

PROJECT NARRATIVE

**BAUM LASERWASH
4808 BAUM BOULEVARD
8th WARD, CITY OF PITTSBURGH
ALLEGHENY COUNTY, PENNSYLVANIA**

Prepared for:
**ORANGE CAFÉ INC
815 HEBERTON STREET
PITTSBURGH, PENNSYLVANIA 15206**

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

**JULY 2021
REV 1 - REVISED SEPTEMBER 2021
REV 2 – REVISED OCTOBER 1, 2021**

DESCRIPTION OF PROPOSED DEVELOPMENT

Orange Café Inc. is developing a lot at parcel number 51-N-133 located in the 8th Ward of the City of Pittsburgh, Allegheny County, Pennsylvania. The proposed development will demolish the existing building, currently operating as Orient Kitchen, and construct a new 1-story drive-through car wash facility.

The site is located at 4808 Baum Boulevard in the Bloomfield neighborhood of the City of Pittsburgh. See Figure 1 for the Site Location Map and the Existing Conditions Plan.

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 North Aiken Ave and 6-inch water line located in Baum Boulevard.

EXISTING SANITARY FLOWS

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

PROPOSED SANITARY FLOWS

Orange Cafe Inc is proposing to demolish the existing building operating as the Orient Kitchen and construct an approximately 15,000 SF new drive-through car wash facility. Monthly water bills from a similar carwash operated by the applicant (Southside Laserwash) to the proposed Baum Blvd Car Wash are provided in Appendix A. The average monthly flow was used to project the expected sanitary flows for the Baum 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 57.06% (excludes evaporation) per PURCLEAN documentation to the reported quantity of water used per vehicle = 7,202 gpd x 0.5706 = 4,109 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 = 4,109 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.

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.

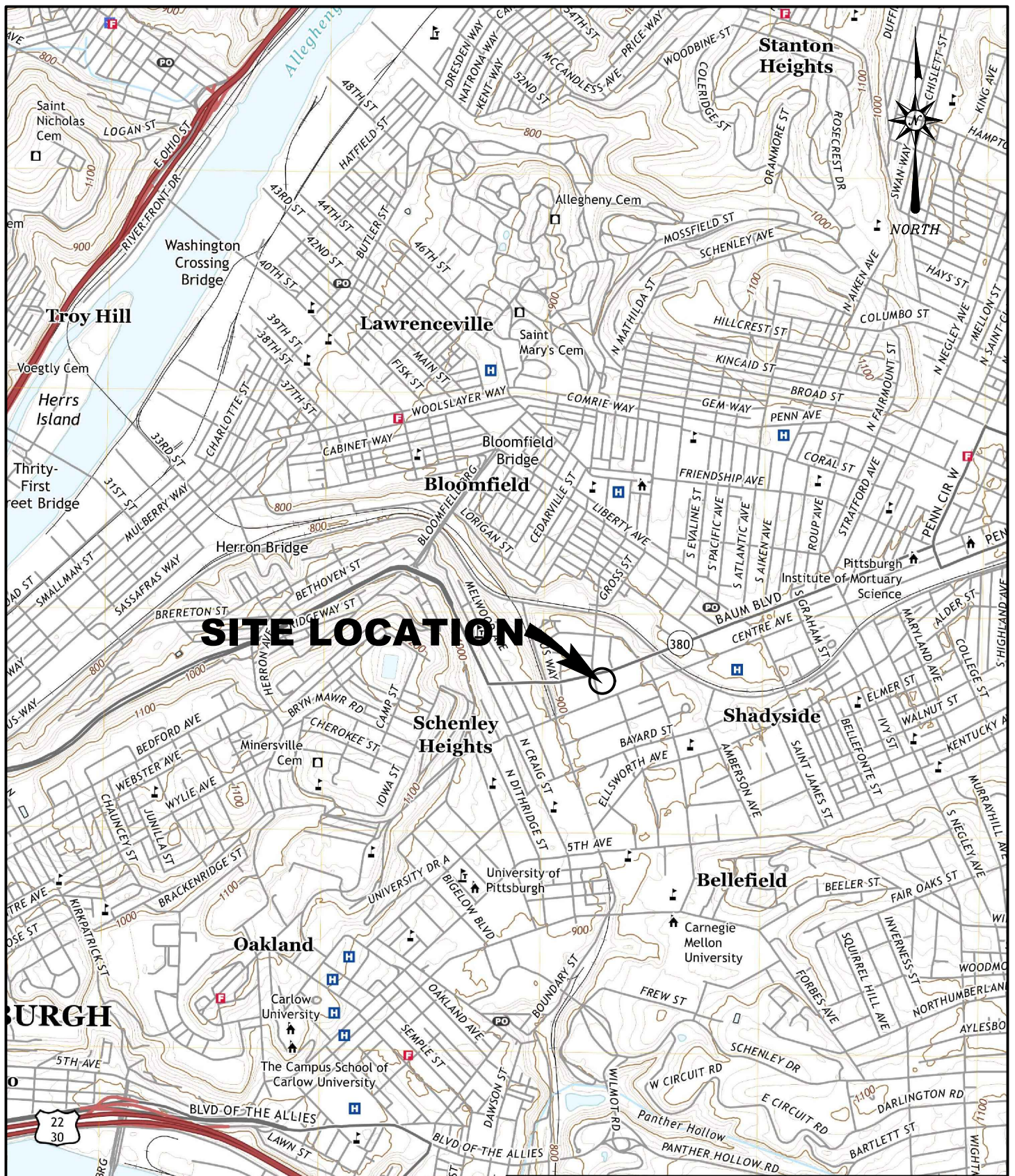
NA

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.

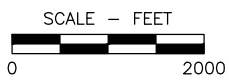
Public sewers (ALCOSAN).

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



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



APPROVED	APB 03/30/2021
CHECKED	APB 03/30/2021
DRAWN	APB 03/30/2021
CAD FILE NO.	20613A001
PROJECT NO.	TOD20613BBCW



KU Resources, Inc.
 22 South Linden Street
 Duquesne, PA 15110
 412.469.9331
 412.469.9336 fax
www.kuresources.com

FIGURE 1
SITE LOCATION MAP
BAUM CAR WASH

CITY OF PITTSBURGH – 8TH WARD
 ALLEGHENY COUNTY, PENNSYLVANIA

PREPARED FOR
STEVE TODOROVICH
 PITTSBURGH, PENNSYLVANIA



4808 Baum Blvd, Pittsburgh X
Show search results for 4808 Ba...

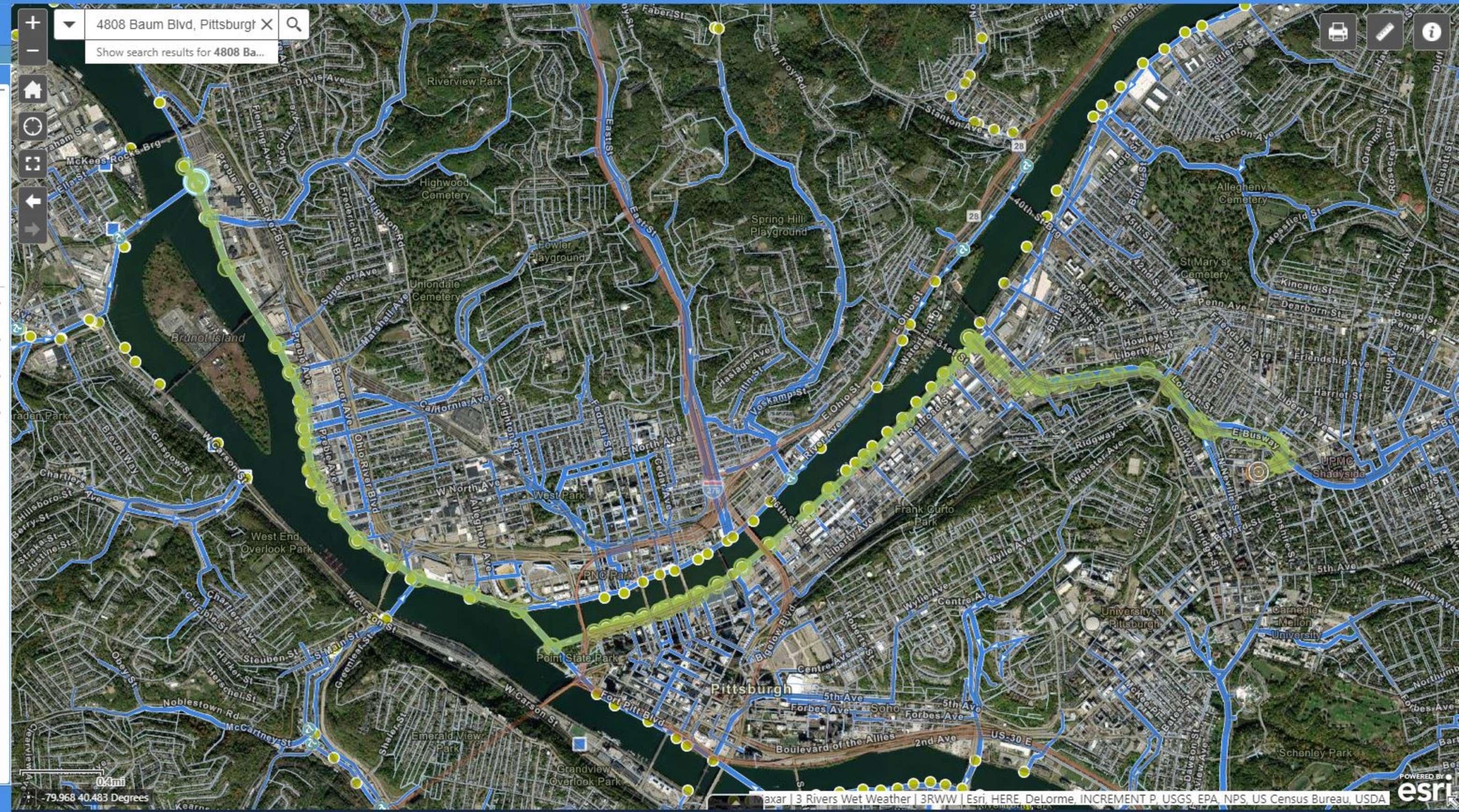
Network Trace
Input Output

Upstream
of Structures: 1
Total Length: 330.21 ft
Inch-Miles: 0.94

Downstream:
of Structures: 78
Total Length: 43125.64 ft
Inch-Miles: 824.96

- Upstream Pipes (1) >
- Downstream Pipes (81) >
- Downstream Structures (78) >
- Upstream Structures (1) >

Export To CSV



0.4mi
-79.968 40.483 Degrees

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

Network Trace

Input Output

Upstream

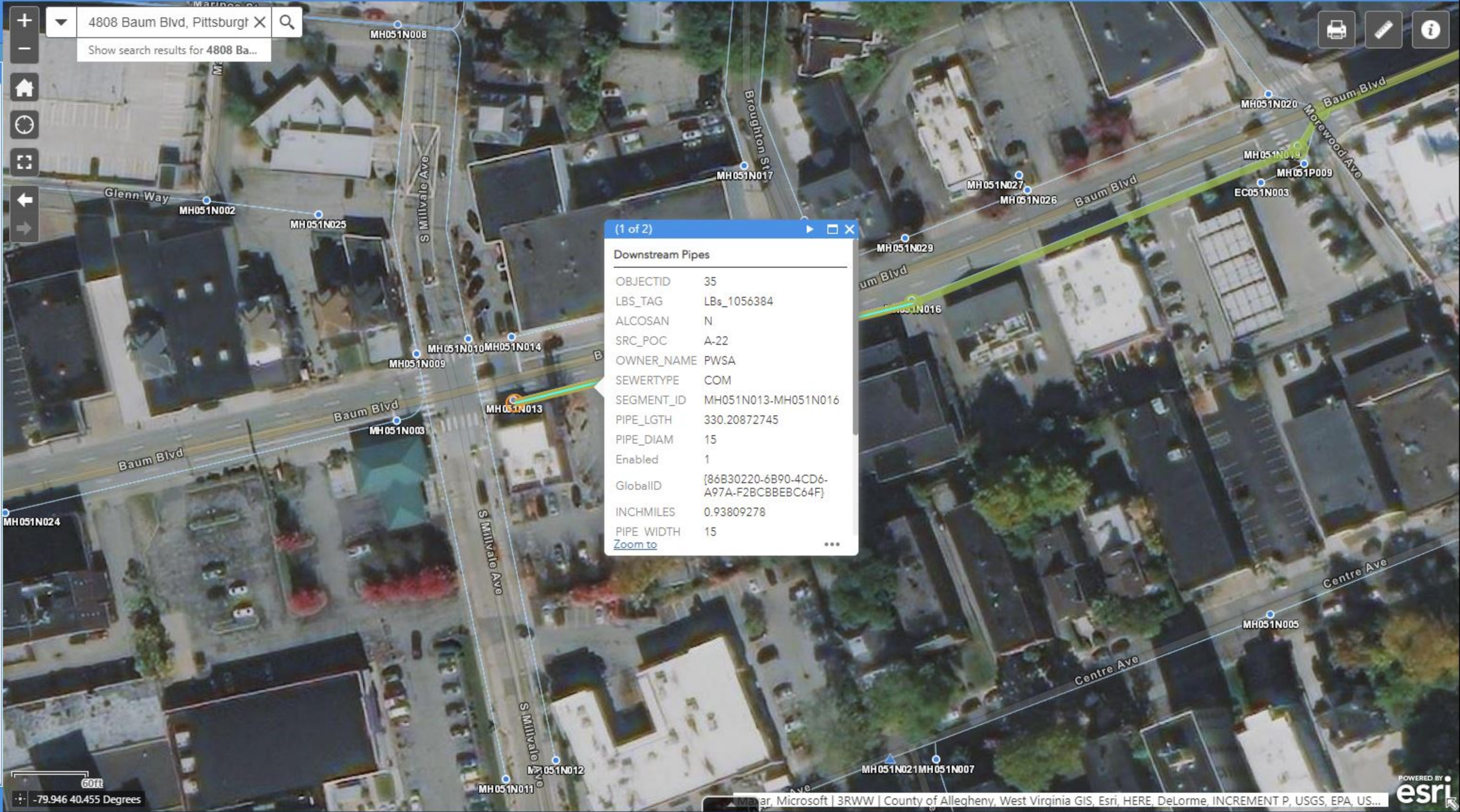
of Structures: 1
 Total Length: 330.21 ft
 Inch-Miles: 0.94

Downstream:

of Structures: 78
 Total Length: 43125.64 ft
 Inch-Miles: 824.96

- Upstream Pipes (1) >
- Downstream Pipes (81) >
- Downstream Structures (78) >
- Upstream Structures (1) >

Export To CSV



60ft
 -79.946 40.455 Degrees

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

4808 Baum Blvd, Pittsburgh X

Show search results for 4808 Ba...

