method was chosen over any of the other methods described in the alternatives analysis. Environmental, administrative, and financial concerns may be addressed. Also indicate how the chosen method will guarantee adequate sewage disposal, including compliance with applicable water quality standards and effluent limitations, for the development in both the short-term (up to 5 years) and long-term (beyond 5 years) by describing the adequacy of the proposed facilities (organic and hydraulic loading) and the ability of the facility to accept additional flows or loads.

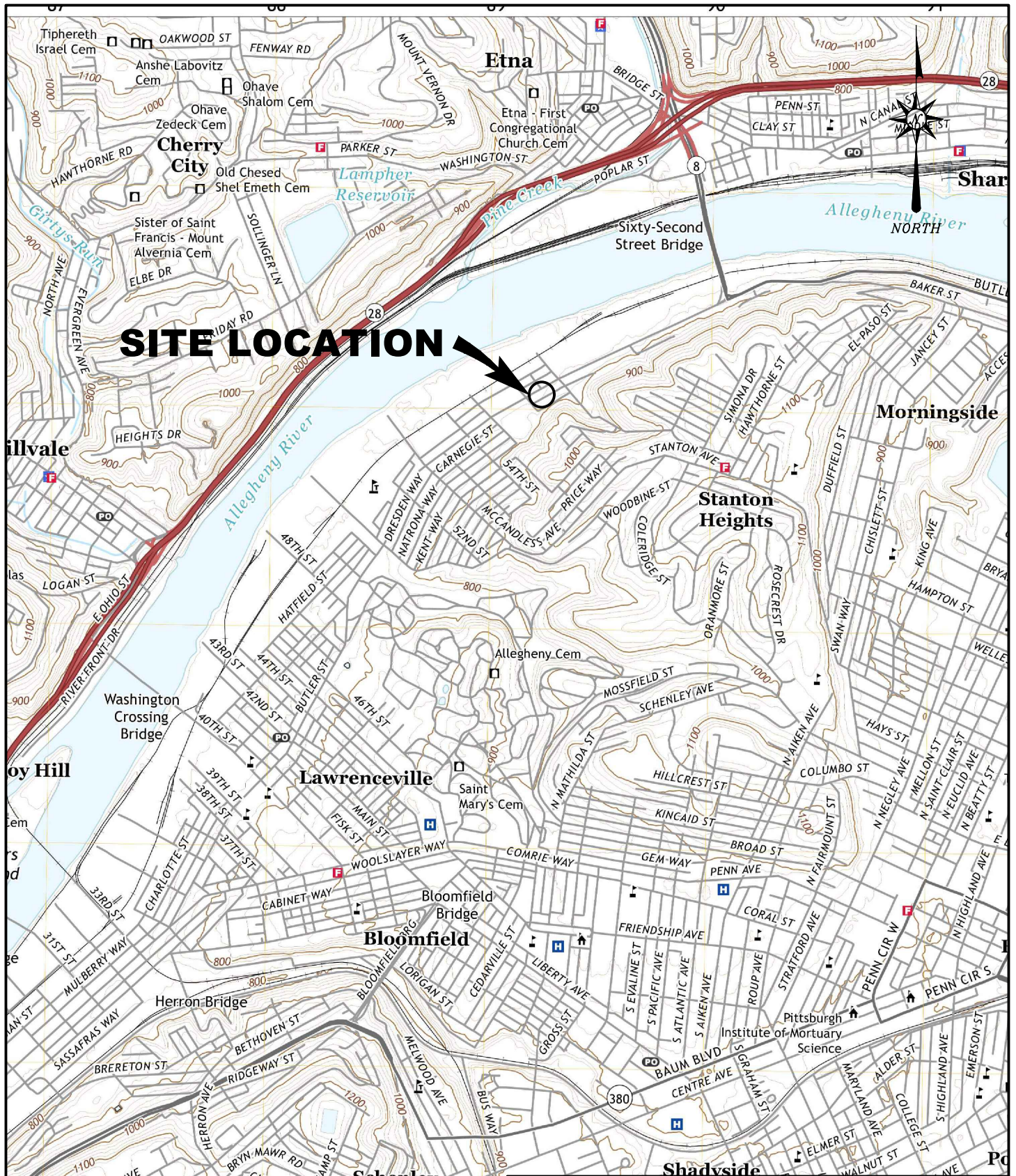
NA

8. Indicate who will be the owner of the facility, and who will be responsible for operation and maintenance of the facility and ultimately compliance with applicable water quality standards and effluent limitations.

Public sewers (ALCOSAN).

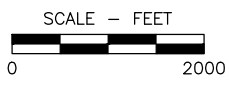
9. Finally, the applicant may use the narrative to describe any special considerations or provide any additional information that supports the choice of disposal method. The alternatives analysis must be attached to the planning module package for review by the municipality and approving agency.

NA



**SITE LOCATION**

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



**FIGURE 1**  
**SITE LOCATION MAP**  
**BUTLER STREET CAR WASH**

CITY OF PITTSBURGH - 10TH WARD  
 ALLEGHENY COUNTY, PENNSYLVANIA

PREPARED FOR  
**STEVE TODOROVICH**  
 PITTSBURGH, PENNSYLVANIA

APPROVED	APB 02/14/2022
CHECKED	APB 02/14/2022
DRAWN	APB 02/14/2022
CAD FILE NO.	22048A001
PROJECT NO.	TOD22048BSCW



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



Navigation icons: Home, Back, Forward, Full Screen, Print, Measure, Info

Network Trace

Input Output

**Upstream**

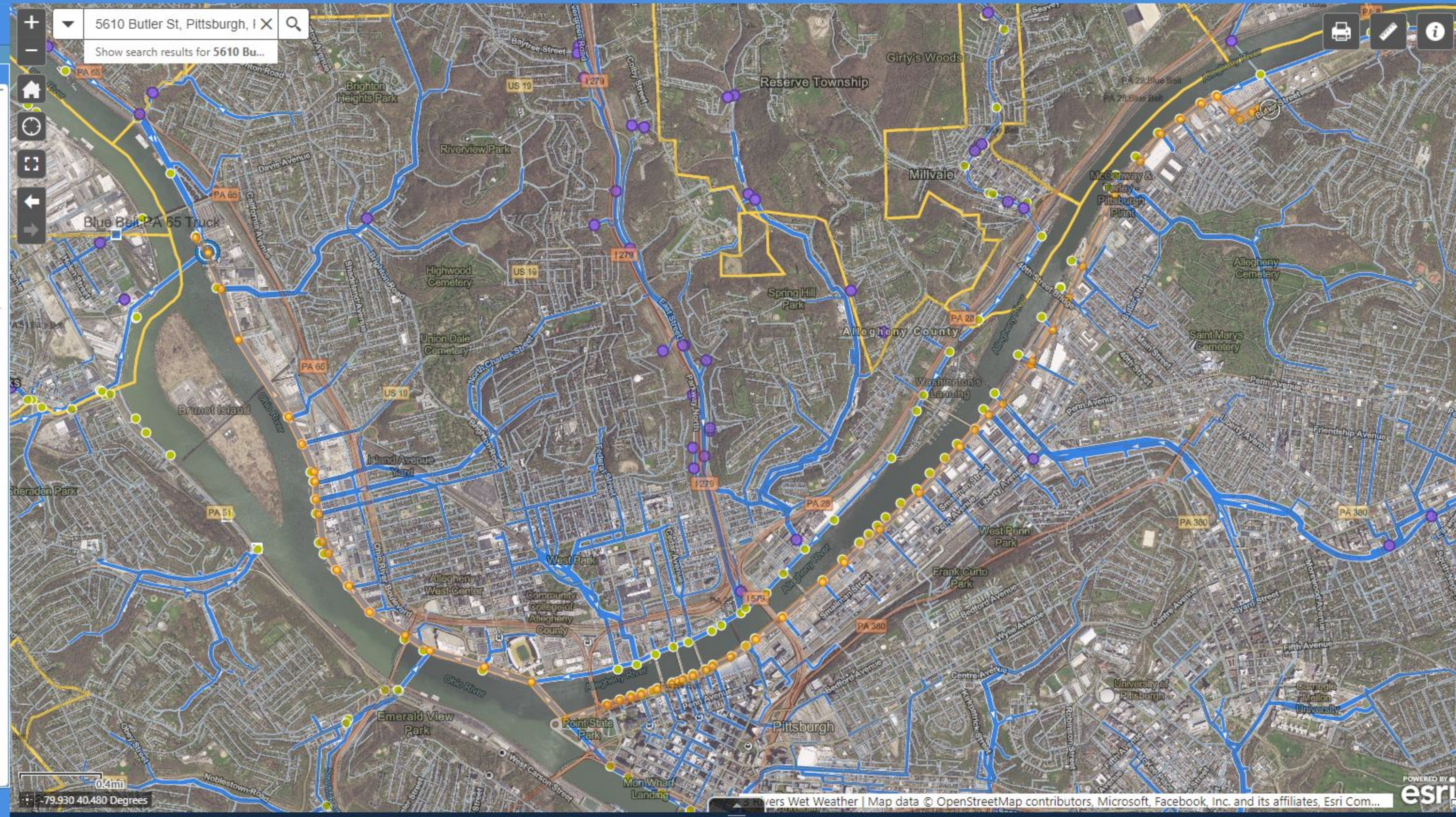
# of Structures: 1  
 Total Length: 383.28 ft  
 Inch-Miles: 1.09

**Downstream:**

# of Structures: 61  
 Total Length: 43559.10 ft  
 Inch-Miles: 688.34

- Upstream Pipes (1)
- Downstream Pipes (63)
- Downstream Structures (61)
- Upstream Structures (1)

Export To CSV



0.4mi  
 -79.930 40.480 Degrees





Network Trace

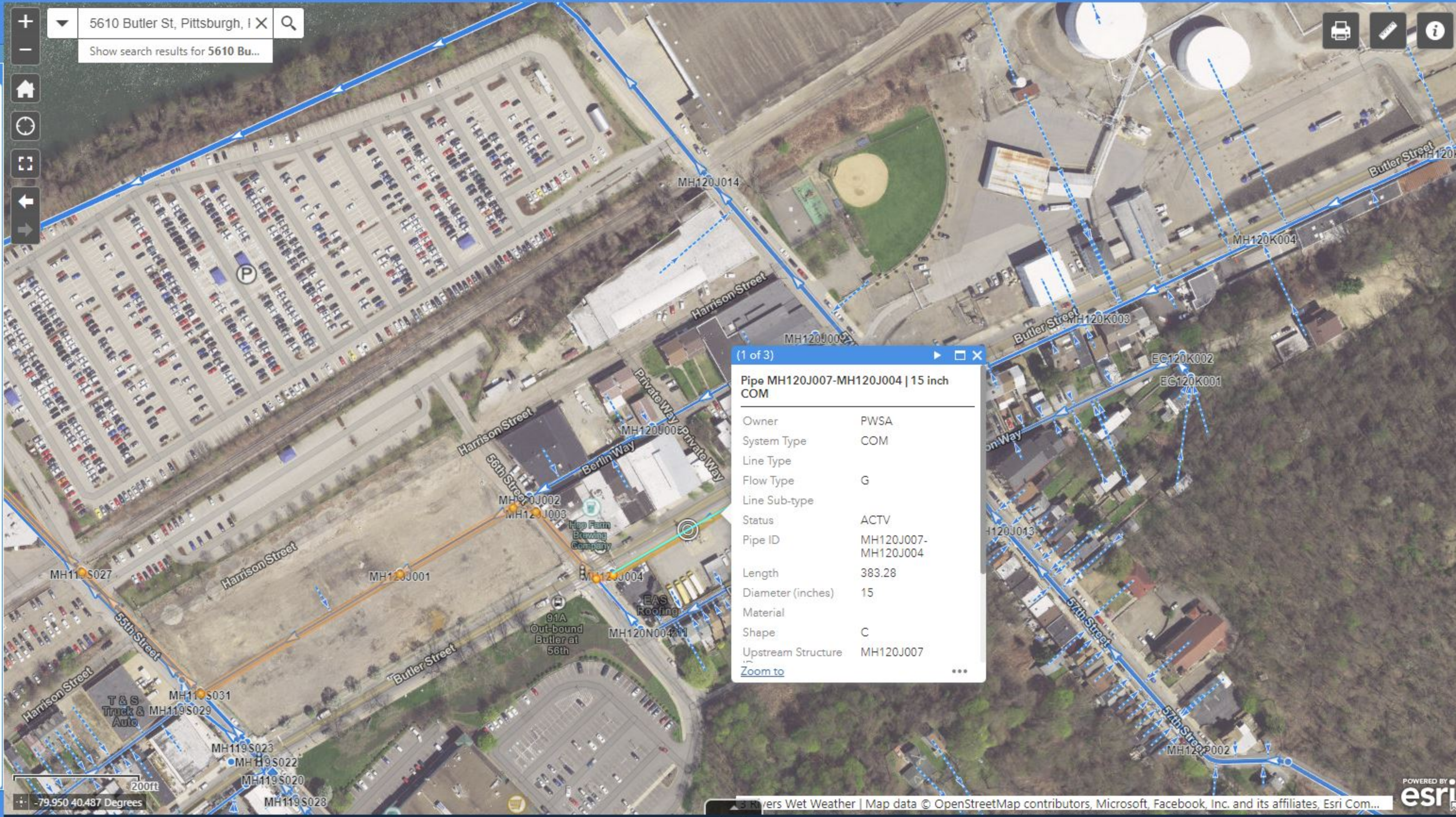
Input Output

**Upstream**  
 # of Structures: 1  
 Total Length: 383.28 ft  
 Inch-Miles: 1.09

**Downstream:**  
 # of Structures: 61  
 Total Length: 43559.10 ft  
 Inch-Miles: 688.34

- Upstream Pipes (1)
- Downstream Pipes (63)
- Downstream Structures (61)
- Upstream Structures (1)