Network Trace

Input Output

Upstream

of Structures: 1
Total Length: 330.21 ft
Inch-Miles: 0.94

Downstream:

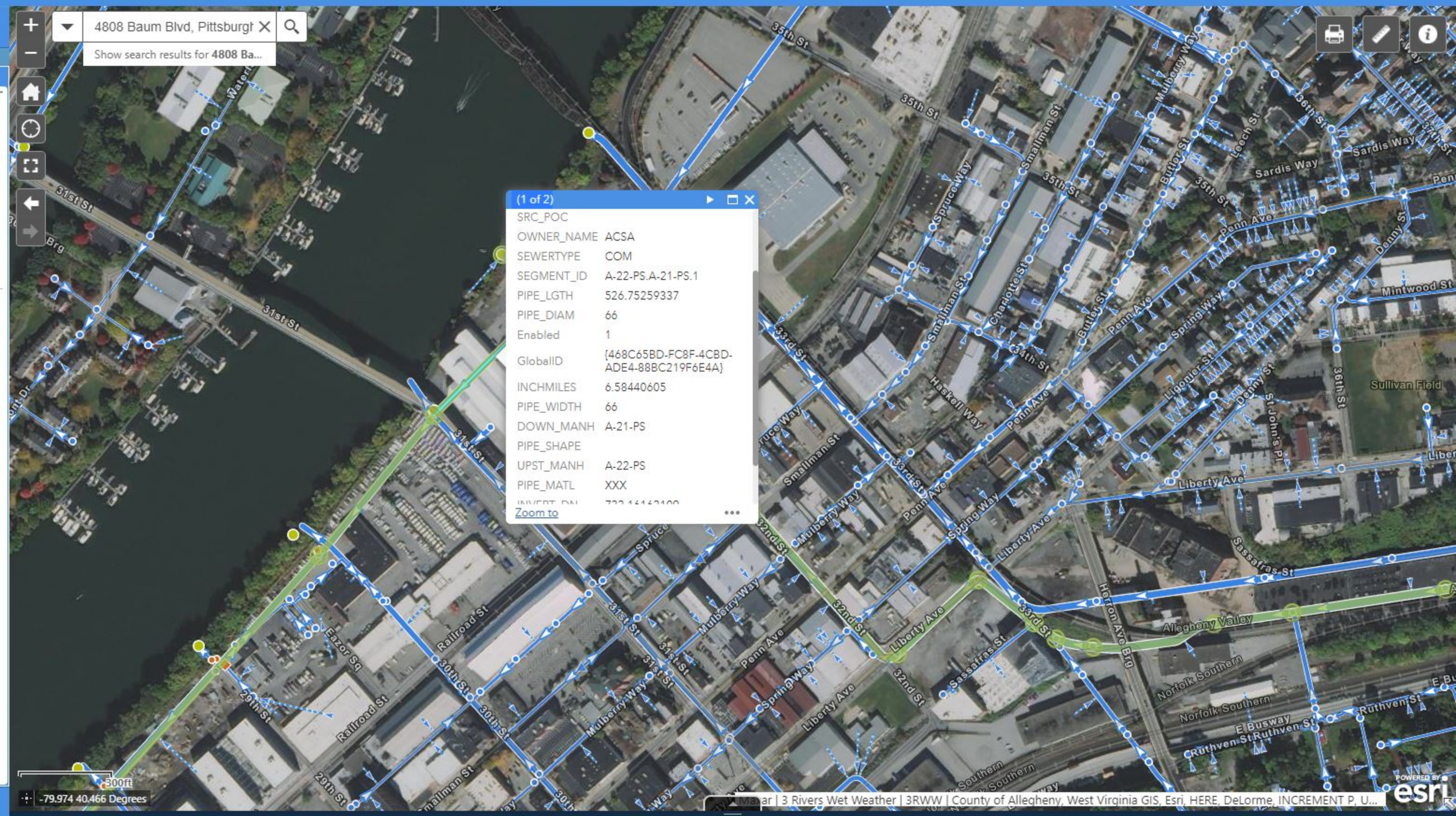
of Structures: 78
Total Length: 43125.64 ft
Inch-Miles: 824.96

- Upstream Pipes (1)
- Downstream Pipes (81)
- Downstream Structures (78)
- Upstream Structures (1)

Export To CSV

(1 of 2)

SRC_POC	
OWNER_NAME	ACSA
SEWERTYPE	COM
SEGMENT_ID	A-22-PS.A-21-PS.1
PIPE_LGTH	526.75259337
PIPE_DIAM	66
Enabled	1
GlobalID	{468C65BD-FC8F-4CBD-ADE4-88BC219F6E4A}
INCHMILES	6.58440605
PIPE_WIDTH	66
DOWN_MANH	A-21-PS
PIPE_SHAPE	
UPST_MANH	A-22-PS
PIPE_MATL	XXX
INVERT_DAI	722.4442100
Zoom to	...



300ft

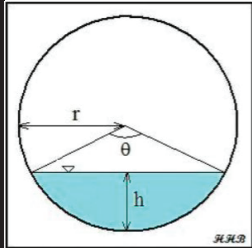
-79.974 40.466 Degrees

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

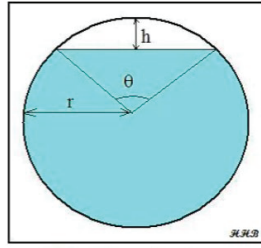
PROJECT NAME: Baum Laserwash
DATE: October 18, 2021

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 ³	Volumetric flowrate
n	Unitless	Manning Roughness Coeff.
A	ft ²	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

$$Q = \left(\frac{1.49}{n}\right) \times A \times R^{2/3} \times S^{1/2} \qquad R = \frac{A}{P} \qquad \theta = 2 \times \cos^{-1} \left(\frac{r-h}{r}\right)$$

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

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

Section B: Data for Calculations

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

Proposed Project Flows		
Variable	Value	Units
Q _p	3,919	gpd

Variable	Value	Units
Material	VCP	
n	0.015	unitless
S	0.013	ft/ft
h	0.370	ft
D	1.25	ft
P.F.	3.5	unitless

Section C: Calculations for Design and/or Permitted Capacities

Variable	Description	Definition
Q _{d, avg}	Design Capacity, Average	= full pipe flow conditions / peaking factor
Q _{d, peak}	Design Capacity, Peak	full pipe flow conditions

Design Capacity, Average		
Variable	Value	Unit

Design Capacity, Peak		
Variable	Value	Unit

$Q_{d, avg}$	1,181,918	gpd
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D	1.250	ft
r	0.625	ft
A	1.227	ft ²
P	3.927	ft
R	0.313	ft
$Q_{d, peak}$	6	cfs
$Q_{d, peak}$	4,136,713	gpd

Section D: Calculations for Present Flows

Variable	Description	Definition
$Q_{ex, avg}$	Present Flows, Average	existing flow conditions per site investigations
$Q_{ex, peak}$	Present Flows, Peak	= existing flow conditions x peaking factor

Present Flows, Average		
Variable	Value	Unit
D	1.250	ft
r	0.625	ft
θ	2.30	rad
h/D	0.296	ft/ft
A	0.30	ft ²
P	1.44	ft
R	0.211	ft
$Q_{ex, avg}$	1	cfs
$Q_{ex, avg}$	789,296	gpd

Present Flows, Peak		
Variable	Value	Unit
$Q_{ex, peak}$	2,762,537	gpd

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

Variable	Description	Definition
$Q_{proj, avg}$	Projected Flows in Five (5) Years, Average	= $Q_{proj, peak} \div P.F.$
$Q_{proj, peak}$	Projected Flows in Five (5) Years, Peak	= $(Q_{ex, peak} + Q_p) \times 1.05$

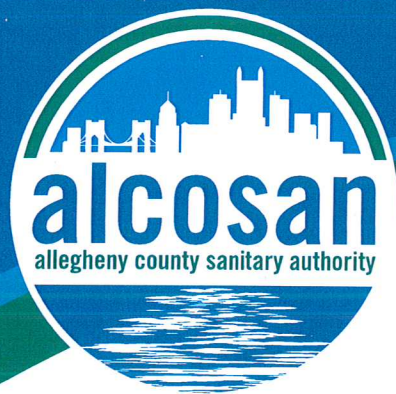
Projected Flow Calculations		
Variable	Value	Unit
$Q_{proj, avg}$	829,937	gpd
$Q_{proj, peak}$	2,904,778	gpd

Section F: Results

Variable	gpd
$Q_{d, avg}$	1,181,918
$Q_{d, peak}$	4,136,713
$Q_{ex, avg}$	789,296
$Q_{ex, peak}$	2,762,537
$Q_{proj, avg}$	829,937
$Q_{proj, peak}$	2,904,778

KU Resources Survey Crew obtained 5 flow depth measurements from MH051P009 on 10/15/21 between the hours of 7 AM and 8 AM and are as follows:
 7am – 0.25', 7:15am – 0.35', 7:30am – 0.37', 7:45 am – 0.29', 8am – 0.32'.
 Maximum flow depth observed was 0.37', which is the value used for design calculations.





DEC 22 2021

December 17, 2021

Members of the Board

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Chair Person

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Sylvia C. Wilson
Shannah Tharp-Gilliam, Ph.D.
Jack Shea
John Weinstein

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*Director
Communications*

Julie Motley-Williams
*Director
Administration*

Mr. Adam Ballish
KU Resources, Inc.
22 South Linden Street
Duquesne, PA 15110

**Re: Baum Express Carwash
4808 Baum Boulevard, City of Pittsburgh – 8th Ward, Allegheny County
PA DEP Sewage Facilities Planning Module
ALCOSAN Regulator Structure A-22-00**

Dear Mr. Ballish:

We have reviewed the Component 3 Planning Module for the referenced project to be located in the City of Pittsburgh, 8th Ward. The project will generate a peak flow of 3,919 gpd in the ALCOSAN Allegheny River Interceptor and Woods Run Treatment Plant.

The capacity of the ALCOSAN A-22-00 Regulator Structure is approximately 31.2 MGD. The monitored peak dry weather flow is approximately 10.8 MGD. Dry weather capacity exists for this connection. However, the ALCOSAN Allegheny River Interceptor and the Woods Run Treatment Plant do not have the capacity for the flows generated by tributary communities during wet weather periods. This limitation will be addressed as ALCOSAN implements its Clean Water Plan.

ALCOSAN requests that this letter be made part of the planning module submission. The signed Component 3 Planning Module is attached. The sewers in this project are to be designed as separated sanitary and storm sewers. If you have any questions regarding this matter, please contact me at 412-732-8053.

Sincerely,

ALLEGHENY COUNTY SANITARY AUTHORITY

Shawn P. McWilliams, EIT
Civil Engineer

Attachment

cc: Christina Dean (w/o attachment)
Dan Thornton (w/o attachment)
Michael Lichte (w/o attachment)

Barry King/ PWSA (w/o attachment)
Thomas Flanagan/ PADEP (w/o attachment)
Fred Fields/ ACHD (w/o attachment)

Form



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)

- Project Name Baum Laserwash
- Brief Project Description Demolish existing Asian Kitchen and construct 1-story 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
Battistone	Martina			Senior Environmental Planner
Additional Individual Last Name	First Name	MI	Suffix	Title
Municipality Mailing Address Line 1	Mailing Address Line 2			
Department of City Planning	200 Ross St. 4 th Floor			
Address Last Line -- City	State	ZIP+4		
Pittsburgh	PA	15219		
Area Code + Phone + Ext.	FAX (optional)	Email (optional)		
412-255-2516				

C. SITE INFORMATION (See Section C of instructions)

Site (Land Development or Project) Name

Baum Laserwash

Site Location Line 1
4808 Baum Boulevard

Site Location Line 2

Site Location Last Line -- City
Pittsburgh

State
PA

ZIP+4
15213

Latitude
40.454240

Longitude
-79.947060

Detailed Written Directions to Site

Description of Site Existing Building

Site Contact (Developer/Owner)

Last Name	First Name	MI	Suffix	Phone	Ext.
Todorovich	Steve				

Site Contact Title

Site Contact Firm (if none, leave blank)

FAX

Email

Mailing Address Line 1
815 Heberton Street

Mailing Address Line 2

Mailing Address Last Line -- City
Pittsburgh

State
PA

ZIP+4
15206

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

Last Name	First Name	MI	Suffix
Smith	Robert	L	

Title

Consulting Firm Name

Project Manager

KU Resources, Inc.

Mailing Address Line 1
22 South Linden Street

Mailing Address Line 2

Address Last Line -- City
Duquesne

State
PA

ZIP+4
15110

Country

Email
bsmith@kuresources.com

Area Code + Phone
412-469-9331

Ext.

Area Code + FAX

E. AVAILABILITY OF DRINKING WATER SUPPLY

The project will be provided with drinking water from the following source: (Check appropriate box)

- Individual wells or cisterns.
- A proposed public water supply.
- An existing public water supply.

If existing public water supply is to be used, provide the name of the water company and attach documentation from the water company stating that it will serve the project.

Name of water company: Pittsburgh Water and Sewer Authority

F. PROJECT NARRATIVE (See Section F of instructions)

- A narrative has been prepared as described in Section F of the instructions and is attached.

The applicant may choose to include additional information beyond that required by Section F of the instructions.

G. PROPOSED WASTEWATER DISPOSAL FACILITIES (See Section G of instructions)

Check all boxes that apply, and provide information on collection, conveyance and treatment facilities and EDU's served. This information will be used to determine consistency with Chapter 93 (relating to wastewater treatment requirements).

1. COLLECTION SYSTEM

a. Check appropriate box concerning collection system

- New collection system Pump Station Force Main
 Grinder pump(s) Extension to existing collection system Expansion of existing facility

Clean Streams Law Permit Number _____

b. Answer questions below on collection system

Number of EDU's and proposed connections to be served by collection system. EDU's 9.8

Connections 1

Name of:

existing collection or conveyance system Baum Boulevard - 15" VCP

owner Pittsburgh Water and Sewer Authority (PWSA)

existing interceptor Allegheny River Interceptor

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 12/17/2021

(Also see Section I. 4.)

G. PROPOSED WASTEWATER DISPOSAL FACILITIES (Continued)

3. PLOT PLAN

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

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

4. WETLAND PROTECTION

YES NO

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

5. PRIME AGRICULTURAL LAND PROTECTION

YES NO

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

6. HISTORIC PRESERVATION ACT

YES NO

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

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

7. PROTECTION OF RARE, ENDANGERED OR THREATENED SPECIES

Check one:

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

Applicant or Consultant Initials _____

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

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

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

1. Waters designated for Special Protection

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

2. Pennsylvania Waters Designated As Impaired

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

3. Interstate and International Waters

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

4. Tributaries To The Chesapeake Bay

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

Name of Permittee Agency, Authority, Municipality _____

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

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

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

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

1. Project Flows 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
Collection	1181918	4136713	789296	2762537	829937	2904778
Conveyance						
Treatment						

3. Collection and Conveyance Facilities

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

YES NO

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

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

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

b. Collection System

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

Name of Responsible Agent Barry King, PE, PMP

Agent Signature  Date 11/29/2021

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
Collection						
Conveyance	---	31,200,000	8,810,000	10,800,000	8,902,000	10,911,900
Treatment	209,300,000	250,000,000	190,200,000	250,000,000	219,000,000	295,000,000

3. Collection and Conveyance Facilities

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

YES NO

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

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

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

b. Collection System

Name of Agency, Authority, Municipality _____

Name of Responsible Agent _____

Agent Signature _____ Date _____

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 12/17/2021

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. 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 12/17/2021

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

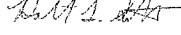
- 1. Does the project propose the construction of a sewage treatment facility ?
- 2. Will the project change the flow at an existing sewage treatment facility by more than 50,000 gallons per day?
- 3. Will the project result in a public expenditure for the sewage facilities portion of the project in 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.

Bob Smith	
Name (Print)	Signature
Engineer	10/14/21
Title	Date
22 South Linden Street	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.

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

The fee is based upon:

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

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

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

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

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

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

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

The fee is based upon:

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

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

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



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

Baum Laserwash - 4808 Baum Boulevard

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

1. Date plan received by municipal planning agency October 10 20212. Date review completed by agency October 26, 2021

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 type="checkbox"/>	<input checked="" type="checkbox"/>	9. Is this proposal consistent with the ordinance? If no, describe the inconsistencies <u>Under Review</u>
<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 type="checkbox"/>	<input checked="" type="checkbox"/>	13. Is this proposal consistent with the ordinance? If no, describe the inconsistencies <u>Under Review</u>
<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>SeniorEnvironmental Planner</u> Signature: <u><i>Kyla Prendergast</i></u> Date: <u>October 26, 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) 255-2516</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

January 5, 2022

Bob Smith, P.E.
KU Resources, Inc.
22 South Linden Street
Duquesne, PA 15110

RE: SEWAGE FACILITIES PLANNING MODULE
Baum Express Carwash
City of Pittsburgh, ALLEGHENY COUNTY

Dear Mr. Smith:

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 January 4, 2022. The project proposes the following:

Project Description:	Baum Express Carwash. Proposing to develop a lot at parcel number 51-N-133 that will include the demolition of the existing building (currently Orient Kitchen) and construction of a new 1-story drive through car wash facility located at 4808 Baum Boulevard 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-22 to the Allegheny River interceptor and then to the ALOSAN 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. 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



DEBRA BOGEN, MD, 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





INSTRUCTIONS FOR COMPLETING COMPONENT 4C COUNTY OR JOINT HEALTH DEPARTMENT 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.



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

Baum Express Carwash

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

1. Date plan received by county or joint county health department January 4, 2022Agency name Allegheny County Health Department (ACHD)2. Date review completed by agency January 5, 2022

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

Yes No

1. Is the proposed plan consistent with the municipality's Official Sewage Facilities Plan?
If no, what are the inconsistencies? _____
2. Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality?
If yes, describe _____
3. Is there any known groundwater degradation in the area of this proposal?
If yes, describe _____
4. The county or joint-county health department recommendation concerning this proposed plan is as follows: ACHD recommends approval. See attached letter.
5. Name, title and signature of person completing this section:

Name: Freddie FieldsTitle: Environmental Health Engineer IIISignature: *Freddie Fields*Date: January 5, 2022Name of County Health Department: ACHDAddress: 3901 Penn Avenue, Building #5, Pittsburgh, PA 15224-1318Telephone Number: 412-578-8046

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

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

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

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

1. PROJECT INFORMATION

Project Name: **Baum Carwash**

Date of Review: **1/4/2022 11:27:30 AM**

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

Project Area: **0.67 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: **40.454145, -79.947062**

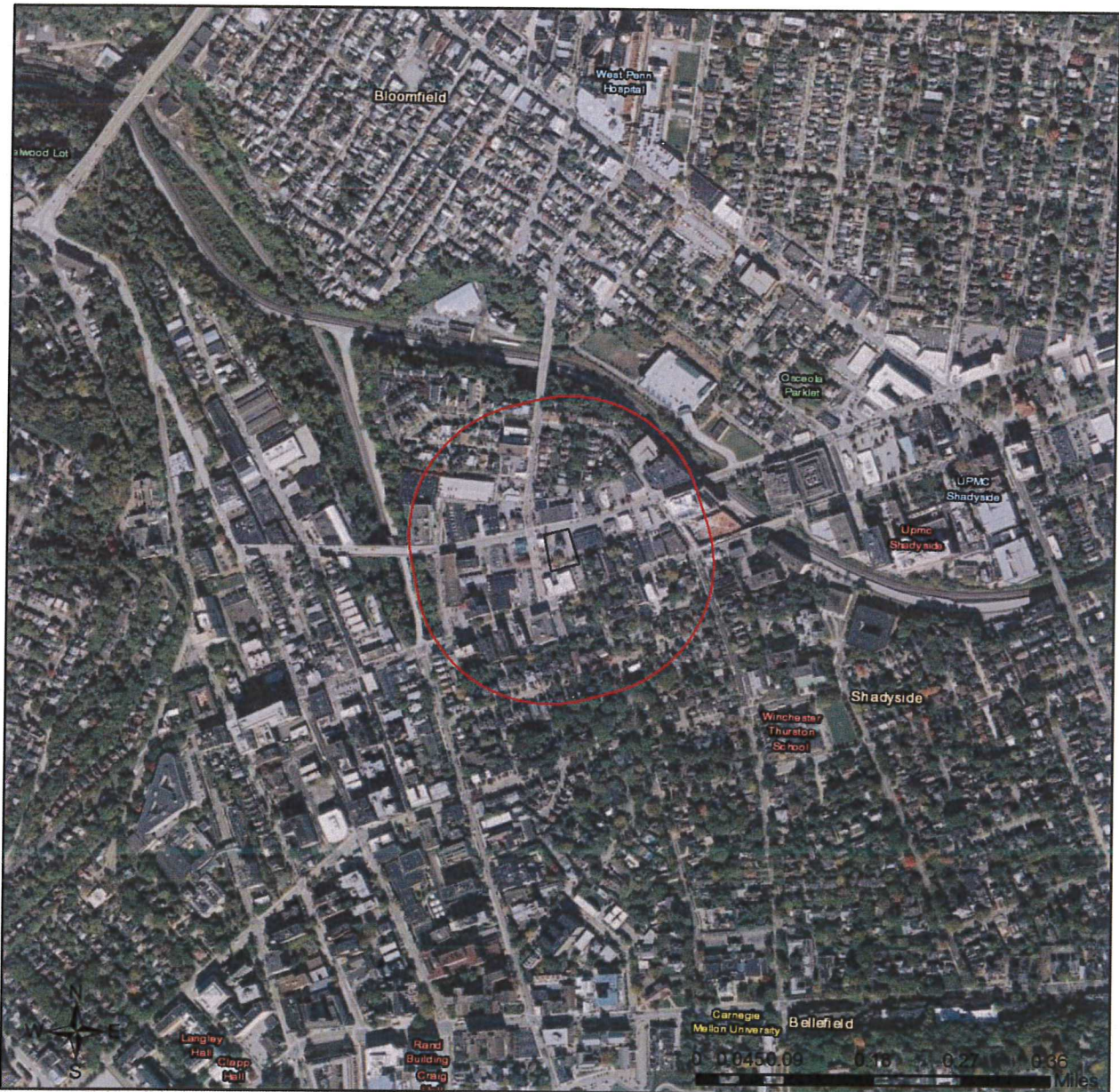
Degrees Minutes Seconds: **40° 27' 14.9216" N, 79° 56' 49.4235" W**

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

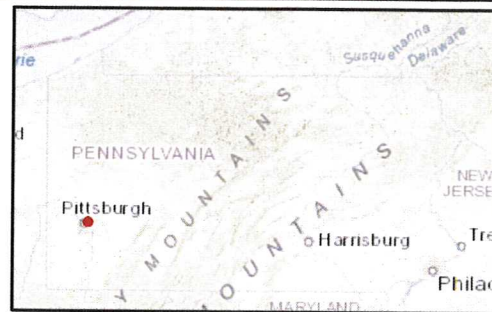
As summarized above, Pennsylvania Natural Diversity Inventory (PNDI) records indicate no known impacts to threatened and endangered species and/or special concern species and resources within the project area. Therefore, based on the information you provided, no further coordination is required with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