Export To CSV



(1 of 3)

**Pipe MH120J007-MH120J004 | 15 inch COM**

Owner	PWSA
System Type	COM
Line Type	
Flow Type	G
Line Sub-type	
Status	ACTV
Pipe ID	MH120J007-MH120J004
Length	383.28
Diameter (inches)	15
Material	
Shape	C
Upstream Structure	MH120J007

[Zoom to](#)

200ft  
 -79.950 40.487 Degrees





Network Trace

Input Output

Upstream
# of Structures: 1
Total Length: 383.28 ft
Inch-Miles: 1.09

Downstream:
# of Structures: 61
Total Length: 43559.10 ft
Inch-Miles: 688.34

- Upstream Pipes (1)
Downstream Pipes (63)
Downstream Structures (61)
Upstream Structures (1)

Export To CSV

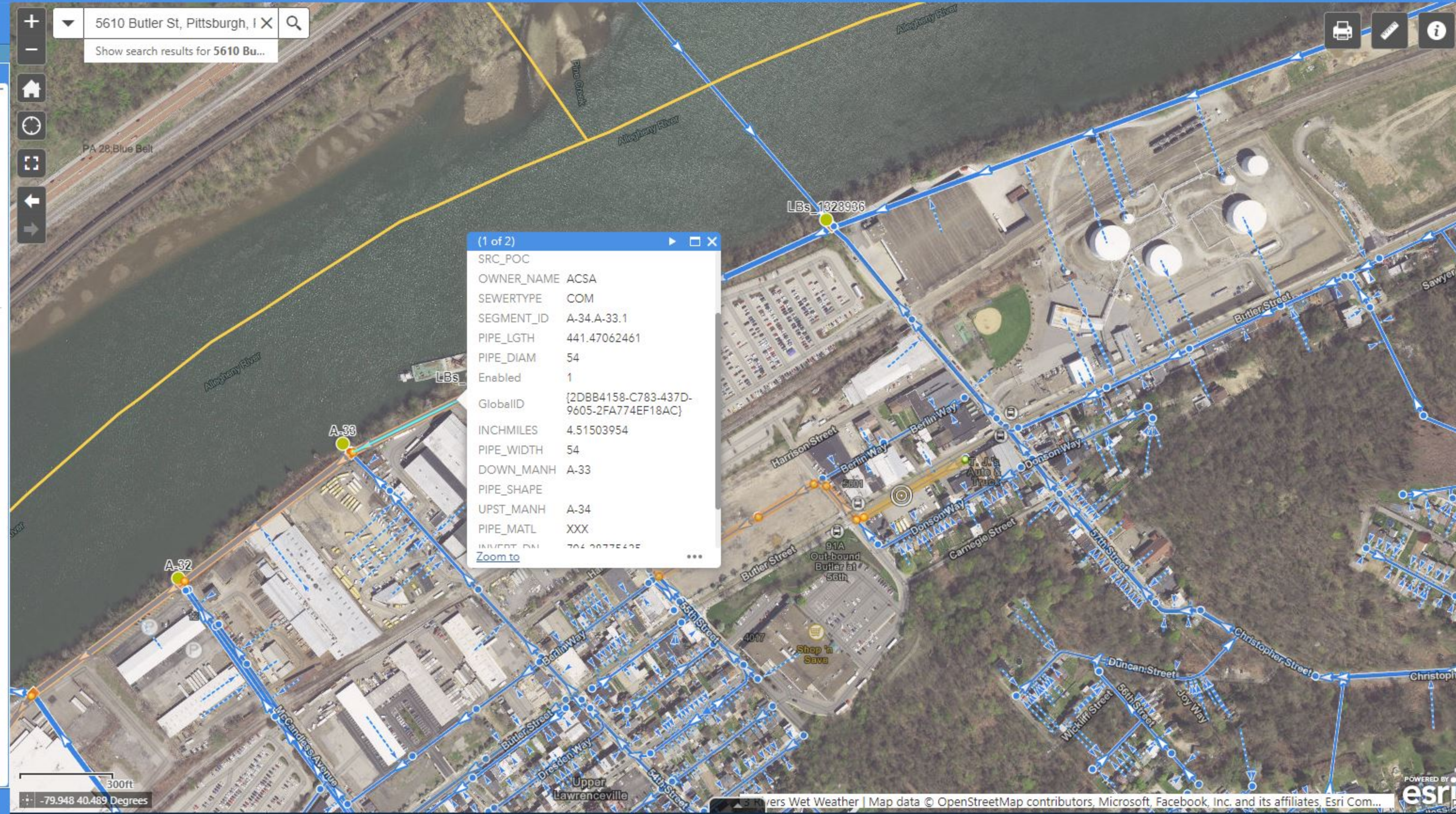


Table with 2 columns: Field Name and Value. Fields include SRC\_POC, OWNER\_NAME (ACSA), SEWERTYPE (COM), SEGMENT\_ID (A-34.A-33.1), PIPE\_LGTH (441.47062461), PIPE\_DIAM (54), Enabled (1), GlobalID, INCHMILES (4.51503954), PIPE\_WIDTH (54), DOWN\_MANH (A-33), PIPE\_SHAPE, UPST\_MANH (A-34), PIPE\_MATL (XXX), and INVERT.

300ft
-79.948 40.489 Degrees

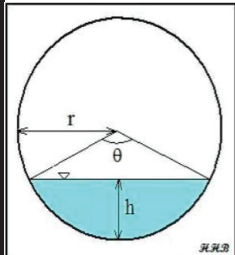


**Sewage Facilities Planning Module**  
**Chapter 94 Consistency Determination**  
**Hydraulic Calculations Spreadsheet for Peak Present Flow Measurements**

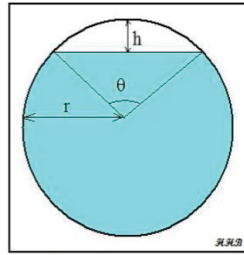
**PROJECT NAME:** 5610 Butler Street (Butler Car Wash)  
**PWSA PROJECT NUMBER:** DEV-37-0222  
**PWSA REVIEWER:** Shannon Connell, EIT  
**DATE:** September 30, 2022

**LEGEND:** Input Data Output Data

**Section A: Manning Equation for Partially Filled Pipes**



Partially Full Pipe Flow Parameters  
(Less Than Half Full)



Partially Full Pipe Flow Parameters  
(More Than Half Full)

Variable	Units	Description
Q	ft <sup>3</sup>	Volumetric flowrate
n	Unitless	Manning Roughness Coeff.
A	ft <sup>2</sup>	Cross-Sectional Area of Flow
R	ft	Hydraulic Radius
S	ft/ft	Slope of Hydraulic Grade Line
P	ft	Wetted Perimeter of "A"
r	ft	Radius
h	ft	Depth of Flow or Headspace
θ	radians	Central Angle

$$Q = \left(\frac{1.49}{n}\right) \times A \times R^{2/3} \times S^{1/2}$$

$$R = \frac{A}{P}$$

$$\theta = 2 \times \cos^{-1} \left( \frac{r-h}{r} \right)$$

$$A_{<50\% Full} = \frac{r^2(\theta - \sin \theta)}{2}$$

OR

$$A_{>50\% Full} = \pi \times r^2 - \frac{r^2(\theta - \sin \theta)}{2}$$

$$P_{<50\% Full} = r \times \theta$$

$$P_{>50\% Full} = (2 \times \pi \times r) - (r \times \theta)$$

**Section B: Data for Calculations**

Peaking Factor, P.F.	
Sanitary Sewers	3
Combined Sewers	3.5

Proposed Project Flows		
Variable	Value	Units
Q <sub>p</sub>	3,919	gpd

Variable	Value	Units
Material	VCP	
n	0.015	unitless
S	0.004	ft/ft
h	0.090	ft
D	1.25	ft
P.F.	3.5	unitless

**Section C: Calculations for Design and/or Permitted Capacities**

Variable	Description	Definition
Q <sub>d, avg</sub>	Design Capacity, Average	= full pipe flow conditions / peaking factor
Q <sub>d, peak</sub>	Design Capacity, Peak	full pipe flow conditions

Design Capacity, Average		
Variable	Value	Unit
Q <sub>d, avg</sub>	647,363	gpd

Design Capacity, Peak		
Variable	Value	Unit
D	1.250	ft
r	0.625	ft
A	1.227	ft <sup>2</sup>
P	3.927	ft
R	0.313	ft
Q <sub>d, peak</sub>	4	cfs
Q <sub>d, peak</sub>	2,265,771	gpd

#### Section D: Calculations for Present Flows

Variable	Description	Definition
Q <sub>ex, avg</sub>	Present Flows, Average	= Q <sub>ex, peak</sub> / P.F.
Q <sub>ex, peak</sub>	Present Flows, Peak	existing flow conditions per site investigations

Present Flows, Average		
Variable	Value	Unit
Q <sub>ex, avg</sub>	6,755	gpd

Present Flows, Peak		
Variable	Value	Unit
D	1.250	ft
r	0.625	ft
θ	1.09	rad
h/D	0.072	ft/ft
A	0.04	ft <sup>2</sup>
P	0.68	ft
R	0.058	ft
Q <sub>ex, peak</sub>	0	cfs
Q <sub>ex, peak</sub>	23,642	gpd

#### Section E: Calculations for Projected Flows in Five (5) Years

Variable	Description	Definition
Q <sub>proj, avg</sub>	Projected Flows in Five (5) Years, Average	= Q <sub>proj, peak</sub> ÷ P.F.
Q <sub>proj, peak</sub>	Projected Flows in Five (5) Years, Peak	= (Q <sub>ex, peak</sub> + Q <sub>p</sub> ) x 1.05

Projected Flow Calculations		
Variable	Value	Unit
Q <sub>proj, avg</sub>	8,268	gpd
Q <sub>proj, peak</sub>	28,939	gpd

#### Section F: Compare Results with Applicant's Submission

Variable	PWSA, gpd	Applicant, gpd	Difference, gpd	Difference, %
Q <sub>d, avg</sub>	647,363	655,610	-8,247	-1%
Q <sub>d, peak</sub>	2,265,771	2,294,636	-28,865	-1%
Q <sub>ex, avg</sub>	6,755	6,841	-86	-1%
Q <sub>ex, peak</sub>	23,642	23,943	-301	-1%
Q <sub>proj, avg</sub>	8,268	8,359	-91	-1%
Q <sub>proj, peak</sub>	28,939	29,255	-316	-1%

Code No.
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COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF ENVIRONMENTAL PROTECTION  
BUREAU OF POINT AND NON-POINT SOURCE MANAGEMENT

## SEWAGE FACILITIES PLANNING MODULE

### Component 3. Sewage Collection and Treatment Facilities

*(Return completed module package to appropriate municipality)*

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

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

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

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

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

#### A. PROJECT INFORMATION (See Section A of instructions)

1. Project Name Butler Car Wash

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2. Brief Project Description Car Wash Facility

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

Municipality Name	County	City	Boro	Twp
City of Pittsburgh	Allegheny	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Municipality Contact Individual - Last Name	First Name	MI	Suffix	Title
Prendagrast	Kyla			Senior Environmental Planner

Additional Individual Last Name	First Name	MI	Suffix	Title
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Municipality Mailing Address Line 1	Mailing Address Line 2
Department of City Planning	200 Ross St. 4 <sup>th</sup> Floor

Address Last Line -- City	State	ZIP+4
Pittsburgh	PA	15219-2014

Area Code + Phone + Ext.	FAX (optional)	Email (optional)
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**C. SITE INFORMATION** (See Section C of instructions)

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

Butler Car Wash

Site Location Line 1  
5610 Butler Street

Site Location Line 2

Site Location Last Line -- City  
Pittsburgh

State  
PA

ZIP+4  
15201-2327

Latitude  
40.484411

Longitude  
-79.947335

Detailed Written Directions to Site

Description of Site Existing building to be demolished for car wash

**Site Contact (Developer/Owner)**

Last Name

First Name

MI Suffix

Phone

Ext.