Baum Carwash

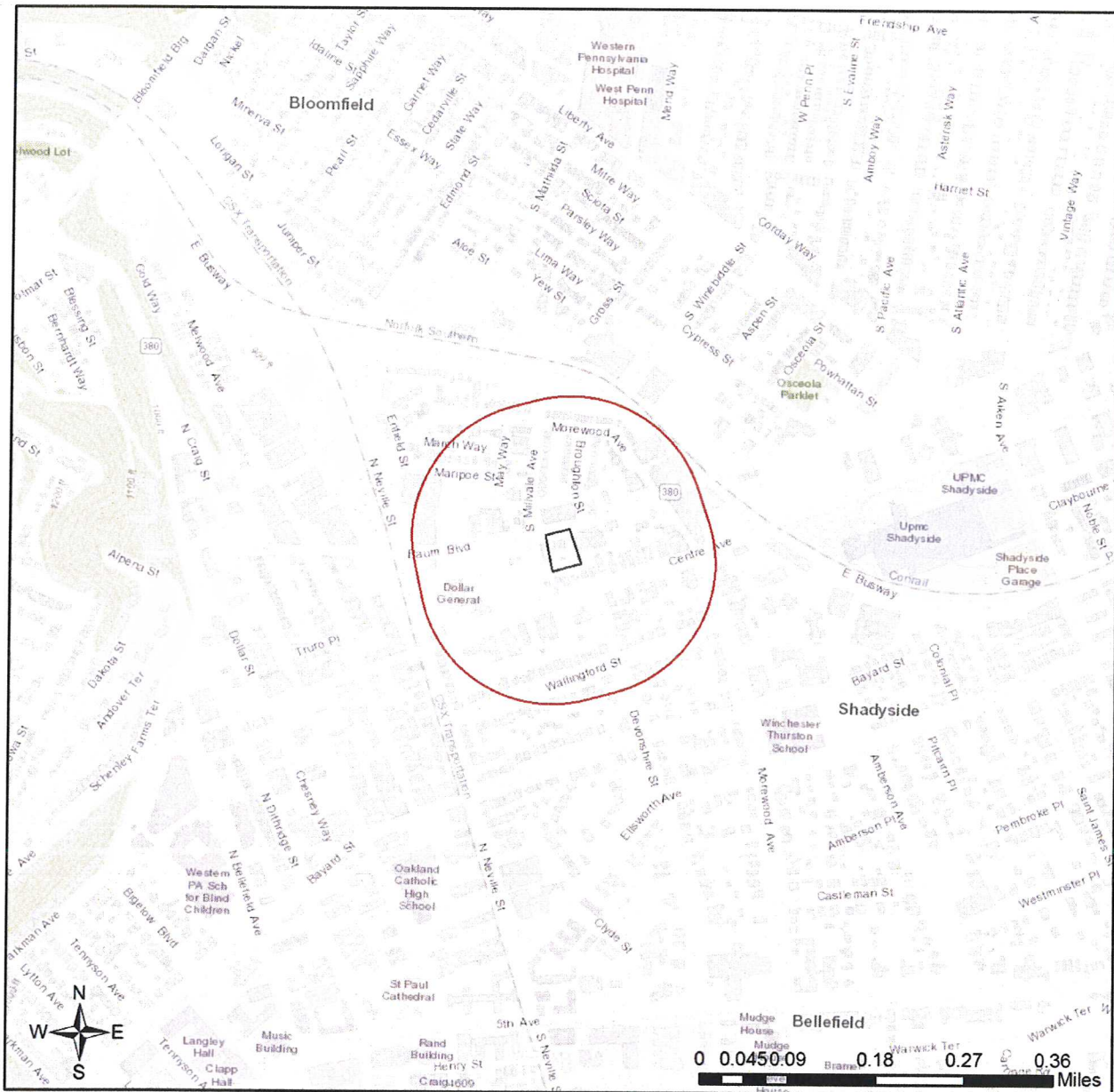


- Project Boundary
- Buffered Project Boundary

Service Layer Credits: Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community
Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community
Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China

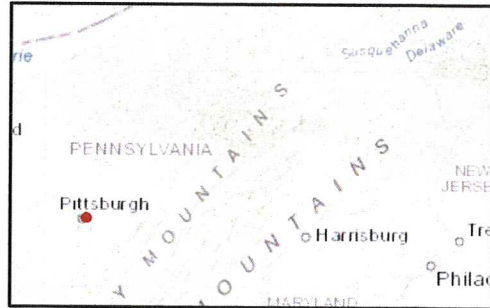


Baum Carwash



- Project Boundary
- Buffered Project Boundary

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



RESPONSE TO QUESTION(S) ASKED

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

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

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

Your answer is: No

3. AGENCY COMMENTS

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

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

PA Game Commission

RESPONSE:

No Impact is anticipated to threatened and endangered species and/or special concern species and resources.

PA Department of Conservation and Natural Resources

RESPONSE:

No Impact is anticipated to threatened and endangered species and/or special concern species and resources.

PA Fish and Boat Commission

RESPONSE:

No Impact is anticipated to threatened and endangered species and/or special concern species and resources.

U.S. Fish and Wildlife Service

RESPONSE:

No impacts to **federally** listed or proposed species are anticipated. Therefore, no further consultation/coordination under the Endangered Species Act (87 Stat. 884, as amended; 16 U.S.C. 1531 et seq. is required. Because no take of federally listed species is anticipated, none is authorized. This response does not reflect potential Fish and Wildlife Service concerns under the Fish and Wildlife Coordination Act or other authorities.

4. DEP INFORMATION

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

5. ADDITIONAL INFORMATION

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

For a list of species known to occur in the county where your project is located, please see the species lists by county found on the PA Natural Heritage Program (PNHP) home page (www.naturalheritage.state.pa.us). Also note that the PNDI Environmental Review Tool only contains information about species occurrences that have actually been reported to the PNHP.

6. AGENCY CONTACT INFORMATION

PA Department of Conservation and Natural Resources

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

PA Fish and Boat Commission

Division of Environmental Services
595 E. Rolling Ridge Dr., Bellefonte, PA 16823
Email: 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
NO Faxes Please

PA Game Commission

Bureau of Wildlife Habitat Management
Division of Environmental Planning and Habitat Protection
2001 Elmerton Avenue, Harrisburg, PA 17110-9797
Email: RA-PGC_PNDI@pa.gov
NO Faxes Please

7. PROJECT CONTACT INFORMATION

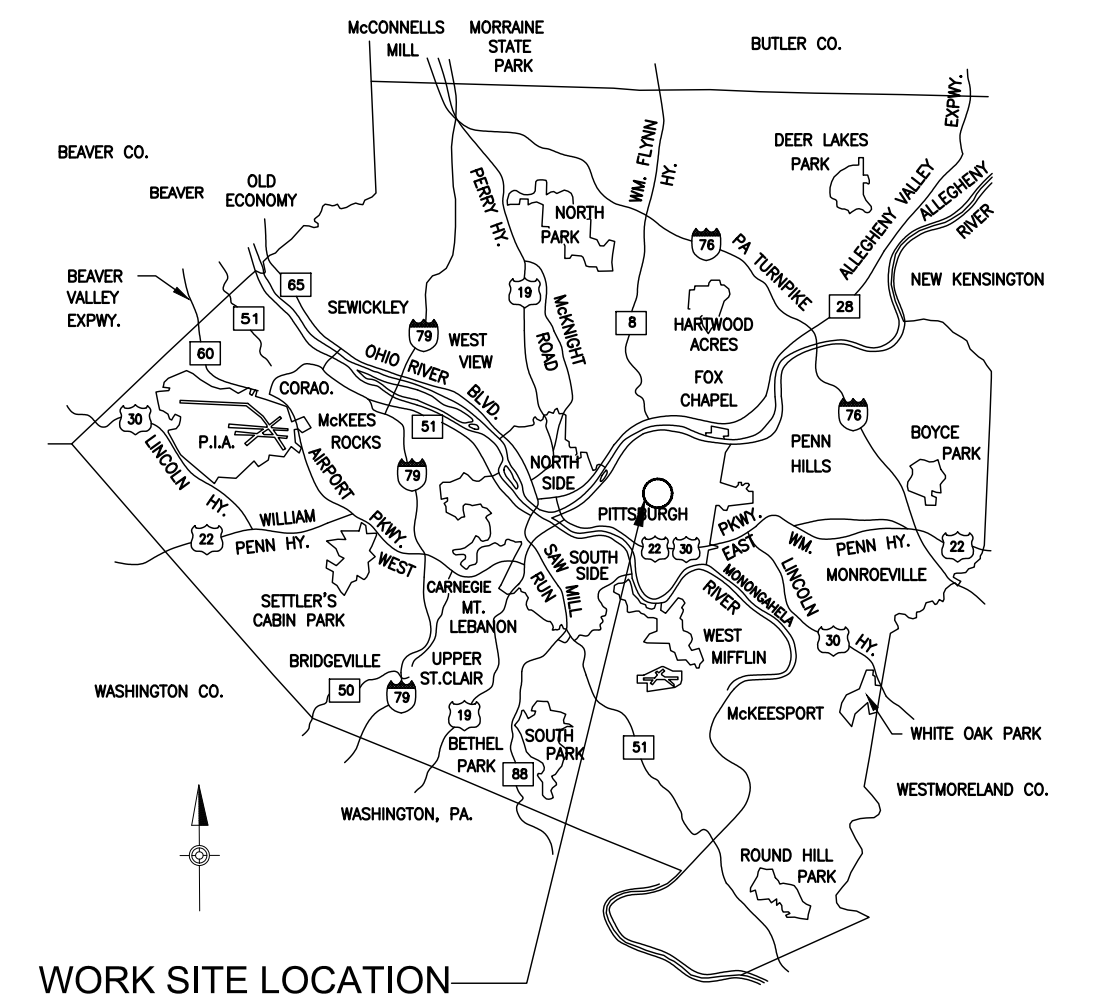
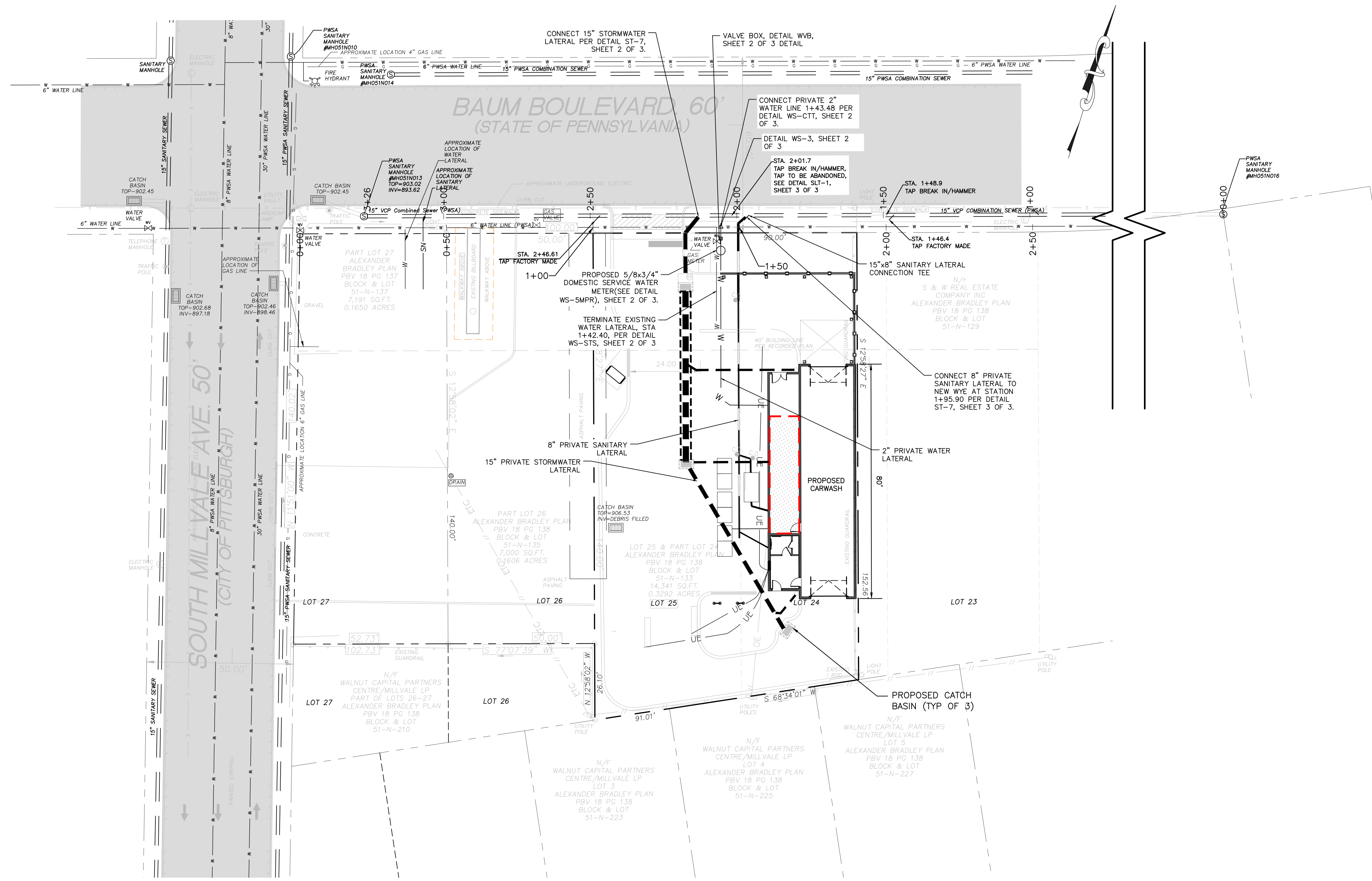
Name: Adam Ballish
Company/Business Name: KU Resources, Inc.
Address: 22 South Linden Street
City, State, Zip: Duquesne PA 15110
Phone: (412) 469 9331 Fax: (412) 767 9336
Email: aballish@kuresources.com

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.

Adam Ballish
applicant/project proponent signature

1/4/22
date



WORK SITE LOCATION
LOCATION MAP
N.T.S.

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.

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	10	15	-	-
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

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	0.96
EXISTING FLOW	0	0	0.96
NET FLOW	3,919	4,109	NOT REQUIRED

PWSA W&S USE APPROVAL DATE (If required) _____
 DEP SFPM APPROVAL DATE (If required) _____

HYDRANT FLOW TEST RESULTS

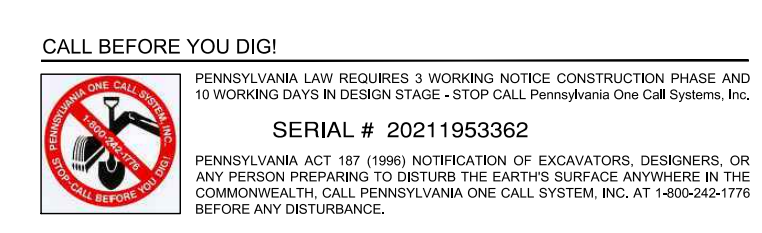
To be completed by the Applicant:

DATE OF TEST 5-6-21
 HYDRANT PERMIT NUMBER 20-0109
 PERFORMED BY UPRIGHT SPRINKLER COMPANY

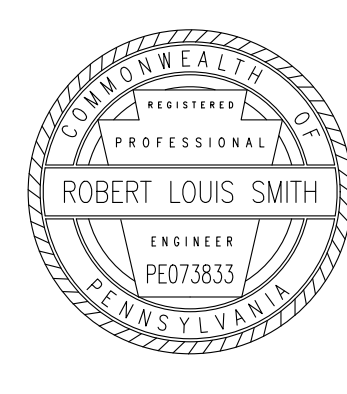
FLOW HYDRANT
 HYDRANT NUMBER B139
 LOCATION CORNER OF BAUM BLVD AND MOREWOOD AVE
 FLOW OBSERVED, GPM 914

PRESSURE HYDRANT
 HYDRANT NUMBER B1277
 LOCATION BAUM BLVD. BETWEEN ENFIELD ST AND S MILLVALE AVE
 STATIC PRESSURE, PSI 63
 RESIDUAL PRESSURE, PSI 44

CALCULATIONS
 PROJECTED FLOW AT 20 PSI, GPM 1,420



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



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

BAUM CAR WASH
 4808 BAUM BOULEVARD
 PITTSBURGH, PENNSYLVANIA 15222

SCALE: PLAN - 1" = 20'
 DATE: MARCH, 2021 SHEET _____ ACCESSION NO. _____
 REV 1: DECEMBER 8, 2021 1 OF 3
 REV 2: DECEMBER 20, 2021 CASE NO. _____

THE PITTSBURGH WATER & SEWER AUTHORITY APPROVAL BLOCK

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(Check all that apply)

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 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 _____

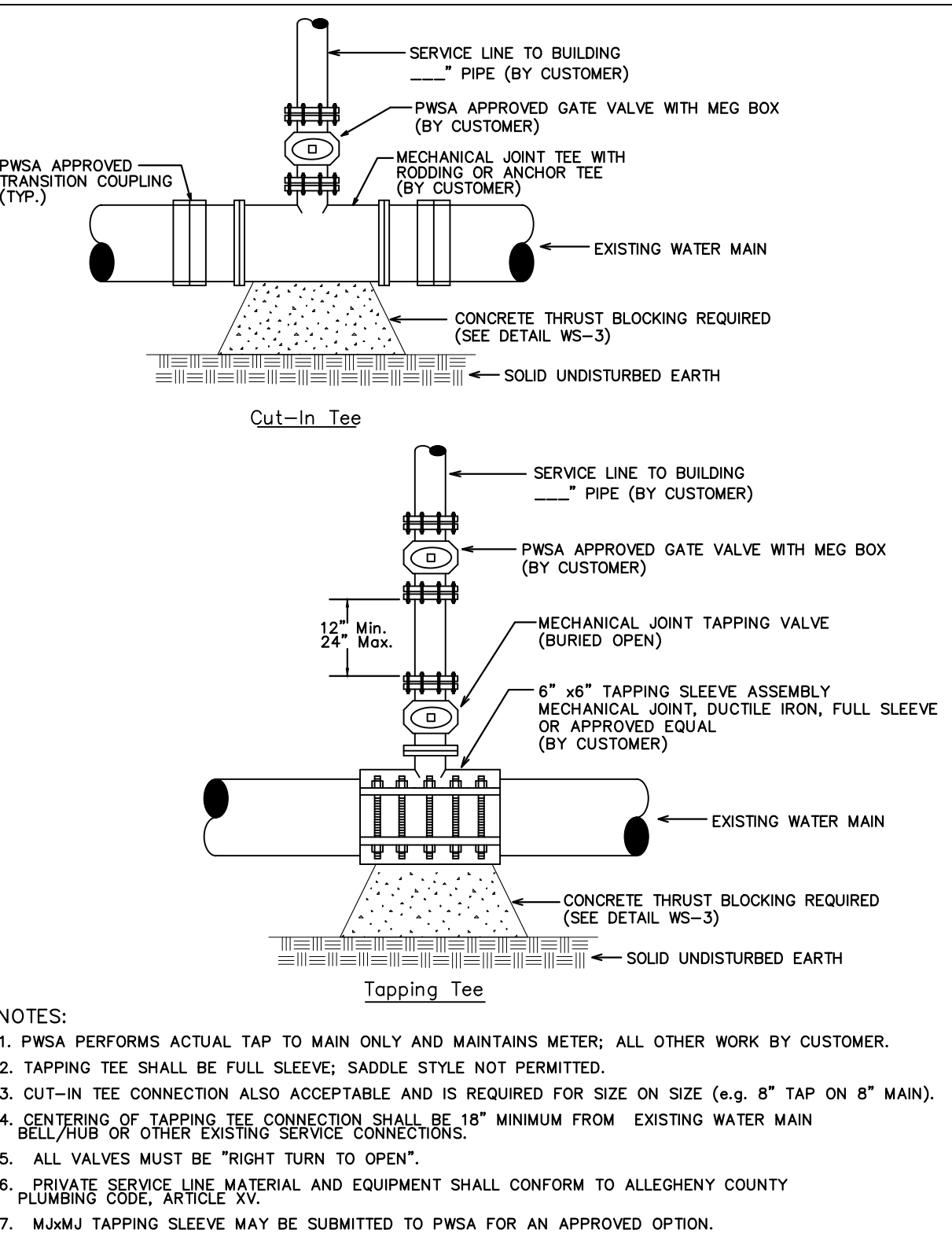
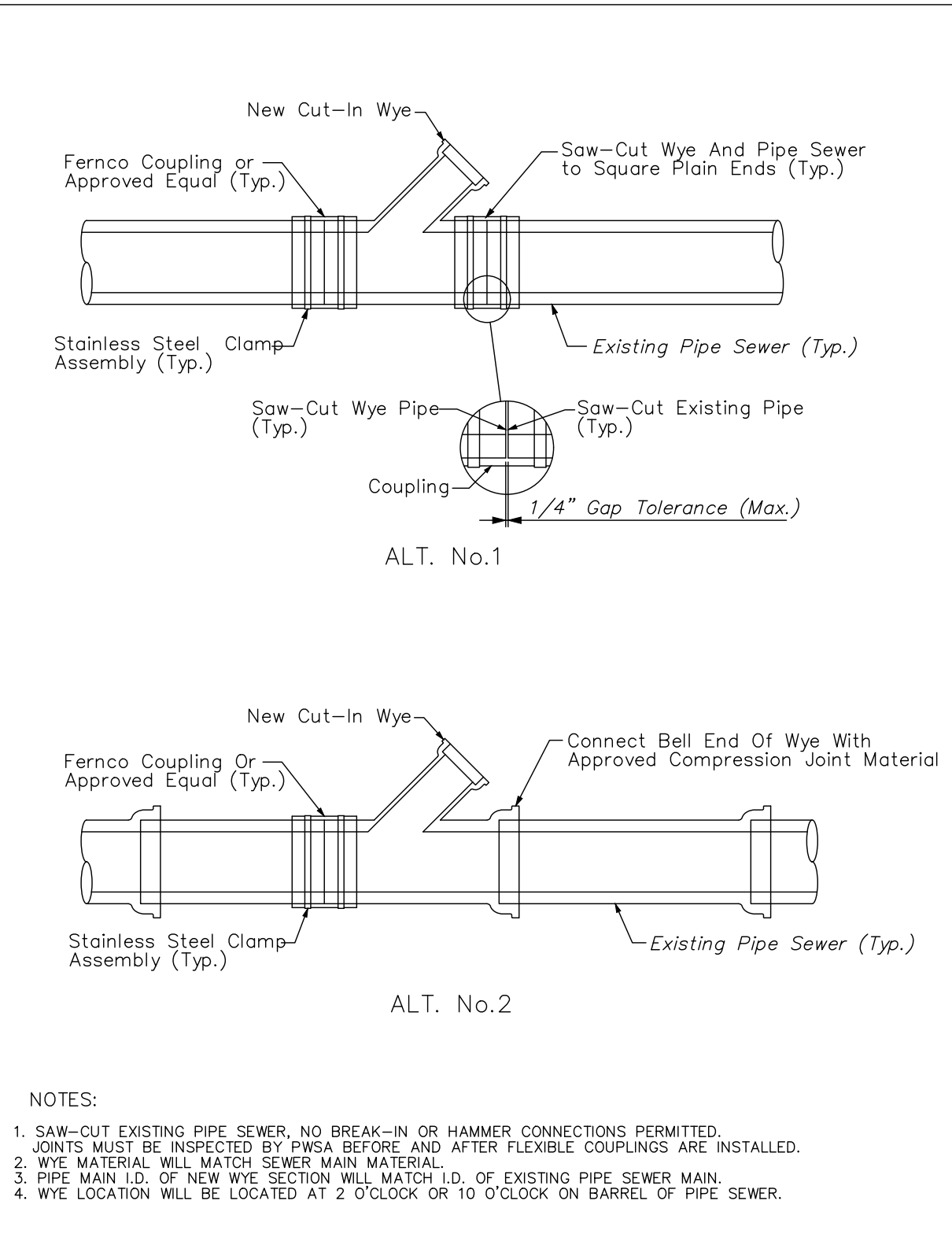
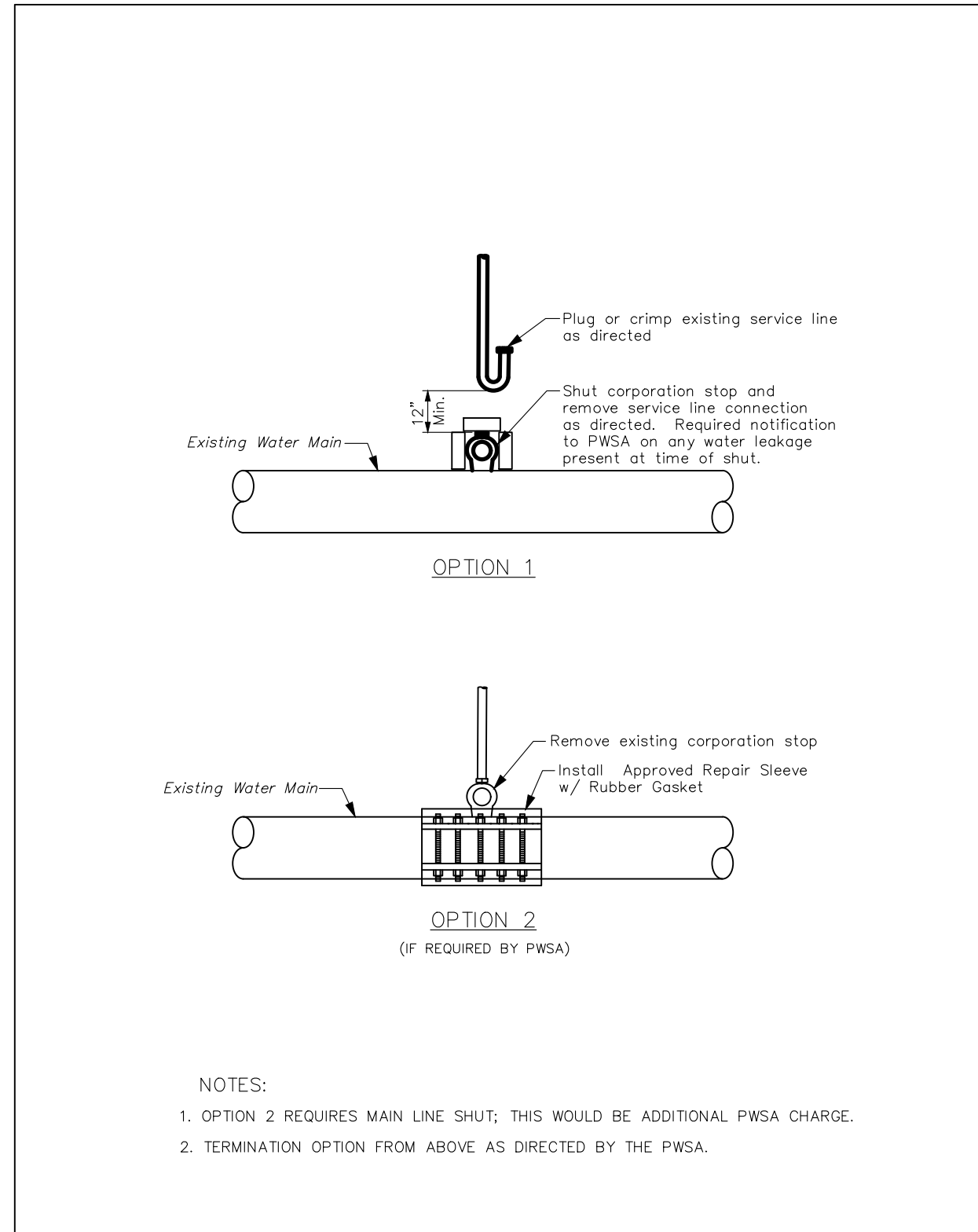
CHIEF OF OPERATIONS _____