Todorovich

Steve

412-759-8888

Site Contact Title

Site Contact Firm (if none, leave blank)

FAX

Email

7598888@gmail.com

Mailing Address Line 1

Mailing Address Line 2

815 Heberton Street

Mailing Address Last Line -- City

State

ZIP+4

Pittsburgh

PA

15206

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

Last Name

First Name

MI

Suffix

Ballish

Adam

Title

Consulting Firm Name

Engineer

KU Resources, Inc

Mailing Address Line 1

Mailing Address Line 2

22 South Linden Street

Address Last Line -- City

State

ZIP+4

Country

Duquesne

PA

15110

Email

Area Code + Phone

Ext.

Area Code + FAX

aballish@kuresources.com

412-469-9331

**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: \_\_\_\_\_

**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 10

Connections 1

Name of:

existing collection or conveyance system Berlin Way - 15" VCP

owner Pittsburgh Water and Sewer Authority (PWSA)

existing interceptor Allegheny River

owner Allegheny County Sanitary Authority (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 PA0025984

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

Location of discharge point for a new facility. Latitude 40°28'34" N Longitude 80°02'44" W

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 Woods Run (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 Shawn P. McWilliams, EIT

Agent Signature Shawn P. McWilliams Date 10/25/2022

(Also see Section I. 4.)

**G. PROPOSED WASTEWATER DISPOSAL FACILITIES** (Continued)

**3. PLOT PLAN**

The following information is to be submitted on a plot plan of the proposed subdivision.

- a. Existing and proposed buildings.
- b. Lot lines and lot sizes.
- c. Adjacent lots.
- d. Remainder of tract.
- e. Existing and proposed sewerage facilities. Plot location of discharge point, land application field, spray field, COLDS, or LVCOLDS if a new facility is proposed.
- f. Show tap-in or extension to the point of connection to existing collection system (if applicable).
- g. Existing and proposed water supplies and surface water (wells, springs, ponds, streams, etc.)
- h. Existing and proposed rights-of-way.
- i. Existing and proposed buildings, streets, roadways, access roads, etc.
- j. Any designated recreational or open space area.
- k. Wetlands - from National Wetland Inventory Mapping and USGS Hydric Soils Mapping.
- l. Flood plains or Flood prone areas, floodways, (Federal Flood Insurance Mapping)
- m. Prime Agricultural Land.
- n. Any other facilities (pipelines, power lines, etc.)
- o. Orientation to north.
- p. Locations of all site testing activities (soil profile test pits, slope measurements, permeability test sites, background sampling, etc. (if applicable).
- q. Soils types and boundaries when a land based system is proposed.
- r. Topographic lines with elevations when a land based system is proposed

**4. WETLAND PROTECTION**

YES NO

- a.   Are there wetlands in the project area? If yes, ensure these areas appear on the plot plan as shown in the mapping or through on-site delineation.
- b.   Are there any construction activities (encroachments, or obstructions) proposed in, along, or through the wetlands? If yes, Identify any proposed encroachments on wetlands and identify whether a General Permit or a full encroachment permit will be required. If a full permit is required, address time and cost impacts on the project. Note that wetland encroachments should be avoided where feasible. Also note that a feasible alternative **MUST BE SELECTED** to an identified encroachment on an exceptional value wetland as defined in Chapter 105. Identify any project impacts on streams classified as HQ or EV and address impacts of the permitting requirements of said encroachments on the project.

**5. PRIME AGRICULTURAL LAND PROTECTION**

YES NO

- Will the project involve the disturbance of prime agricultural lands?  
If yes, coordinate with local officials to resolve any conflicts with the local prime agricultural land protection program. The project must be consistent with such municipal programs before the sewage facilities planning module package may be submitted to DEP.  
If no, prime agricultural land protection is not a factor to this project.
- Have prime agricultural land protection issues been settled?

**6. HISTORIC PRESERVATION ACT**

YES NO

- Sufficient documentation is attached to confirm that this project is consistent with DEP Technical Guidance 012-0700-001 *Implementation of the PA State History Code* (available online at the DEP website at [www.dep.state.pa.us](http://www.dep.state.pa.us), select "subject" then select "technical guidance"). As a minimum this includes copies of the completed Cultural Resources Notice

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

**7. PROTECTION OF RARE, ENDANGERED OR THREATENED SPECIES**

Check one:

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

Applicant or Consultant Initials \_\_\_\_\_.

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

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

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

**1. Waters designated for Special Protection**

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

**2. Pennsylvania Waters Designated As Impaired**

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

**3. Interstate and International Waters**

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

**4. Tributaries To The Chesapeake Bay**

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

Name of Permittee Agency, Authority, Municipality \_\_\_\_\_

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

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

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

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

1. Project Flows 3919 gpd
2. Total Sewage Flows to Facilities (pathway from point of origin through treatment plant)

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

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

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

	a. Design and/or Permitted Capacity (gpd)		b. Present Flows (gpd)		c. Projected Flows in 5 years (gpd) (2 years for P.S.)	
	Average	Peak	Average	Peak	Average	Peak
<b>Collection</b>	655610	2294636	6841	23943	8359	29255
<b>Conveyance</b>						
<b>Treatment</b>						

3. Collection and Conveyance Facilities

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

YES NO

- a.   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 and Sewer Authority

Name of Responsible Agent Robert Herring

Agent Signature  Robert Herring Date 10/3/2022

Robert Herring  
2022.10.03 10:42:13 -04'00'



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

c. Conveyance System

Name of Agency, Authority, Municipality ALCOSAN

Name of Responsible Agent Shawn P. McWilliams, EIT

Agent Signature *Shawn P. McWilliams*

Date 10/25/2022

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

**\*ALCOSAN IS UNDER A CONSENT DECREE TO ADDRESS WET WEATHER OVERFLOWS.**

a.  YES  NO 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 Shawn P. McWilliams, EIT

Agent Signature *Shawn P. McWilliams*

Date 10/25/2022

**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)	Signature
Engineer	9/6/22
Title	Date
22 South Linden Street, 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 \$\_\_\_\_\_ 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.

$$\# \text{_____ Lots (or EDUs)} \times \$50.00 = \$ \text{_____}$$

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:

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

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)



## INSTRUCTIONS FOR COMPLETING COMPONENT 4A MUNICIPAL PLANNING AGENCY REVIEW

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

### Background

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

### Who Should Complete the Component?

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

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

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

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

#### **Section A. Project Name**

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

#### **Section B. Review Schedule**

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

#### **Section C. Agency Review**

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

#### **Section D. Additional Comments**

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



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

Butler St Carwash

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

1. Date plan received by municipal planning agency 9/12/20222. Date review completed by agency 9/23/2022

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

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

**SECTION C. AGENCY REVIEW (continued)**

Yes	No	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	13. Is this proposal consistent with the ordinance? If no, describe the inconsistencies _____
<input checked="" type="checkbox"/>	<input type="checkbox"/>	14. Is this plan consistent with the municipal Official Sewage Facilities Plan? If no, describe the inconsistencies _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	15. Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality? If yes, describe _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	16. Has a waiver of the sewage facilities planning requirements been requested for the residual tract of this subdivision?
<input type="checkbox"/>	<input type="checkbox"/>	If yes, is the proposed waiver consistent with applicable ordinances? If no, describe the inconsistencies _____
17. Name, title and signature of planning agency staff member completing this section: Name: <u>Kyla Prendergast</u> Title: <u>Senior Environmental Planner</u> Signature: <u><i>Kyla Prendergast</i></u> Date: <u>September 23, 2021</u> Name of Municipal Planning Agency: <u>City of Pittsburgh Department of City Planning</u> Address <u>200 Ross Street 4th Floor Pittsburgh, PA 15219</u> Telephone Number: <u>(412) 255-6551</u>		

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

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

The planning agency must complete this component within 60 days.

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

COUNTY OF



ALLEGHENY

RICH FITZGERALD  
COUNTY EXECUTIVE

October 27, 2022

Adam Ballish, E.I.T.  
KU Resources, Inc.  
22 South Linden Street  
Duquesne, PA 15110

**RE: SEWAGE FACILITIES PLANNING MODULE: ALLEGHENY COUNTY  
Butler Street Carwash, City of Pittsburgh**

Dear Mr. Ballish:

Enclosed is a signed copy of Component 4C, County or Joint County Health Department Review, for the above-referenced development. This Planning Module Component was received on October 27, 2022. The project proposes the following:

Project Description:	Butler Carwash. Proposing to demolish the existing building, currently operating as AKS Transportation, and construct a new 1-story drive-through carwash facility on an approximately 0.41 acres property (Parcel Number 120-J-190) located at 5610 Butler Street in the City of Pittsburgh, Allegheny County.
Sewage Flow:	3,919 GPD
Conveyance:	The flow from this site will be conveyed to the Pittsburgh Water and Sewer Authority (PWSA) collection system to the ALCOSAN POC A-34 to the Allegheny River Interceptor and then to the ALCOSAN Treatment Plant at Woods Run.
Sewer's Owner:	PWSA (collection) and ALCOSAN (interceptor)
Name of Sewage Treatment Plant:	ALCOSAN

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



DEBRA BOGEN, MD, FAAP, FABM, DIRECTOR  
ALLEGHENY COUNTY HEALTH DEPARTMENT

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



Mr. Adam Ballish E.I.T  
October 27, 2022  
Page 2

In addition, it should be noted that the approval of this sewage facilities planning module does not include approval of pipe size and/or type. Approval for pipe size and/or type must be obtained by filing a specific plumbing plan with the ACHD's Plumbing Section. If you should have any questions relative to ACHD's plumbing requirements, Drew Grese, Acting Plumbing Chief at 412-578-8055.

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

Sincerely,



Freddie Fields, M.B.A.  
Environmental Health Engineer III  
Water Pollution Control & Solid Waste Management

Enclosure

cc: Thomas Flanagan, PA Department of Environmental Protection w/attachment  
Drew Grese, ACHD w/attachment



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

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

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### Background

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

### Who Should Complete the Component?

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

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

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

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

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#### **Section A. Project Name**

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

#### **Section B. Review Schedule**

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

#### **Section C. Agency Review**

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

#### **Section D. Additional Comments**

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



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

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

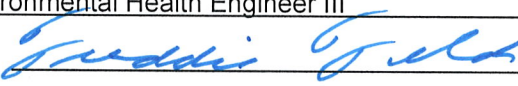
**SECTION A. PROJECT NAME** (See Section A of instructions)

Project Name  
Butler Carwash

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

1. Date plan received by county or joint county health department October 27, 2022  
 Agency name Allegheny County Health Department (ACHD)
2. Date review completed by agency October 27, 2022

**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>October 27, 2022</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: **Butler Car Wash**

Date of Review: **9/7/2022 08:37:07 AM**

Project Category: **Development, New commercial/industrial development (store, gas station, factory)**

Project Area: **0.49 acres**

County(s): **Allegheny**

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

ZIP Code:

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

Watersheds HUC 8: **Lower Allegheny**

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

Decimal Degrees: **40.484486, -79.947346**

Degrees Minutes Seconds: **40° 29' 4.1497" N, 79° 56' 50.4459" 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.



# Butler Car Wash



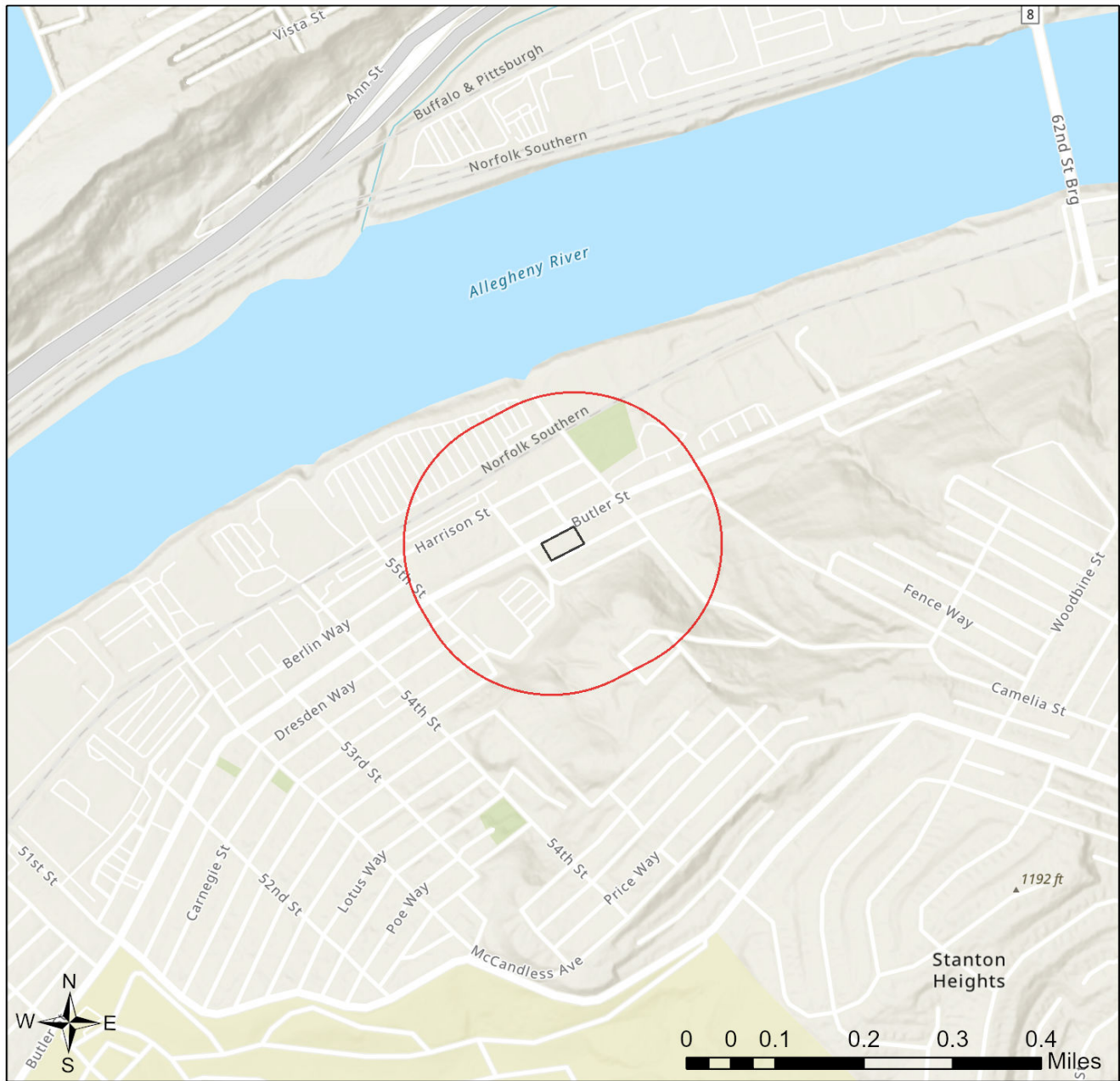
-  Buffered Project Boundary
-  Project Boundary





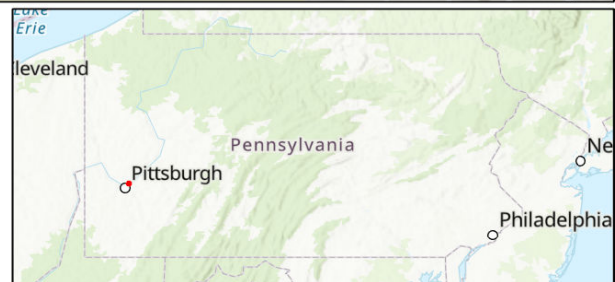
Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community



# Butler Car Wash



-  Buffered Project Boundary
-  Project Boundary



Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community

## RESPONSE TO QUESTION(S) ASKED

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

**Your answer is:** 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](http://www.naturalheritage.state.pa.us)). Also note that the PNDI Environmental Review Tool only contains information about species occurrences that have actually been reported to the PNHP.

## 6. AGENCY CONTACT INFORMATION

### PA Department of Conservation and Natural Resources

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

### PA Fish and Boat Commission

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

### U.S. Fish and Wildlife Service

Pennsylvania Field Office  
Endangered Species Section  
110 Radnor Rd; Suite 101  
State College, PA 16801  
Email: [IR1\\_ESPenn@fws.gov](mailto:IR1_ESPenn@fws.gov)  
NO Faxes Please

### PA Game Commission

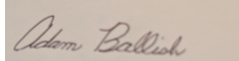
Bureau of Wildlife Management  
Division of Environmental Review  
2001 Elmerton Avenue, Harrisburg, PA 17110-9797  
Email: [RA-PGC\\_PNDI@pa.gov](mailto:RA-PGC_PNDI@pa.gov)  
NO Faxes Please

## 7. PROJECT CONTACT INFORMATION

Name: Adam Ballish  
Company/Business Name: KU Resources, Inc.  
Address: 22 South Linden Street  
City, State, Zip: Duquesne, PA 15110 Phone: (412)469-9331 Fax: ( )  
Email: aballish@kuresources.com

## 8. CERTIFICATION

I certify that ALL of the project information contained in this receipt (including project location, project size/configuration, project type, answers to questions) is true, accurate and complete. In addition, if the project type, location, size or configuration changes, or if the answers to any questions that were asked during this online review change, I agree to re-do the online environmental review.



applicant/project proponent signature

09/07/2022

date



**HYDRANT FLOW TEST RESULTS**  
To be completed by the Applicant:

DATE OF TEST \_\_\_\_\_

HYDRANT PERMIT NUMBER \_\_\_\_\_

PERFORMED BY \_\_\_\_\_

**FLOW HYDRANT**

HYDRANT NUMBER \_\_\_\_\_

LOCATION \_\_\_\_\_

FLOW OBSERVED, GPM \_\_\_\_\_

**PRESSURE HYDRANT**

HYDRANT NUMBER \_\_\_\_\_

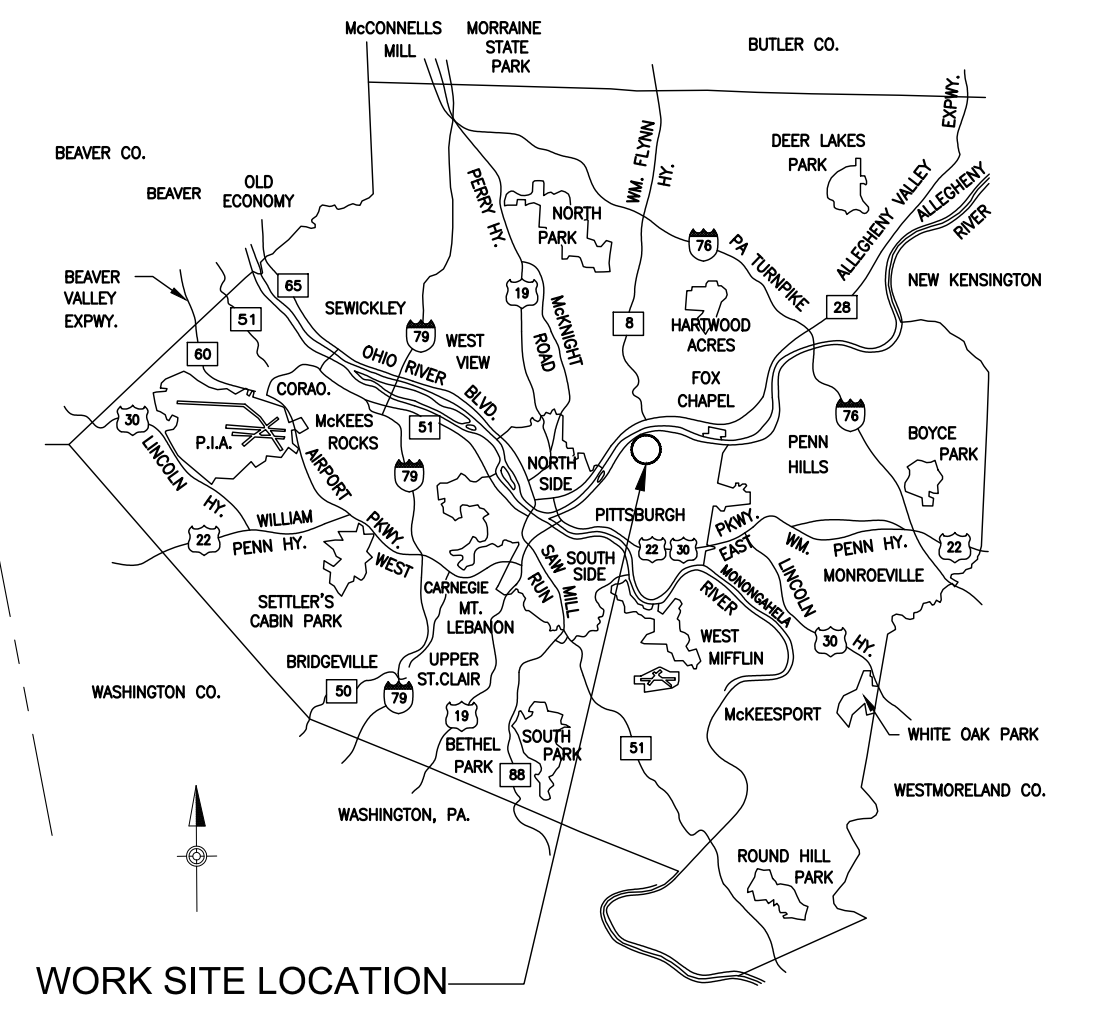
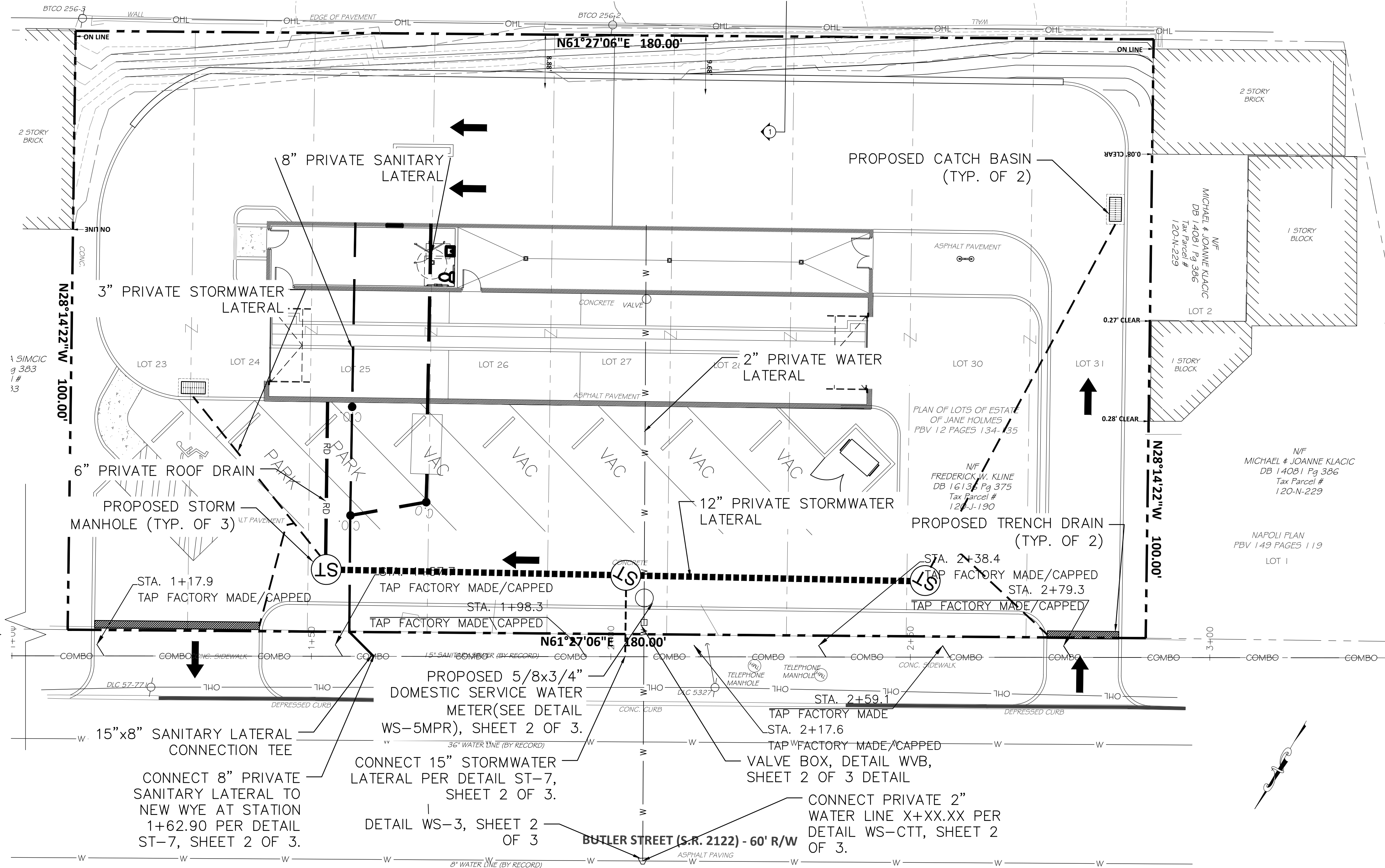
LOCATION \_\_\_\_\_