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

DIRECTOR OF ENGINEERING AND CONSTRUCTION _____

PWSA PROJECT NUMBER _____
 TAP C RECORD NUMBER _____

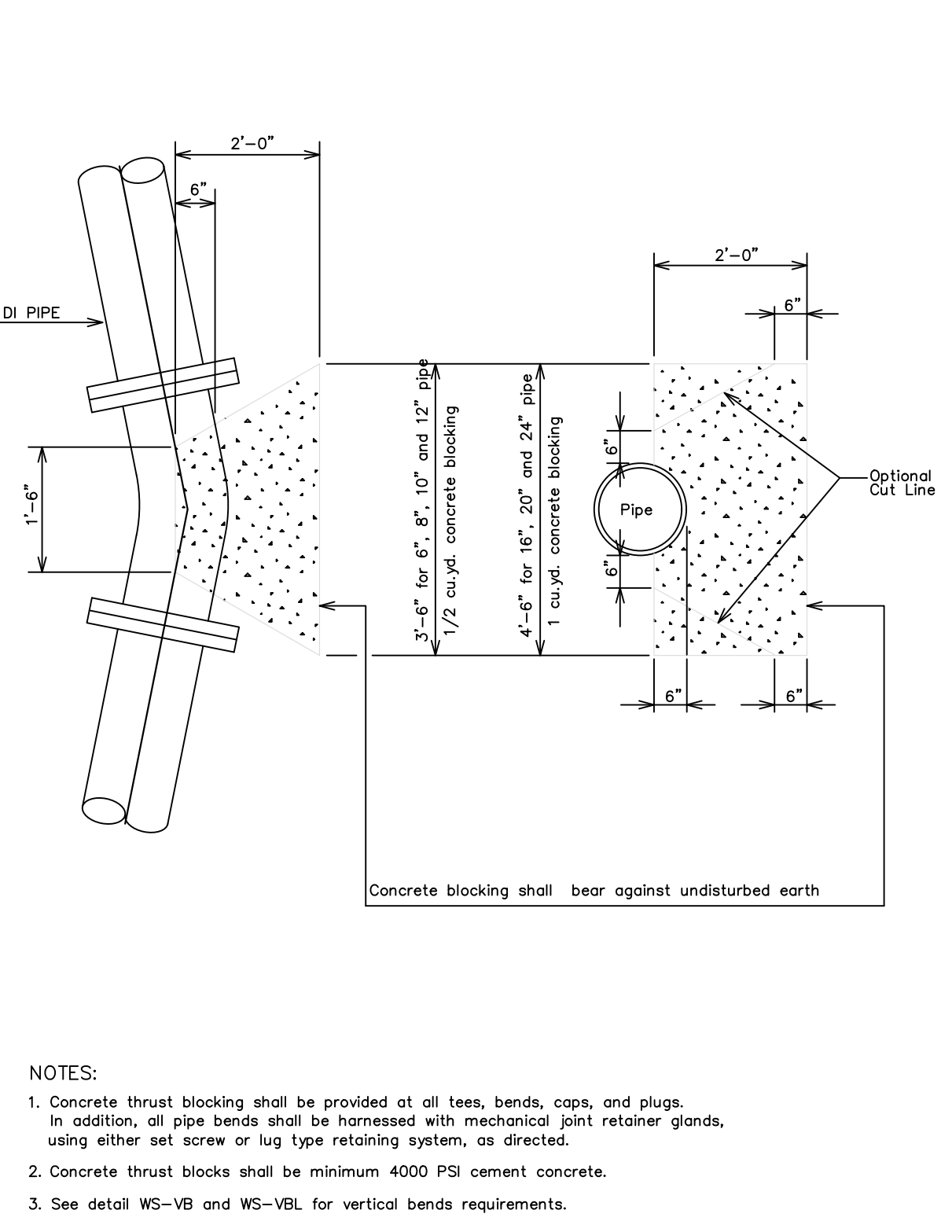
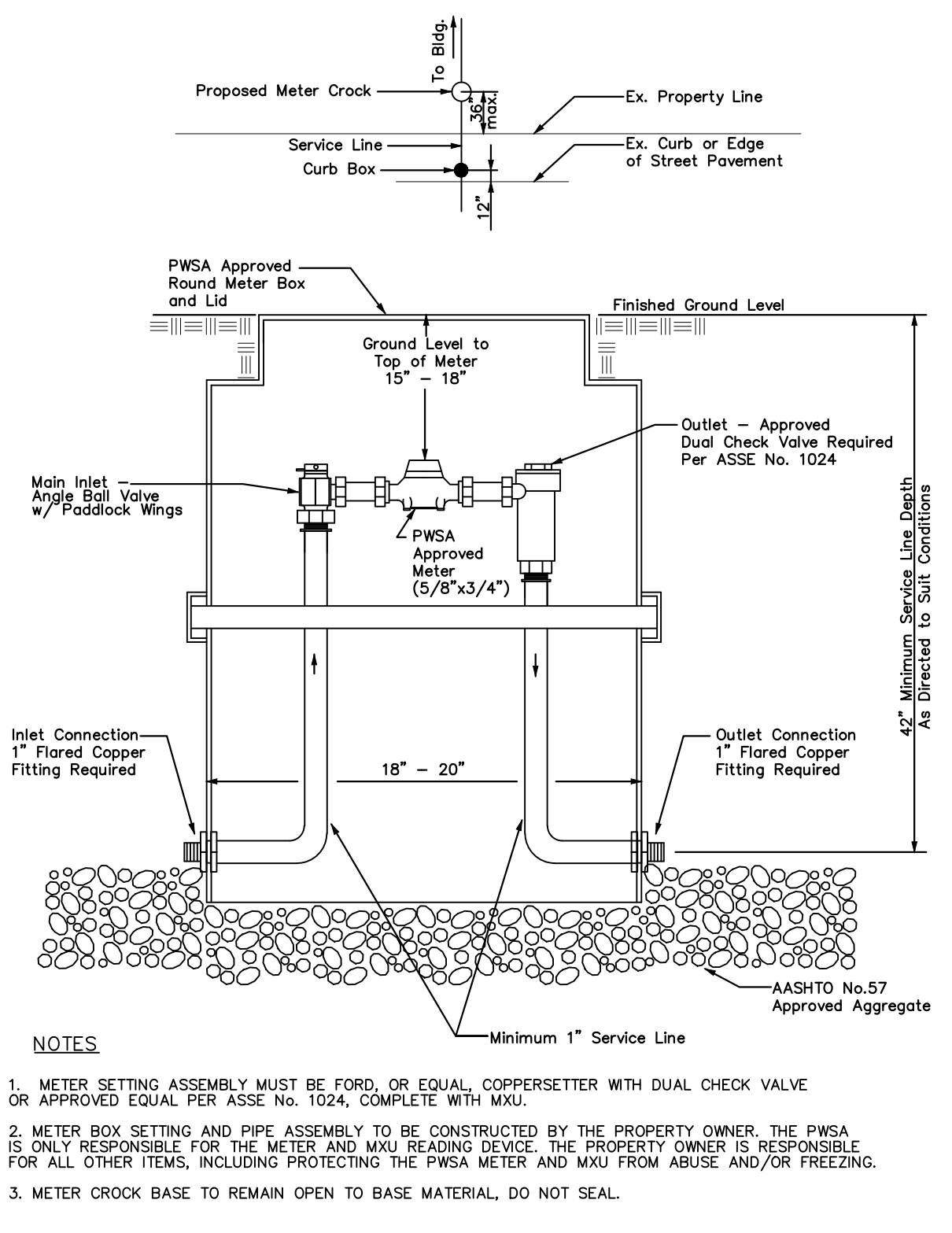
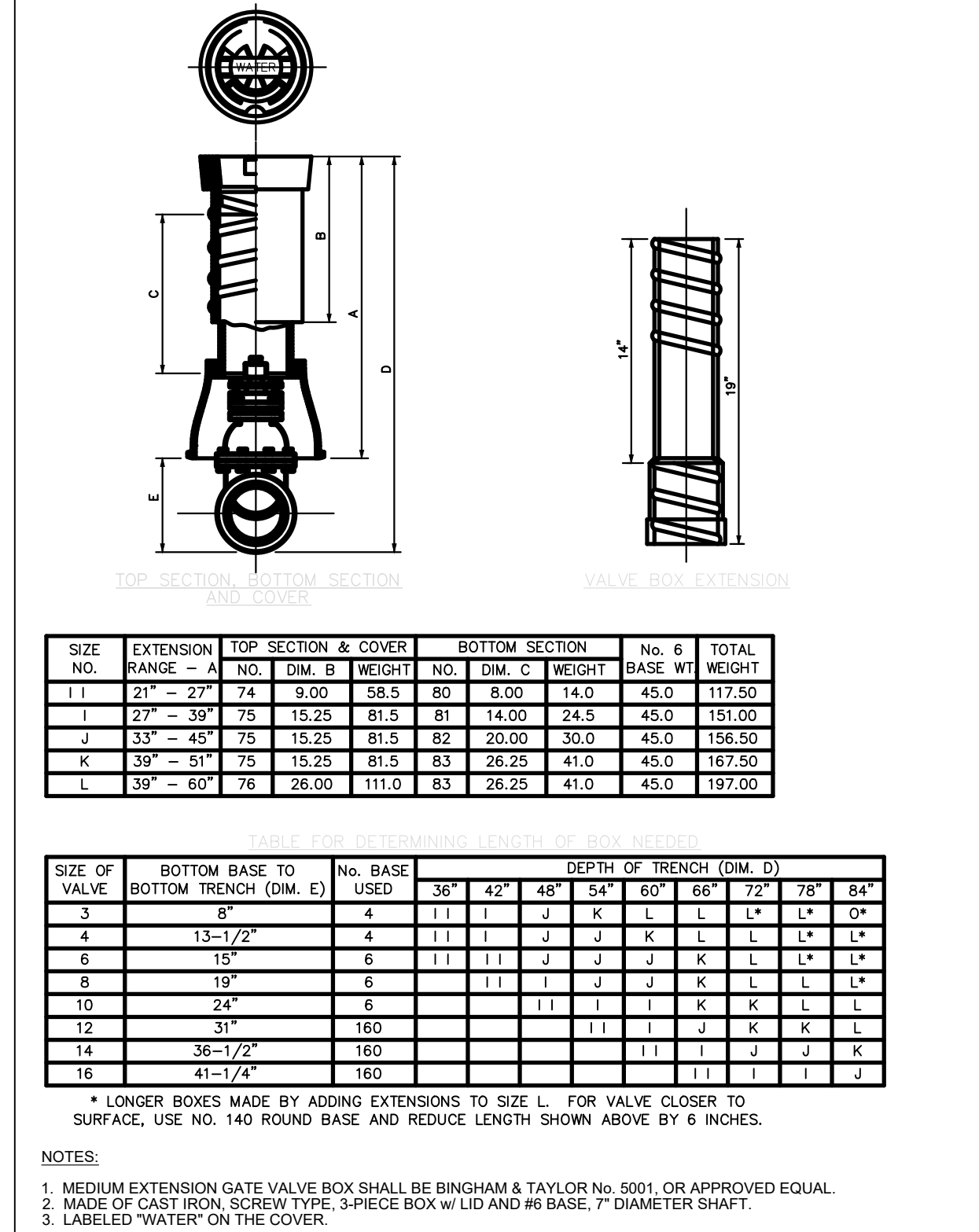
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REVISIONS
 Approved by: Pittsburgh Water & Sewer Authority
 Scale: N.T.S.
 Supplemental Detail Drawing: WS-ST5

REVISIONS
 Approved by: Pittsburgh Water & Sewer Authority
 Scale: N.T.S.
 Supplemental Detail Drawing: ST-7