STATIC PRESSURE, PSI \_\_\_\_\_

RESIDUAL PRESSURE, PSI \_\_\_\_\_

**CALCULATIONS**

PROJECTED FLOW AT 20 PSI, GPM \_\_\_\_\_



**THE PITTSBURGH WATER & SEWER AUTHORITY APPROVAL BLOCK**  
To be completed by the Applicant:  
(Check all that apply)

NEW WATER CONNECTION(S)

NEW SEWER CONNECTION(S)

REUSE EXISTING WATER CONNECTION(S)

REUSE EXISTING SEWER CONNECTION(S)

TERMINATE EXISTING WATER CONNECTION(S)

TERMINATE EXISTING SEWER CONNECTION(S)

PRIVATE CONSTRUCTION OF PUBLIC FACILITIES

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

REVIEWER \_\_\_\_\_

CHIEF OF OPERATIONS \_\_\_\_\_

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

DIRECTOR OF ENGINEERING AND CONSTRUCTION \_\_\_\_\_

PWSA PROJECT NUMBER \_\_\_\_\_

TAP C RECORD NUMBER \_\_\_\_\_

Signatures / Approval by PWSA are for the physical connection(s) to the water and/or sewer system only. Responsibility for the design and work depicted by the drawings, including the flow design for the facilities, is by the Professional Engineer shown by the seal and signature affixed to the drawing. The PWSA does not represent or warrant that the water supply to the facilities is sufficient to support the design.

**SPRINKLER SYSTEM DESIGN INFORMATION**  
To be completed by the Applicant:

LOCATION(S): \_\_\_\_\_

**TYPE OF SYSTEM** (Check one)

13D

13R

13

OTHER: \_\_\_\_\_

**SYSTEM CONFIGURATION** (Check one)

STAND-ALONE SPRINKLER SYSTEM

MULTI-PURPOSE SPRINKLER SYSTEM

**HOSE DEMANDS** (N/A for 13D systems)

INSIDE HOSE DEMAND, GPM \_\_\_\_\_

OUTSIDE HOSE DEMAND, GPM \_\_\_\_\_

**PEAK DAILY FLOW DEMANDS**  
To be completed by the Applicant:

TYPE OF FLOW	SANITARY, GPD	WATER, GPD	STORM, CFS
PROJECT FLOW	3,919	4,109	1.177
EXISTING FLOW	0	0	0.169
NET FLOW	3,919	4,109	NOT REQUIRED

PWSA W&S USE APPROVAL DATE (If required) \_\_\_\_\_

DEP SFPM APPROVAL DATE (If required) \_\_\_\_\_

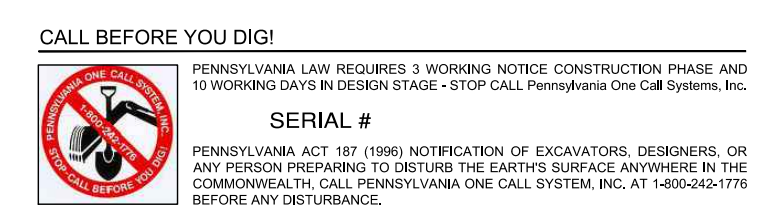
**PEAK OPERATING WATER DEMANDS**  
To be completed by the Applicant:

METER INFORMATION					DOMESTIC SYSTEM		FIRE SYSTEM	
I.D.	QUANTITY	SIZE	TYPE	USE	FLOW, GPM	PRESSURE, PSI	FLOW, GPM	PRESSURE, PSI
A	1	5/8x3/4"	POSITIVE DISPLACEMENT	DOMESTIC				
B								
C								
D								
E								

METER SIZE: 5/8", 3/4", 1", 2", 3", 4", 6", 8", 10", 12", 16"

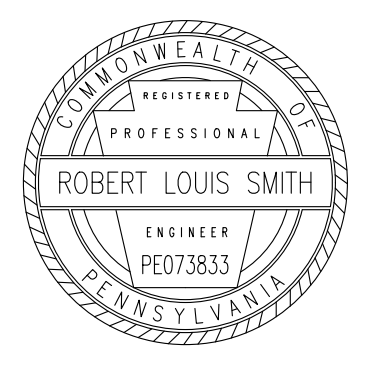
METER TYPE: POSITIVE DISPLACEMENT, COMPOUND, ELECTROMAGNETIC, ULTRASONIC, TURBINE

METER USE: DOMESTIC, FIRE, COMBINATION



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

www.kuresources.com



**PGH<sub>2</sub>O**

**Pittsburgh Water & Sewer Authority**

STEVE TODOROVICH  
815 HEBERTON STREET  
PITTSBURGH, PA 15206  
WATER & SEWER SERVICE TAP-IN

BUTLER STREET CAR WASH  
5610 BUTLER STREET  
PITTSBURGH, PENNSYLVANIA 15201

SCALE: PLAN - 1" = 10'  
DATE: FEBRUARY, 2021  
REV 1:

SHEET  
1 OF 3

ACCESSION NO. \_\_\_\_\_  
CASE NO. \_\_\_\_\_

**CALL BEFORE YOU DIG!**

PENNSYLVANIA LAW REQUIRES 3 WORKING NOTICE CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE - STOP CALL Pennsylvania One Call Systems, Inc.

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

K:\PROJECTS\STEVE\_TODOROVICH\2022\24885001 - BUTLER STREET CARWASH\24885001 - TAP-IN PLAN DWG - SHEET 1







**THE PITTSBURGH WATER & SEWER AUTHORITY APPROVAL BLOCK**

To be completed by the Applicant:

(Check all that apply)

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

To be completed by the PWSA:

(Required for ALL approvals)

REVIEWER \_\_\_\_\_

CHIEF OF OPERATIONS \_\_\_\_\_

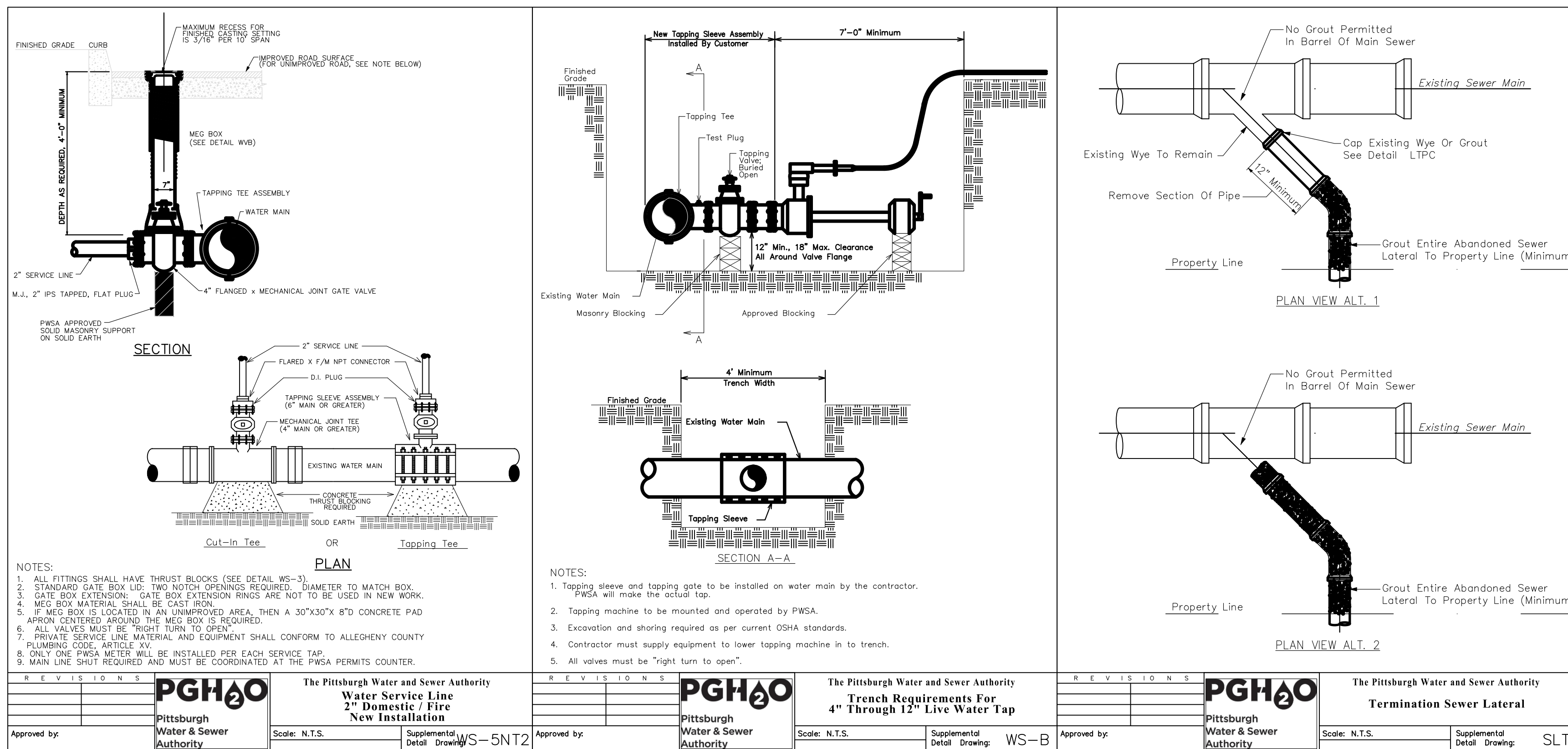
(Required for "Private Construction of Public Facilities" ONLY)

DIRECTOR OF ENGINEERING AND CONSTRUCTION \_\_\_\_\_

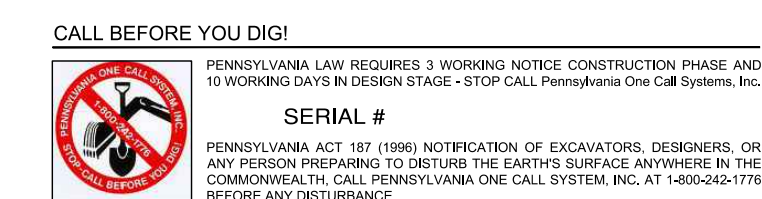
PWSA PROJECT NUMBER \_\_\_\_\_

TAP C RECORD NUMBER \_\_\_\_\_

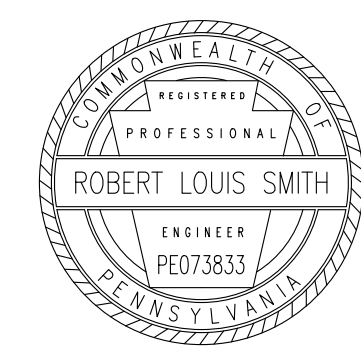
Signatures / Approval by PWSA are for the physical connection(s) to the water and/or sewer system only. Responsibility for the design and work depicted by the drawings, including the flow design for the facilities, is by the Professional Engineer shown by the seal and signature affixed to the drawing. The PWSA does not represent or warrant that the water supply to the facilities is sufficient to support the design.



K:\CLIENTS\STEVE\_TODOROVICH\10022548850\10022548850\PRODUCTION\20240805\10022548850-TAP-IN-PLAN-DWG-SHEET 3



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**PGH<sub>2</sub>O**

**Pittsburgh Water & Sewer Authority**

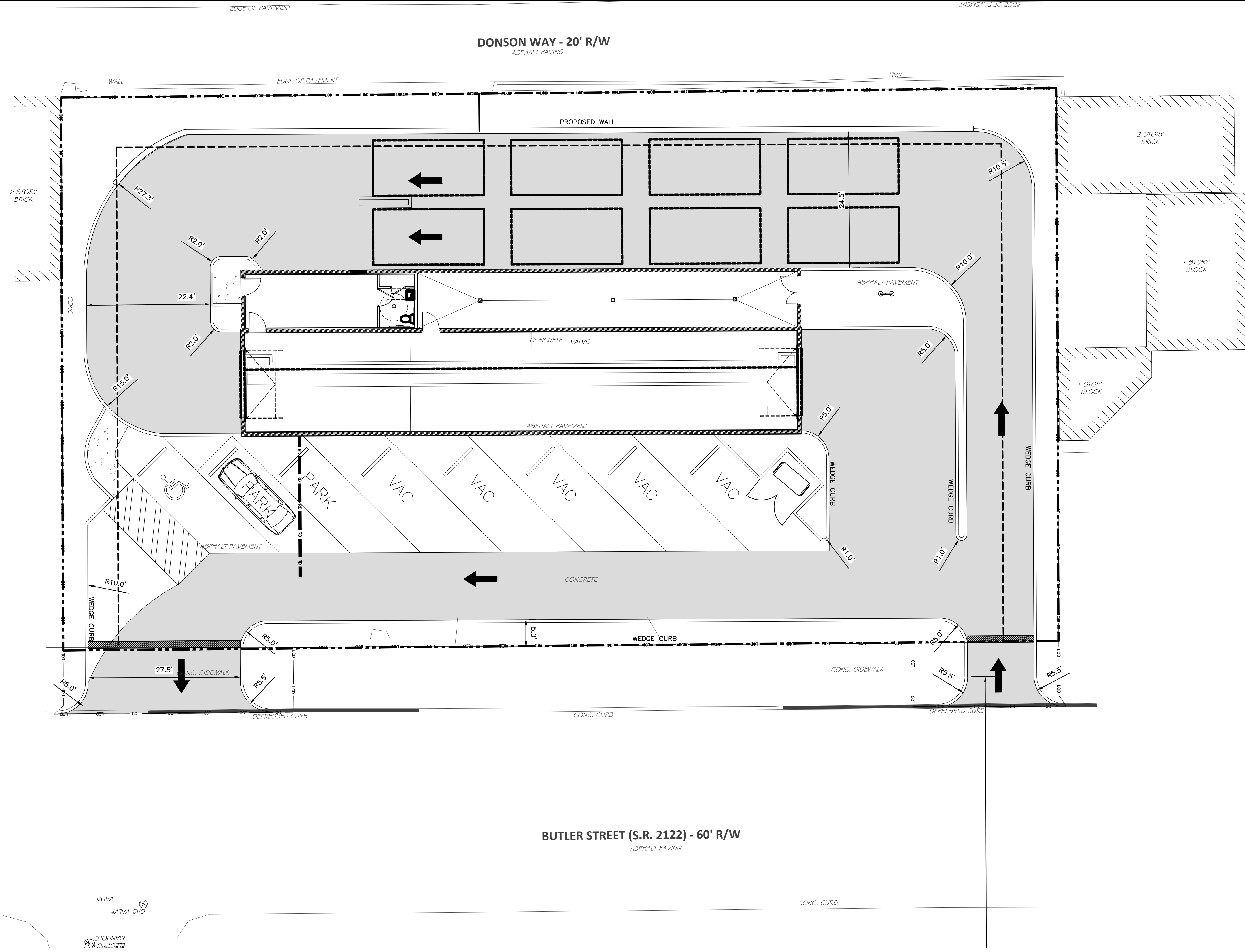
STEVE TODOROVICH  
815 HEBERTON STREET  
PITTSBURGH, PA 15206  
WATER & SEWER SERVICE TAP-IN

**BUTLER STREET CAR WASH**  
5610 BUTLER STREET  
PITTSBURGH, PENNSYLVANIA 15201

SCALE: PLAN - 1" = 10'  
DATE: FEBRUARY, 2021 SHEET: \_\_\_\_\_ ACCESSION NO. \_\_\_\_\_  
REV 1: 3 OF 3 CASE NO. \_\_\_\_\_







DESCRIPTION	REQUIRED	EXISTING
ZONING	-	URBAN NEIGHBORHOOD COMMERCIAL
USE	-	VACANT
LOT AREA	0 SF	18,000 (0.413 Ac.)
MINIMUM FRONT YARD SETBACK	0 FEET	13.5 FEET
MINIMUM SIDE YARD SETBACK (EACH)	0 FEET	0.65 FEET
MINIMUM REAR YARD SETBACK	20 FEET	27.6 FEET
MAXIMUM BUILDING HEIGHT	45 FEET	18'-8" (1 STORY)
BUILDING AREA	N/A	2,340 SQ. FT.

LEGEND

- PROPOSED WEDGE CURB
- HEAVY DUTY PAVING
- PROPOSED STORM MANHOLE



CALL BEFORE YOU DIG!



PENNSYLVANIA LAW REQUIRES 3 WORKING NOTICE CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE - STOP CALL Pennsylvania One Call Systems, Inc.

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

NO.	REVISION DESCRIPTION	DATE	APPROVED

PROJECT NUMBER: KUR.16000.XXX  
 SCALE: \_\_\_\_\_  
 DATE: MONTH & YEAR? \_\_\_\_\_  
 DRAWN: KRA  
 CHECKED: TOM  
 APPROVED: ###

REFERENCE:  
 BOUNDARY SURVEY BY: \_\_\_\_\_  
 TOPOGRAPHIC SURVEY BY: \_\_\_\_\_  
 PROJECT NAME: \_\_\_\_\_  
 PROJECT DATE: \_\_\_\_\_

REGISTERED PROFESSIONAL  
  
**NOT FOR CONSTRUCTION**

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

PREPARED FOR:  
 STEVE TODOROVICH  
 815 HEBERTON STREET  
 PITTSBURGH, PA 15206

PROJECT:  
 BUTLER CARWASH  
 5610 BUTLER STREET  
 PITTSBURGH, PA

DRAWING TITLE:  
 SITE PLAN

SHEET NO.  
**C-201**

Parcel ID : 0120-J-00190-0000-00  
 Property Address : 5610 BUTLER ST  
 PITTSBURGH, PA 15201

Municipality : 110 10th Ward - PITTSBURGH  
 Owner Name : KLINE FREDERICK W  
 KLINE MACKENZIE A

School District :	Pittsburgh	Neighborhood Code :	51C32A
Tax Code :	Taxable	Owner Code :	Regular
Class :	Commercial	Recording Date :	9/24/2015
Use Code :	OFFICE - 1-2 STORIES	Sale Date :	9/18/2015
Homestead* :	No	Sale Price :	\$1
Farmstead :	No	Deed Book :	16136
Clean And Green	No	Deed Page :	375
Other Abatement :	No	Lot Area :	7,000 SQFT

\* If this property had a recent sale or deed change the 'YES' that is showing may apply to the prior owner.  
 New owners wishing to receive the abatement must apply.  
 The deadline to apply is March 1st of each year.  
 Details may be found on the [County's abatement page](#).

2022 Full Base Year Market Value

2022 County Assessed Value

Land Value	\$49,600	Land Value	\$49,600
Building Value	\$29,900	Building Value	\$29,900
Total Value	\$79,500	Total Value	\$79,500

2021 Full Base Year Market Value

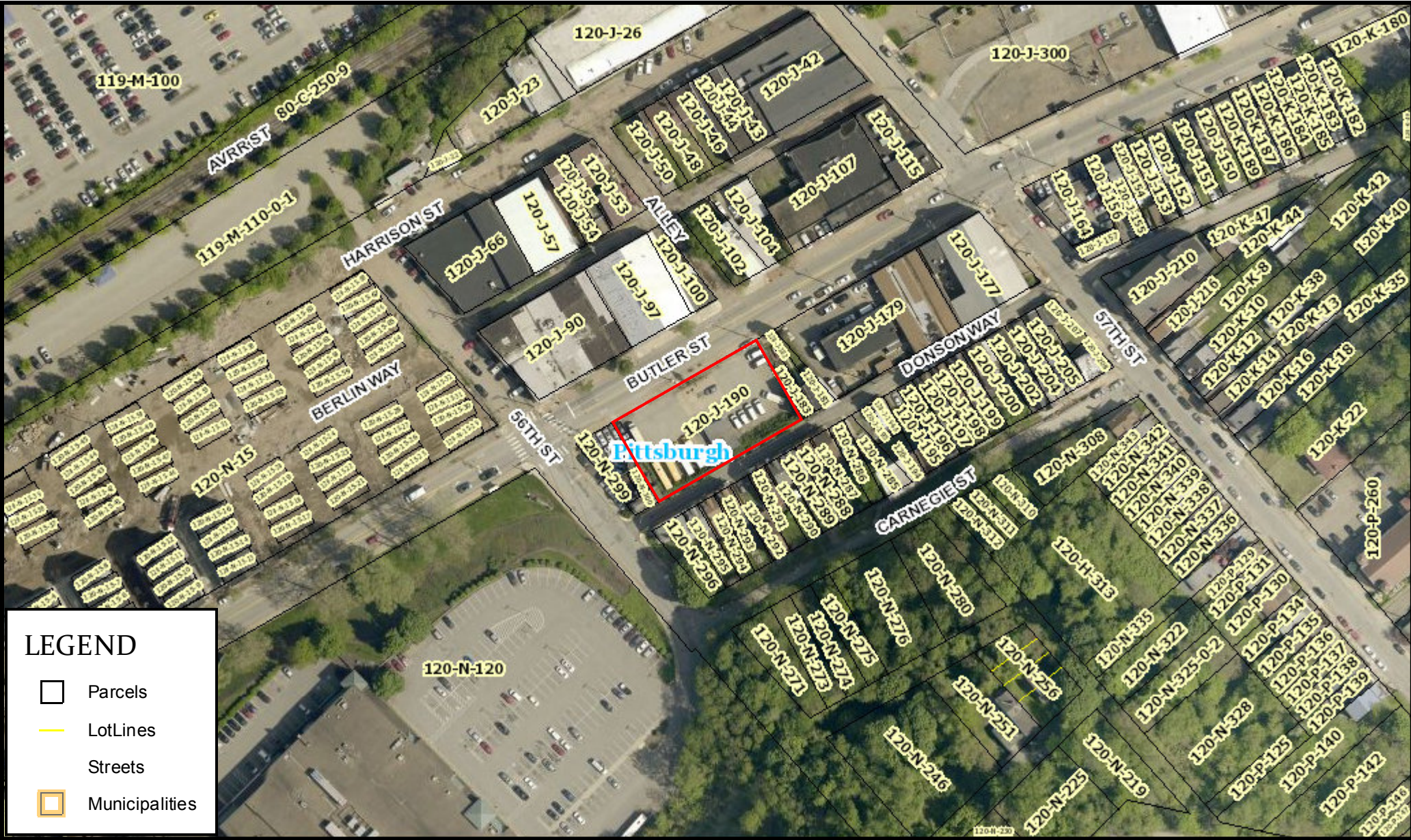
2021 County Assessed Value

Land Value	\$49,600	Land Value	\$49,600
Building Value	\$29,900	Building Value	\$29,900
Total Value	\$79,500	Total Value	\$79,500

Address Information

Owner Mailing : 9 CRESCENT ST  
 PITTSBURGH, PA 15223-1901





**LEGEND**

- Parcels
- LotLines
- Streets
- Municipalities

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.