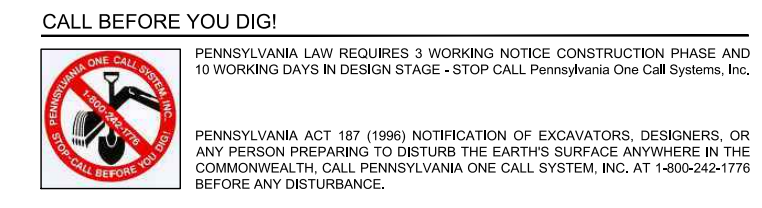
REVISIONS
 Approved by: Pittsburgh Water & Sewer Authority
 Scale: N.T.S.
 Supplemental Detail Drawing: WS-CTT



REVISIONS
 Approved by: Pittsburgh Water & Sewer Authority
 Scale: N.T.S.
 Supplemental Detail Drawing: WVB

REVISIONS
 Approved by: Pittsburgh Water & Sewer Authority
 Scale: N.T.S.
 Supplemental Detail Drawing: WS-SMPR

REVISIONS
 Approved by: Pittsburgh Water & Sewer Authority
 Scale: N.T.S.
 Supplemental Detail Drawing: WS-3



PREPARED BY:
KU Resources, Inc.
 22 South Linden Street
 Duquesne, PA 15110
 412.469.9331
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 www.kuresources.com

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P:\CLIENTS\STEVE TODOROVICH\TODOROVICH\2021\20210301-TAP-IN-DETAIL-DWG-SHEET 2

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)
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CHIEF OF OPERATIONS _____

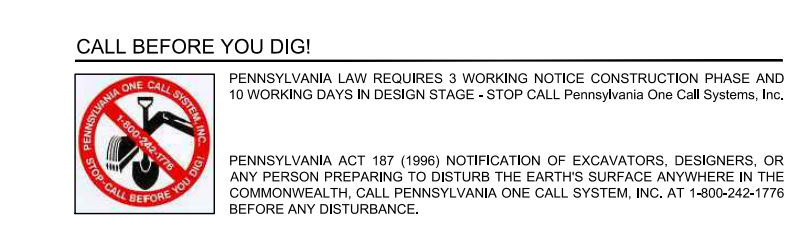
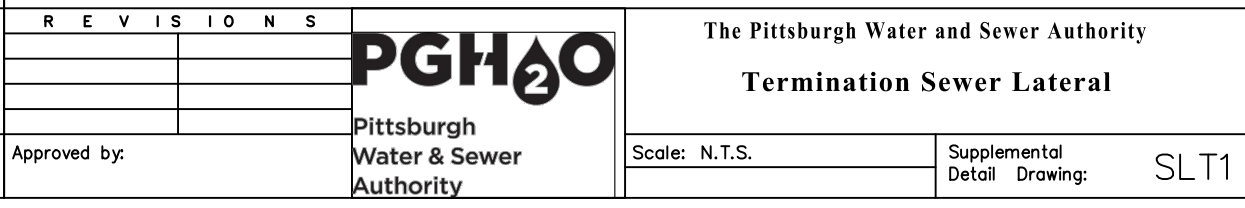
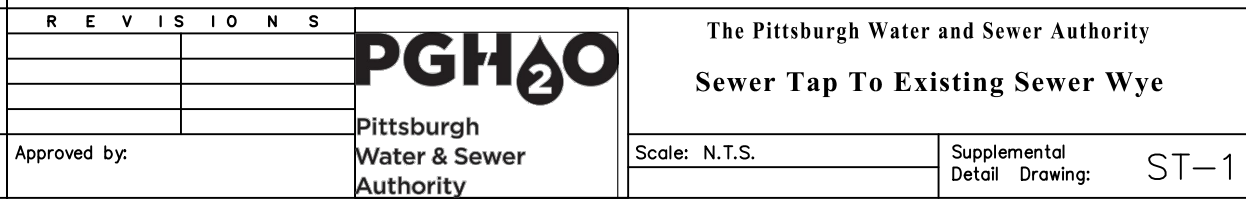
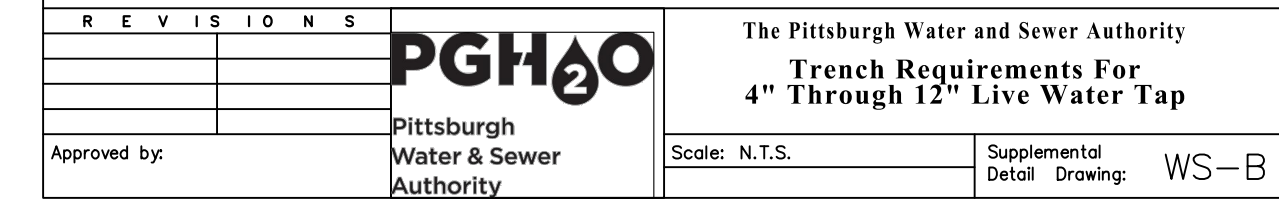
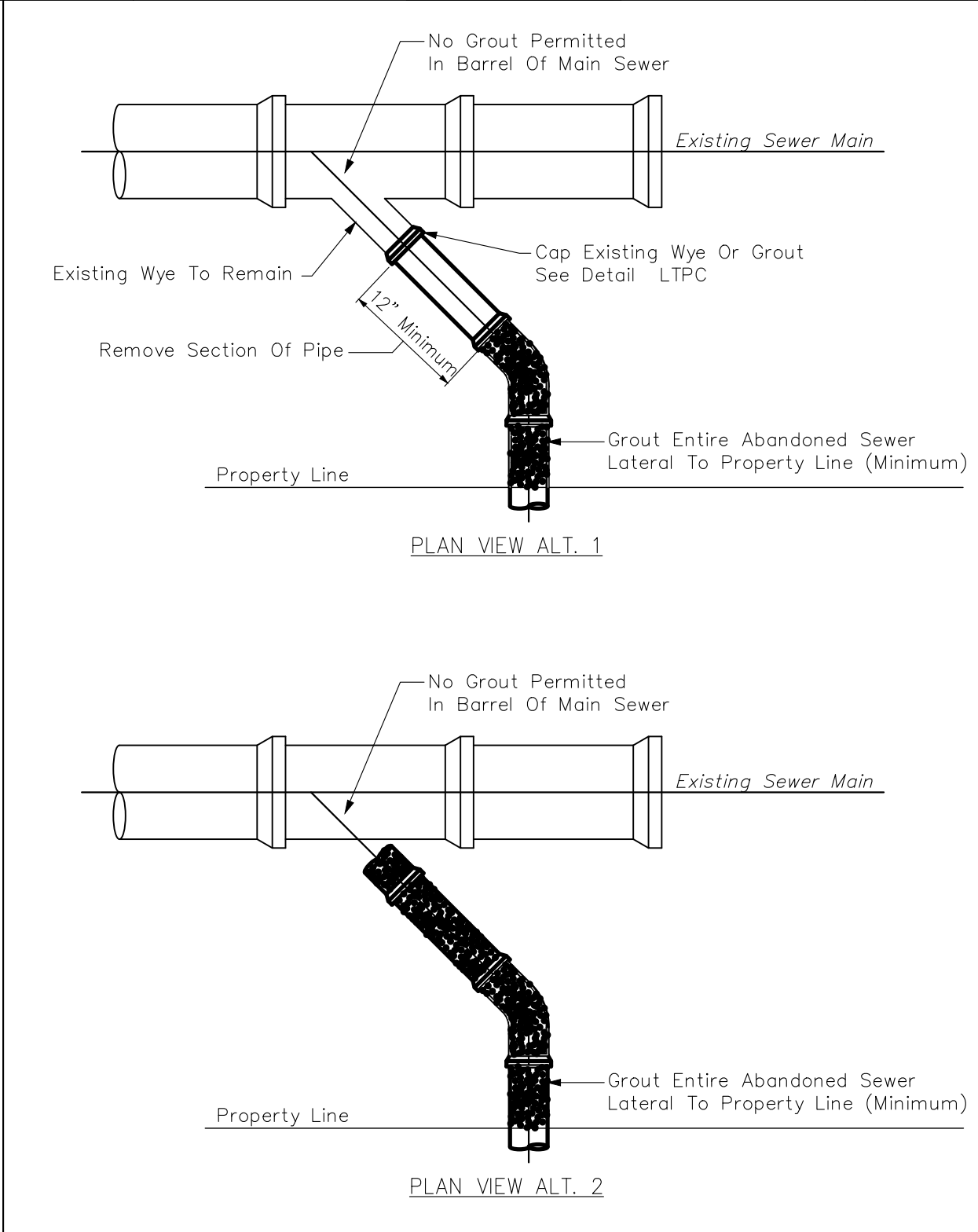
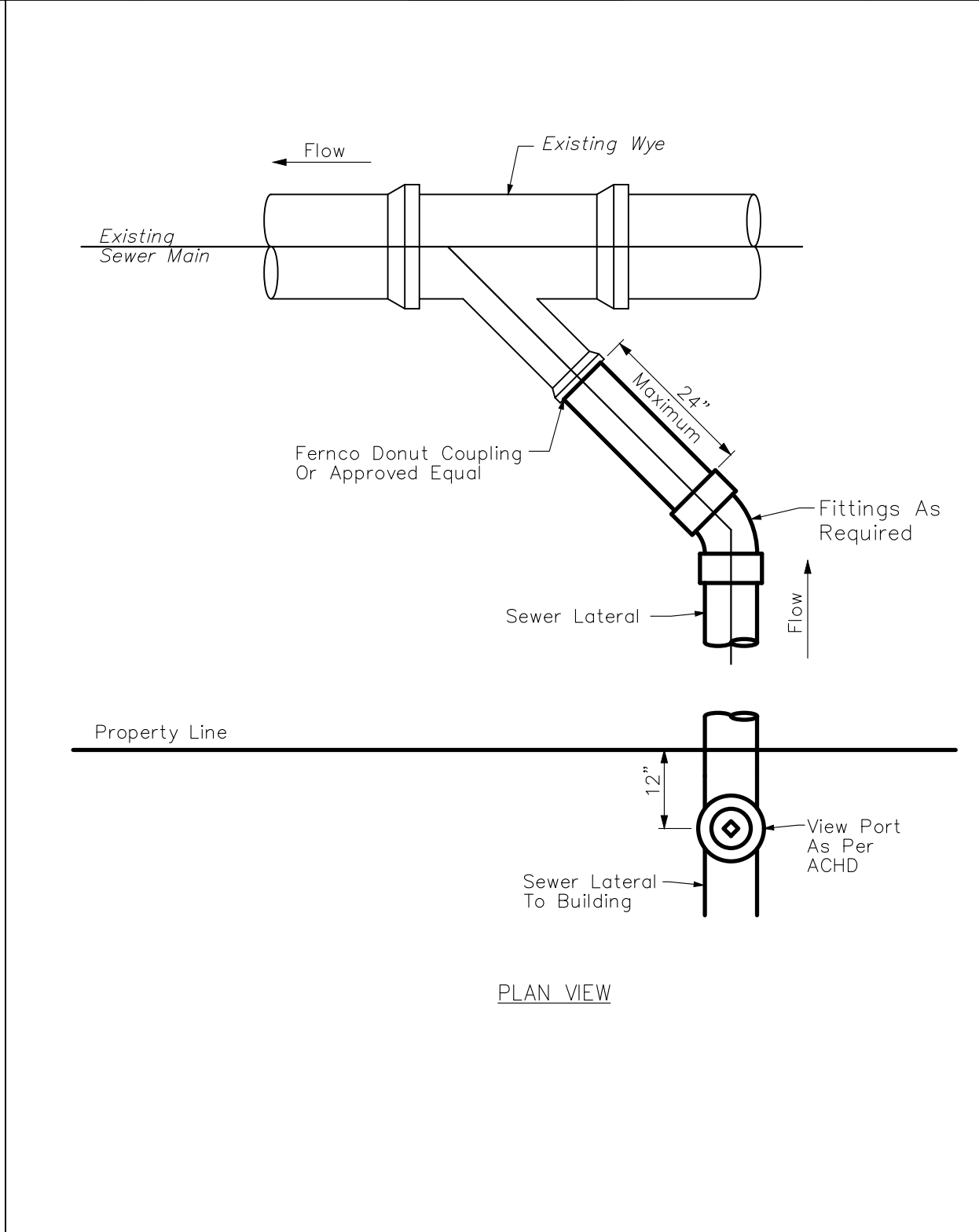
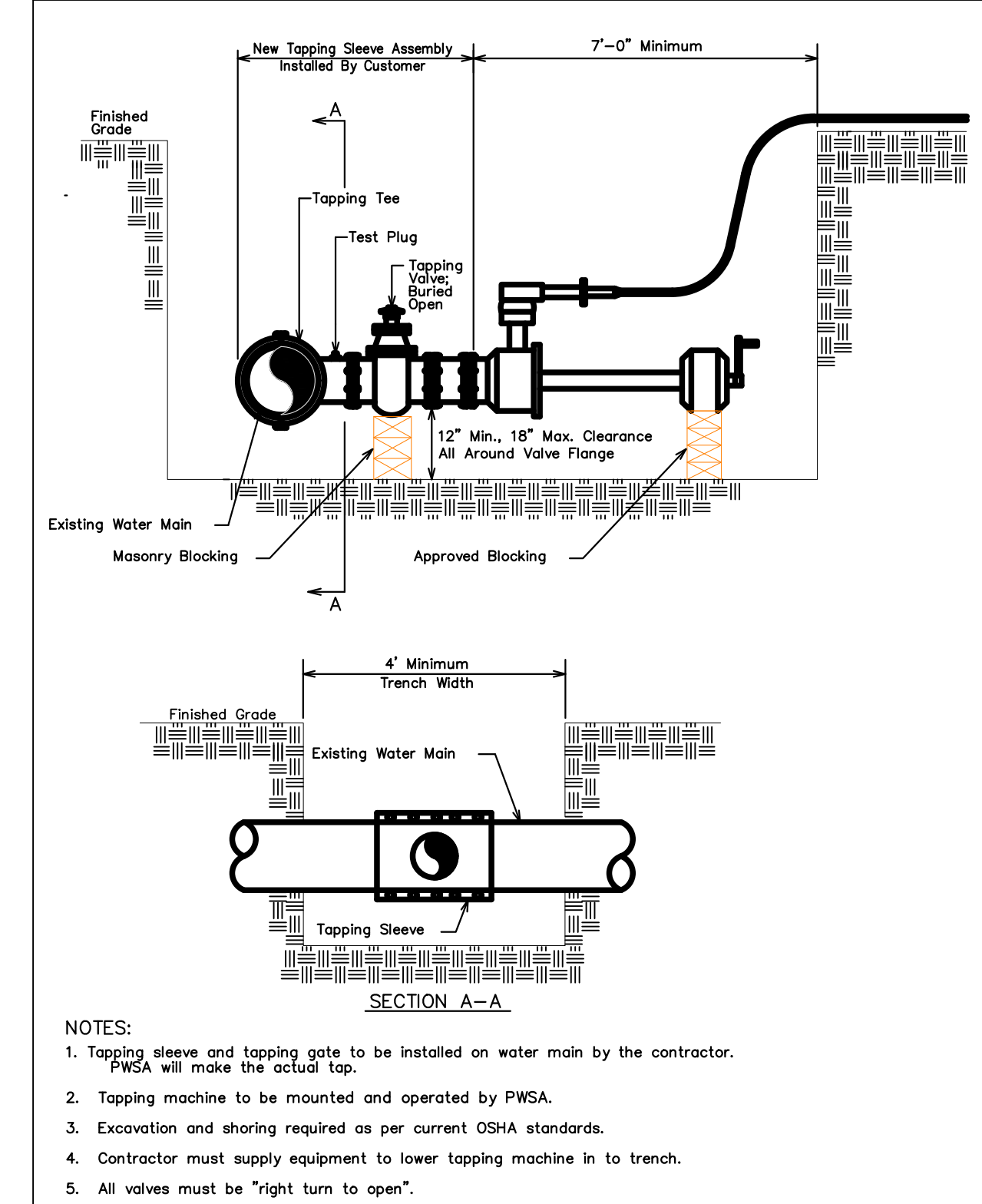
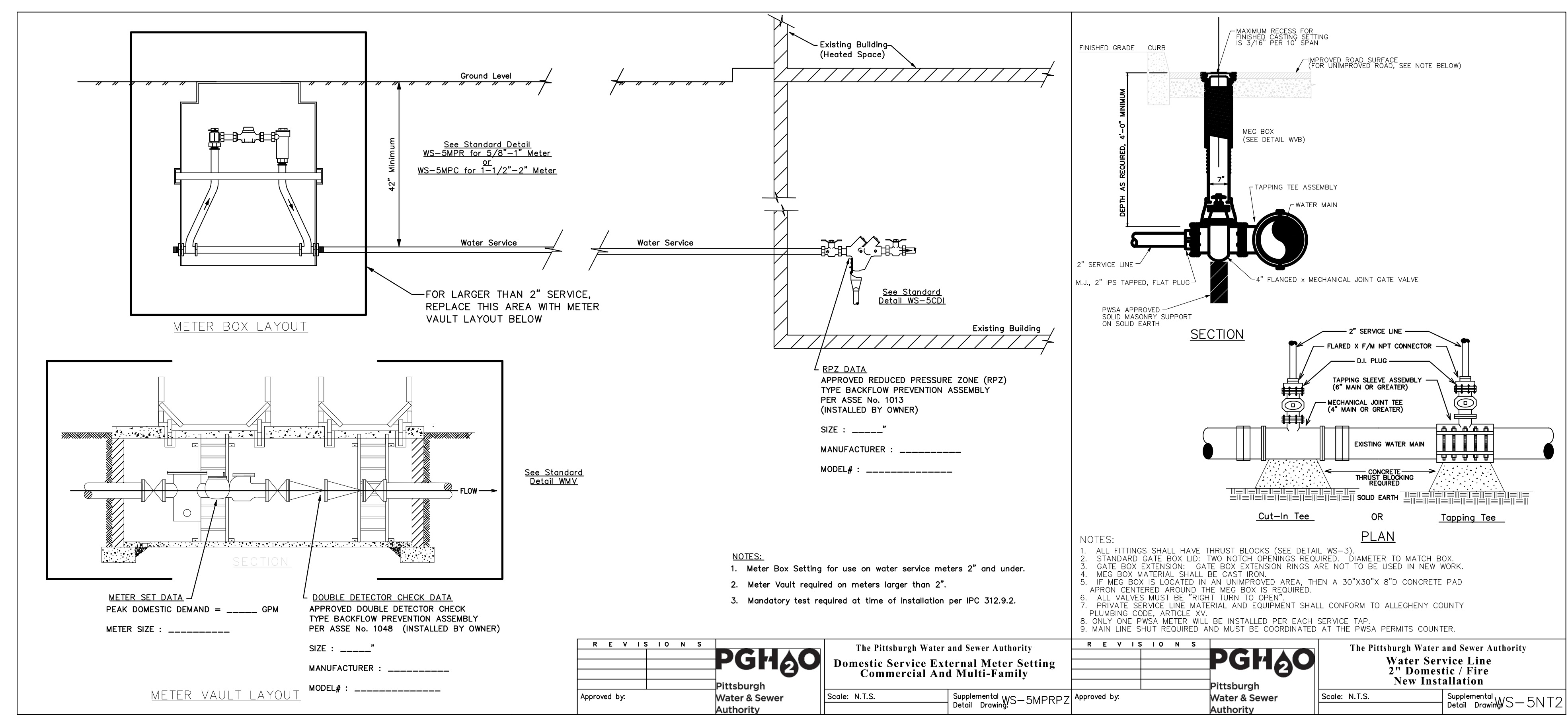
(Required for "Private Construction of Public Facilities" ONLY)