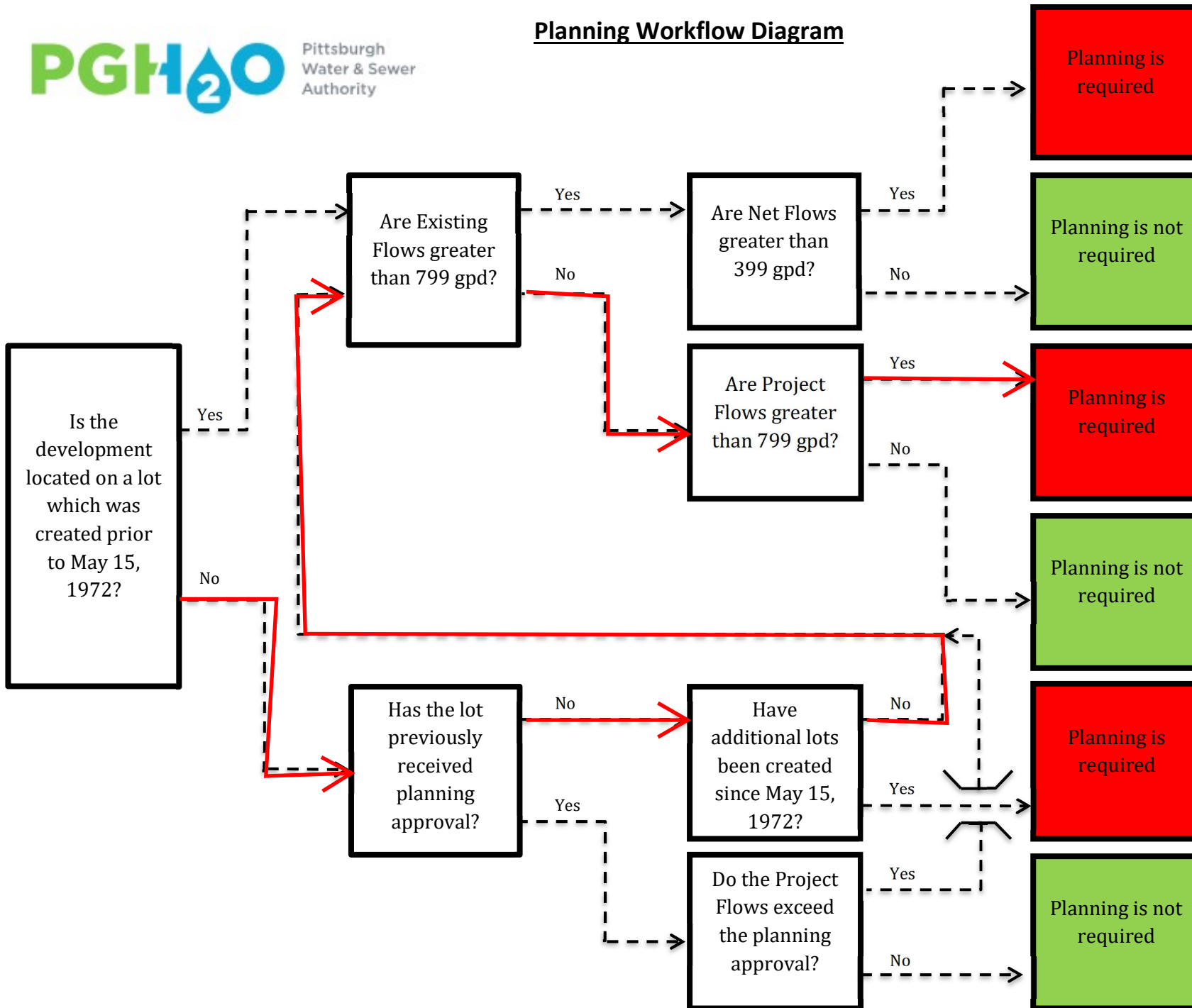


WGS84 Web Mercator





**Planning Workflow Diagram**






# WATER AND SEWER AVAILABILITY LETTER REQUEST

All persons planning to perform construction, demolition, or renovation work that will involve water and/or sewer services are recommended to complete this form and submit to PWSA. PWSA will review the request and reply to indicate if PWSA-owned water and/or sewer utilities are present at the site of the proposed work.

This request form is **required** for all of the following types of development. (Please note that the term "sewer" refers to sanitary sewers, combined sewers, and storm sewers.)

1. New water and/or sewer tap(s) for all approved/recorded subdivisions.
2. Change of Use and/or increase in water and/or sewer flows for residential development(s), commercial, industrial and institutional developments (i.e. total project sanitary flow is greater than 799 gallons per day).
3. New water and/or sewer tap(s) for all residential, commercial, industrial, and institutional developments.

Please email the completed form to: [permitinfo@pgh2o.com](mailto:permitinfo@pgh2o.com)

<b>Information to be submitted by the Applicant:</b>			
Property Owner Name:			
Address of Property:			
Proposed Use of Site:			
Closest street intersection to the property:			
<b>Requester Information</b>			
Name:		Date of Request:	
Address:			
Phone Number:			
Email Address:			
Preferred Method of Delivery:	<input type="checkbox"/> Email	<input type="checkbox"/> Mail	
<b>PWSA Use Only:</b>			
PWSA Water Service Available	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Size / Location: <u>6" Butler Street</u>
PWSA Sewer Service Available:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Size / Location: <u>15" Butler Street, 15" Donson Way</u>
Applicant must contact separate agency for water and/or sewer service:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
Name of separate agency:	<u></u>		
PWSA Approval:	Signature and Date		<u>1/7/2022</u>
	Name (printed)	<u>Wendy M. Dean</u>	
	Title	<u>Engineering Tech II</u>	

Disclaimer: The information provided by PWSA does not guarantee capacity of the PWSA-owned water and/or sewer lines to satisfy the needs of the proposed development. The permit application process required by PWSA evaluates the water demand and sewer flows of the development, as provided by the Applicant, and renders a decision on the capacity of the PWSA facilities.



January 7, 2022

Adam Ballish  
22 South Linden Street  
Duquesne, PA 15110

**RE: Water and Sewer Availability**  
5610 Butler Street

Dear Mr. Ballish:

In response to your inquiry on 1/7/2022 concerning water and sewer availability for the area referenced above, please be advised that both water and sewers are available near the site, and water and sewer service will be provided in accordance with the policies and procedures of the Pittsburgh Water and Sewer Authority.

We wish to advise you that, if it is your desire to tap our water and sewer mains for service, your plans and Water and Sewer Use Application must be approved by the Authority, complete with detail showing the type of connection, meter, and backflow device before any work is performed.

Please note that the Authority in no way guarantees that the available lines have the capacity or pressure adequate for your project's needs. It is the responsibility of the project developer, design consultant, and/or architects to determine, at their expense, the adequacy of the existing water system to fulfill their needs.

If you plan to make modifications to the water or sewer system, please submit design drawings to The Pittsburgh Water and Sewer Authority for approval.

**Refer to the Pittsburgh Water and Sewer Authority (PWSA) website ([www.pgh2o.com](http://www.pgh2o.com)) for the complete "Procedure Manual for Developers". All tap in plans and applications must be submitted according to the manual.**

If you have any questions, please feel free to contact me at (412) 255-8800 x 8030. Thank you.

Sincerely,



Wendy M. Dean  
Engineering Tech II

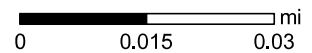
cc: PWSA File

# 5610 Butler Street - Water



## Legend

WATER		SEWER	
Meter	Water Manhole	Manhole	Junction
Water System Pump	Hydrant	Junction	Inlet
System Valve	Dividing Pressure Valve	Coupling	Tee
Coupling	Tee	Reducer	End Cap
Tee	Cross	End Cap	Wash Out
Cross	Reducer	Wash Out	
Reducer	End Cap		
End Cap	Wash Out		
Wash Out			
Pressure Monitoring Station	Water Manhole	Private Inlet	Outfall
Rising Main	Supply Main	End Cap	Sewer Pump Station
Transmission Main	Distribution Main	Combined Sewer	Sanitary Sewer
Hydrant Branch	Private Main	Storm Sewer	Regulated Combined Sewer
Water Service Line	Manhole	Overflow Sewer	Interceptor
Manhole	Junction	Sewer Force Main	Private Sewer
Junction	Inlet	Private Sewer	Undefined Sewer
Inlet	Green Infrastructure Underground Facilities	Undefined Sewer	Green Infrastructure Underground Facilities

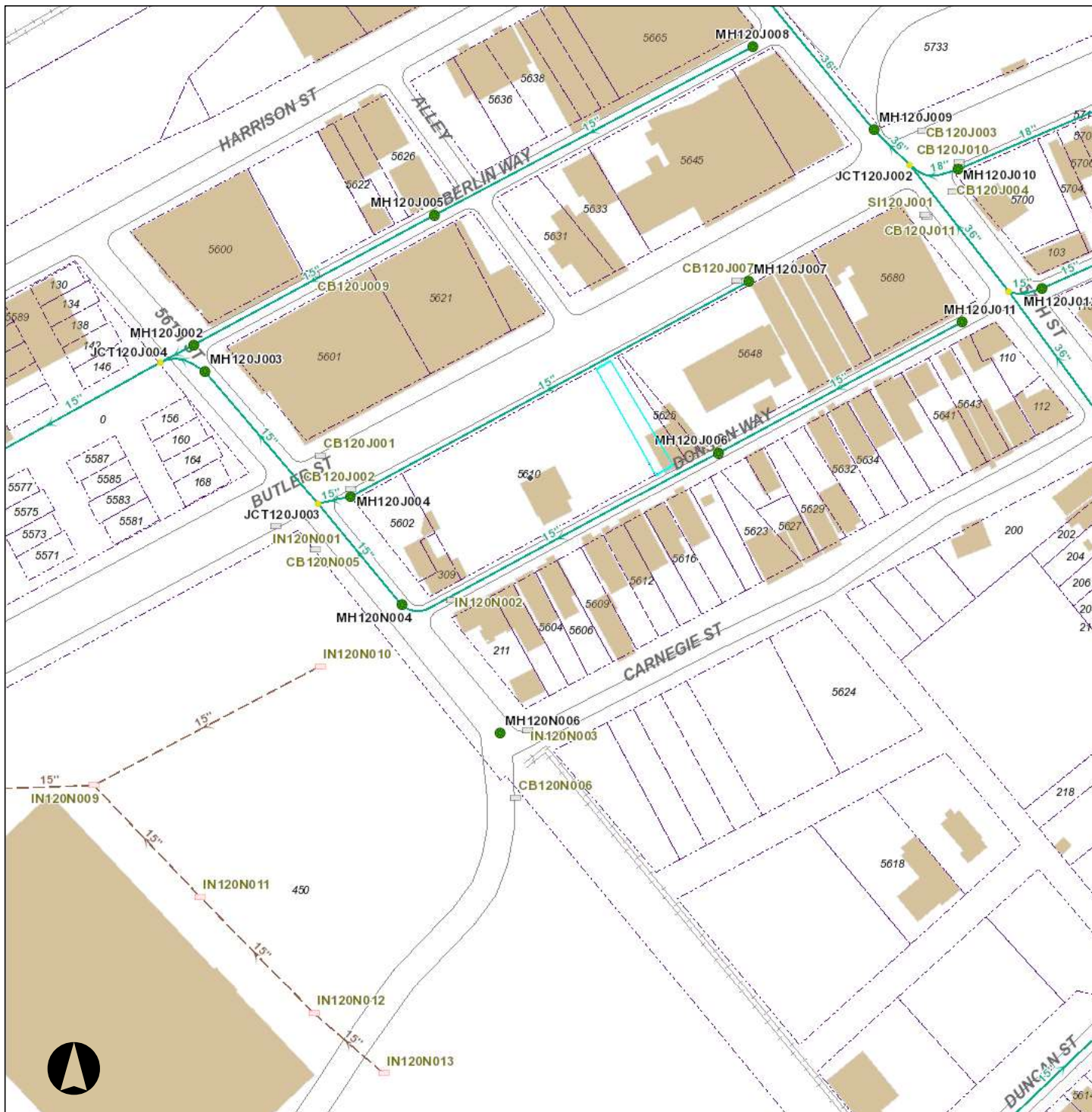


Neither the City of Pittsburgh nor the PWSA guarantees the accuracy of any of the information hereby made available, including but not limited to information concerning the location and condition of underground structures, and neither assumes any responsibility for any conclusions or interpretations made on the basis of such information. COP and PWSA assume no responsibility for any understanding or representations made by their agents or employees unless such understanding or representations are expressly set forth in a duly authorized written document, and such document expressly provides that responsibility therefore is assumed by the City or the PWSA.

Date: 1/7/2022

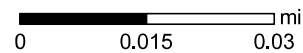


# 5610 Butler Street - Sewer



## Legend

- |                         |                    |   |                  |
|-------------------------|--------------------|---|------------------|
| <b>WATER</b>            |                    | Pressure Monitoring Station                 | Private Inlet    |
| Meter                   | Water Manhole      | Outfall                                     | End Cap          |
| Curb Box                | Rising Main        | Sewer Pump Station                          | Combined Sewer   |
| Water System Pump       | Supply Main        | Sanitary Sewer                              | Storm Sewer      |
| Hydrant                 | Transmission Main  | Regulated Combined Sewer                    | Overflow Sewer   |
| System Valve            | Distribution Main  | Interceptor                                 | Sewer Force Main |
| Dividing Pressure Valve | Hydrant Branch     | Private Sewer                               | Undefined Sewer  |
| Coupling                | Private Main       | Green Infrastructure Underground Facilities |                  |
| Tee                     | Water Service Line |   |                  |
| Cross                   | <b>SEWER</b>       |   |                  |
| Reducer                 | Manhole            |   |                  |
| End Cap                 | Junction           |   |                  |
| Wash Out                | Inlet              |   |                  |



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Date: 1/7/2022

Most Limited Capacity Sewer (MLCS) Spreadsheet

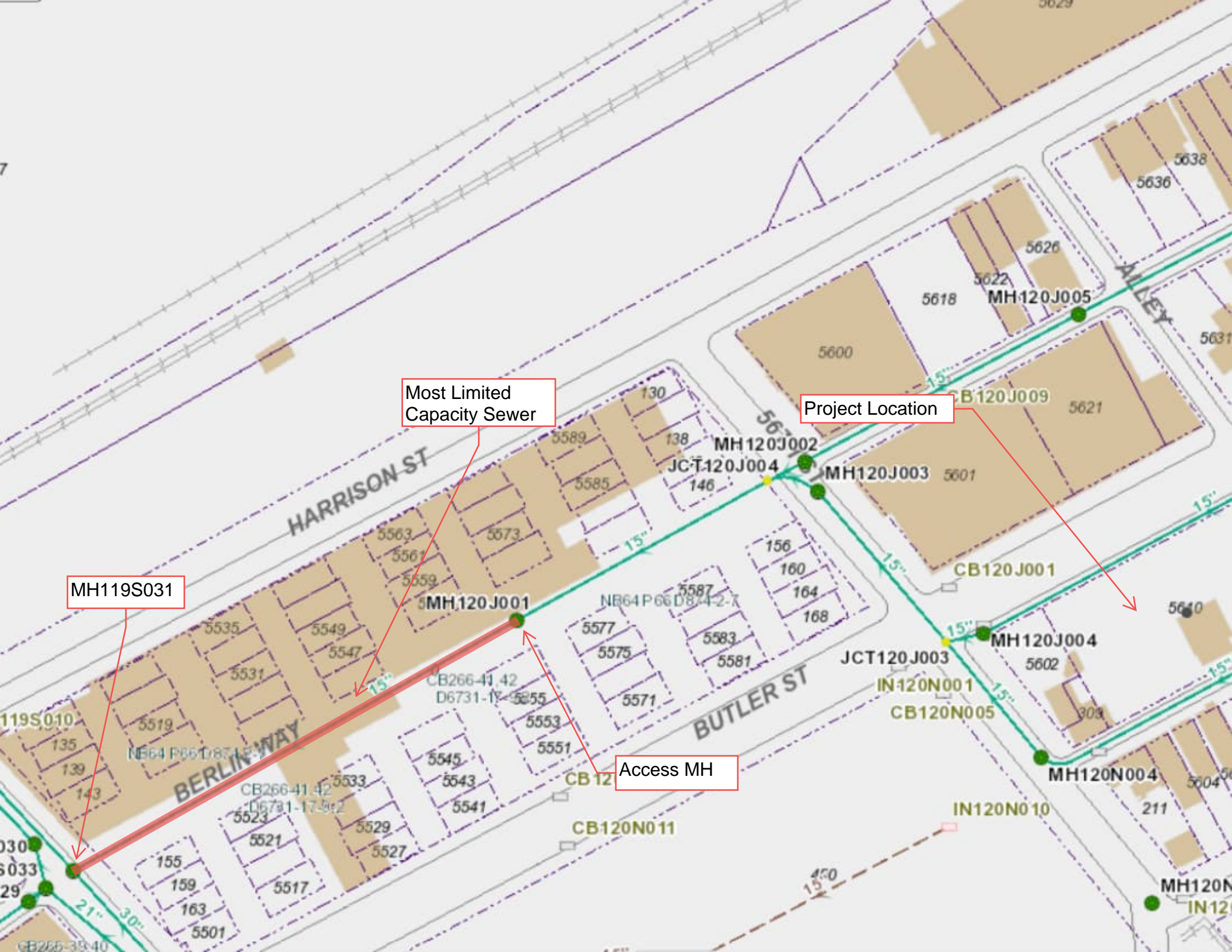
PROJECT NAME: 5610 Butler Street  
 PWSA PROJECT NUMBER: DEV-37-0222  
 PWSA REVIEWER: Ari Wynn  
 DATE: August 3, 2022

LEGEND:

Output Data
Input Data
Questionable Data
Hydraulically Limited Sewer

Upstream MH	Downstream MH	Upstream Invert	Downstream Invert	Length, ft	Diam., in.	Material	n	Area, sf	Wetted P, ft	Slope	Flow, gpd
MH120J007	MH120J004	750.10	743.30	383.28	15	VCP	0.015	1.23	3.927	1.77%	4,832,592
MH120J004	JCT120J003	743.30	742.00	107.50	15	VCP	0.015	1.23	3.927	1.21%	3,989,801
JCT120J003	MH120J003	742.00	737.50	142.74	15	VCP	0.015	1.23	3.927	3.15%	6,441,947
MH120J003	JCT120J004	737.50	736.50	38.97	15	VCP	0.015	1.23	3.927	2.57%	5,811,906
JCT120J004	MH120J001	736.50	730.00	207.26	15	VCP	0.015	1.23	3.927	3.14%	6,425,142
MH120J001	MH119S031	730.00	728.57	367.44	15	VCP	0.015	1.23	3.927	0.39%	2,263,386
MH119S031	MH119S027	728.57	725.44	268.32	30	VCP	0.015	4.91	7.854	1.17%	24,881,472
MH119S027	ADC119MA34	725.44	708.41	554.00	30	VCP	0.015	4.91	7.854	3.07%	40,390,838





Most Limited Capacity Sewer

Project Location

MH119S031

Access MH

**Fiscal Impact Statement**  
*Updated 1/29/2020 to satisfy City Code §219.07*

<b><i>Department</i></b>	Law
<b><i>Preparer</i></b>	Ben Smith
<b><i>Standing Committee Representative</i></b>	Bob Smith 412-373-8065
<b><i>Type of Legislation</i></b>	Other

**Description of Legislation**

Steve Todorovich has proposed the development of a certain parcel of land identified as the Butler Steet Car Wash, 5610 Butler Street, Pittsburgh, PA 15201, Allegheny County, at lot and block 120-J-190, in the Tenth Ward of the City of Pittsburgh, Pennsylvania and described in the attached Sewage Facilities Planning Module (the "Planning Module") for land development and proposes that project be served by use of existing connections to the City of Pittsburgh sewage systems; and

The City of Pittsburgh must adopt, and applicant must submit, the Planning Module for land development to the Department of Environmental Protection for its approval as a Plan Revision to the City of Pittsburgh's Official Sewage Facilities Plan.

<b><i>Total Cost</i></b>	\$ 0			
<b><i>Frequency of Expenditure</i></b>	<input type="checkbox"/> One-Time		<input type="checkbox"/> Multi-Year	
<b><i>Funding Source</i></b>	<input type="checkbox"/> Operating	<input type="checkbox"/> Capital	<input type="checkbox"/> Grant	<input type="checkbox"/> Trust Fund
<b><i>Is this item budgeted?</i></b>	<input type="checkbox"/> Yes		<input type="checkbox"/> No	

**JDE Account Information**

N/A

**Additional Operational Costs**

N/A

**Impact on City Revenue**

N/A

**If the resolution authorizes a professional services contract, complete this page:**

<b><i>Method of Procurement</i></b> <i>Select one.</i>	<input type="checkbox"/> RFP	<input type="checkbox"/> Signed Waiver from OMB	<input type="checkbox"/> Amendment to Existing Contract <i>Do not fill out the rest of the form.</i>
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**Name of Vendor and Award Justification**

List the name of the awarded vendor and its qualifications.

**Other Respondents**

List the other respondents. If there were none, clearly state that.

**Selection Criteria**

Describe the selection or scoring criteria.

**Selection Committee Representation**

List the department(s) or bureau(s) represented on the committee. Do not list individual names.

**Waiver Justification**

If a waiver was granted, explain the justification.

**EORC Synopsis**

Insert synopsis that was presented.

<b><i>Date Presented at EORC:</i></b> Insert date.	<input type="checkbox"/> Approved	<input type="checkbox"/> Not Approved
--	-----------------------------------	---------------------------------------

*Per §219.07 of the City Code, you **must** include an electronic copy of the solicitation or your signed waiver with your submission to the Office of Management and Budget.*

**Attachments**

- *Please attach any additional documents and/or exhibits.*

**City of Pittsburgh**  
**Sewer Facilities Planning Module Questionnaire**

**PROJECT NAME: Butler Carwash - 5610 Butler Street, 10<sup>th</sup> Ward**

1) What was the previous permitted use for this property?

Office.

2) What is the proposed use for the property?

Drive-through Car Wash Facility.

3) How is green stormwater mitigation being integrated into the proposed project?

Stormwater flows conveyed from roof via roof drain system and underground detention facility which is equipped with internal water quality treatment to existing PWSA combination sewer.

4) Will the development result in a net positive or net negative change in stormwater flow?

Net negative via implementation of stormwater detention.



Resolution No. \_\_\_\_\_

CITY OF PITTSBURGH

Introduced: Bill No:

Committee: Intergovernmental Affairs Committee Status:

Sponsored by:

Resolution adopting Plan Revision to the City of Pittsburgh's Official Sewage Facilities Plan for 5610 Butler Street, 10<sup>th</sup> Ward, Pittsburgh, PA 15201.

**WHEREAS**, SECTION 5 of the Act of January 24, 1966, P.L. 1535, No. 537, known as the "Pennsylvania Sewage Facilities Act," as amended, and the rules and regulations of the Pennsylvania Department of Environmental Protection (the "Department") adopted thereunder, Chapter 71 of Title 25 of the Pennsylvania Code, requires the City of Pittsburgh to adopt an Official Sewage Facilities Plan (the "Official Plan") providing for sewage services adequate to prevent contamination of waters of the Commonwealth and/or environmental health hazards from sewage wastes, and to revise said plan whenever it is necessary to determine whether a proposed method of sewage disposal for a new development conforms to a comprehensive program of pollution control and water quality management; and

**WHEREAS**, Steve Todorovich, has proposed the development of a parcel of land identified as Butler Carwash identified in the Allegheny County System as Block and Lots 120-J-190 in the 10<sup>th</sup> Ward of the City of Pittsburgh, Pennsylvania and described in the attached Sewage Facilities Planning Module (the "Planning Module") for land development and proposes that project be served by use of existing connections to the City of Pittsburgh sewage systems; and

**WHEREAS**, the Pittsburgh Water Sewer Authority, the Allegheny County Sanitary Authority, the City of Pittsburgh Planning Department and the Allegheny County Health Department have reviewed the respective components of the attached Planning Module in regard to each authority/department's expertise and have approved the respective components as explained in the attached Planning Module.

**WHEREAS**, based upon the approval of the above authorities and departments, the City of Pittsburgh finds that the project described in the attached Planning Module for land development conforms to applicable zoning, subdivision, other municipal ordinances and plans, and to a comprehensive program of pollution control and water quality management.

**BE IT RESOLVED BY THE COUNCIL OF THE CITY OF PITTSBURGH AS FOLLOWS:**

**SECTION 1.** The City of Pittsburgh hereby adopts and submits to the Department of

Environmental Protection for its approval as a Plan Revision to the City of Pittsburgh's Official Sewage Facilities Plan, the above-referenced Planning Module for land development, which is attached hereto as **Exhibit A**.

Said Planning Module includes the proposed 5610 Butler Street, Allegheny County at lot and blocks 120-J-190 in the 10<sup>th</sup> Ward of the City of Pittsburgh.

Finally, that any Ordinance or Resolution or part thereof conflicting with the provisions of this Resolution, is hereby repealed so far as the same affects this Resolution.