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PWSA PROJECT NUMBER _____

TAP C RECORD NUMBER _____

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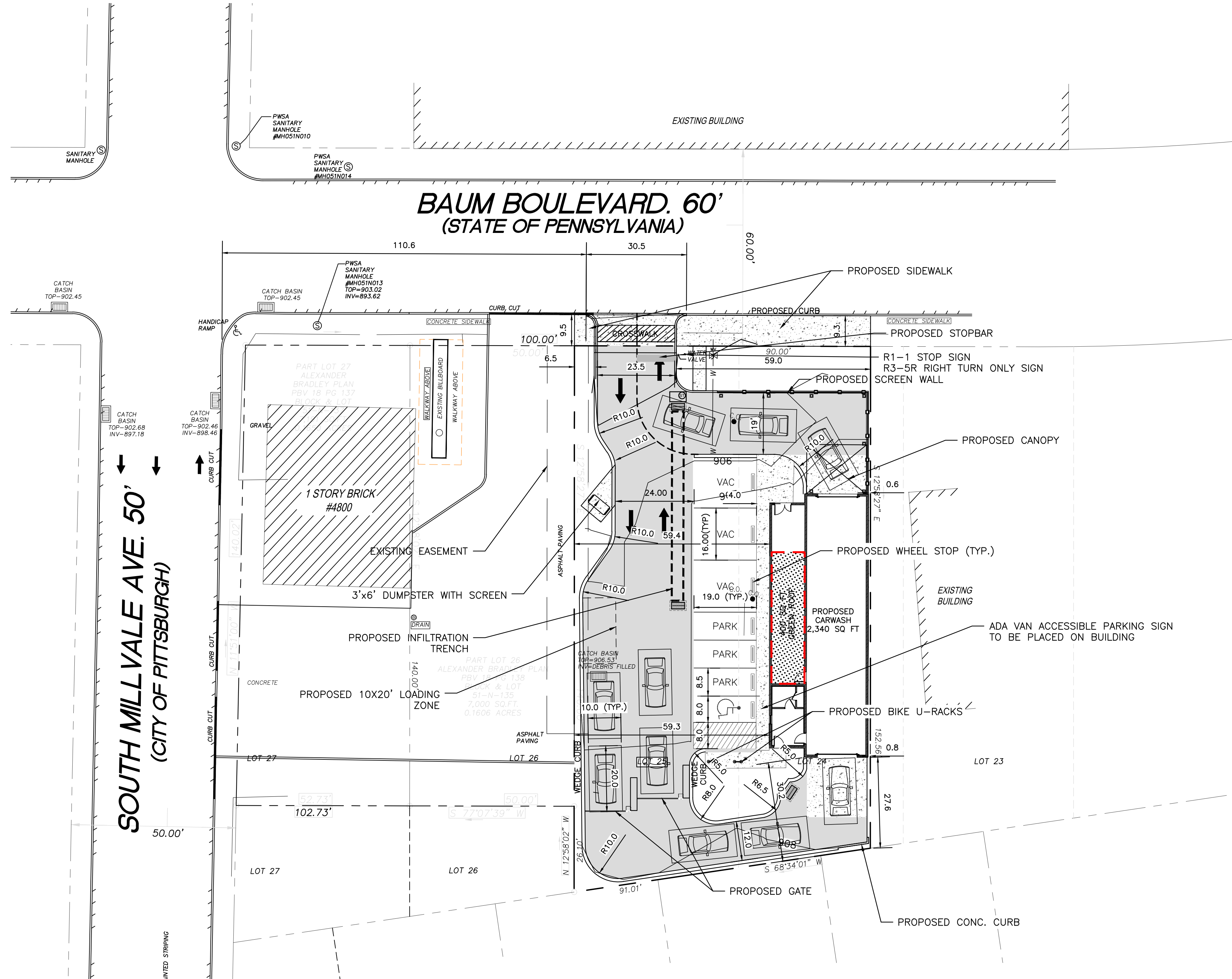
PREPARED BY: **KU Resources, Inc.**
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SCALE: PLAN -N.T.S.
 DATE: MARCH, 2021 SHEET _____ ACCESSION NO. _____
 REV 1: DECEMBER 8, 2021 3 OF 3
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P. VALENTI/STEVE TODOROVICH/10022061/3500/CAD/PRODUCTION/2001/10/20/1 TAP-IN-DETAIL-DWP-SHEET-3



- LEGEND**
- EXISTING SANITARY MANHOLE
 - EXISTING CATCH BASIN
 - ⊠ EXISTING WATER VALVE
 - PROPOSED CONCRETE CURB
 - PROPOSED WEDGE CURB
 - HEAVY DUTY PAVING
 - GREEN ROOF
 - PROPOSED FENCE
 - PROPOSED CATCH BASIN
 - ⋄ PROPOSED SANITARY CLEANOUT
 - PROPOSED INDEX CONTOUR
 - PROPOSED INTERMEDIATE CONTOUR

Site Development Standard	UNC District	Provided
Min. Lot Size	0	14,341 SF
Max. FAR	3:1	2,340 SQ FT
Lot Area = 14,341 SF per ALTA Survey	43,023 GSF	
Max. Lot Coverage	NA	NA
Min. Front Setback	NA	~ 50 feet
Min. Rear Setback, when not adjacent to a way	20 feet	Min. 27 feet
Min. Exterior Sideyard Setback(s)	NA	NA
Min. Interior Sideyard Setback	NA	1 foot > 40 feet
Max. Height	45 feet (not to exceed 3 stories)	18'-8"(1 STORY)



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.

SERIAL # 20211953362

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

SCALE: AS NOTED
 DATE: 12/22/2021
 DRAWN: APB
 CHECKED: TOM
 APPROVED: TOM

REFERENCE:
 BOUNDARY SURVEY BY: HAMPTON TECHNICAL ASSOCIATES INC.,
 GOOGLE EARTH
 PROJECT NAME: WALNUT CAPITAL PARTNERS
 PROJECT DATE: 12/21/05

ENGINEER:

PREPARED BY:

KU Resources, Inc.
 22 South Linden Street
 Duquesne, PA 15110
 412.469.9331
 412.469.9336 fax
 www.kuresources.com

PREPARED FOR:

STEVE TODOROVICH
 815 HEBERTON STREET
 PITTSBURGH, PA 15206

PROJECT:

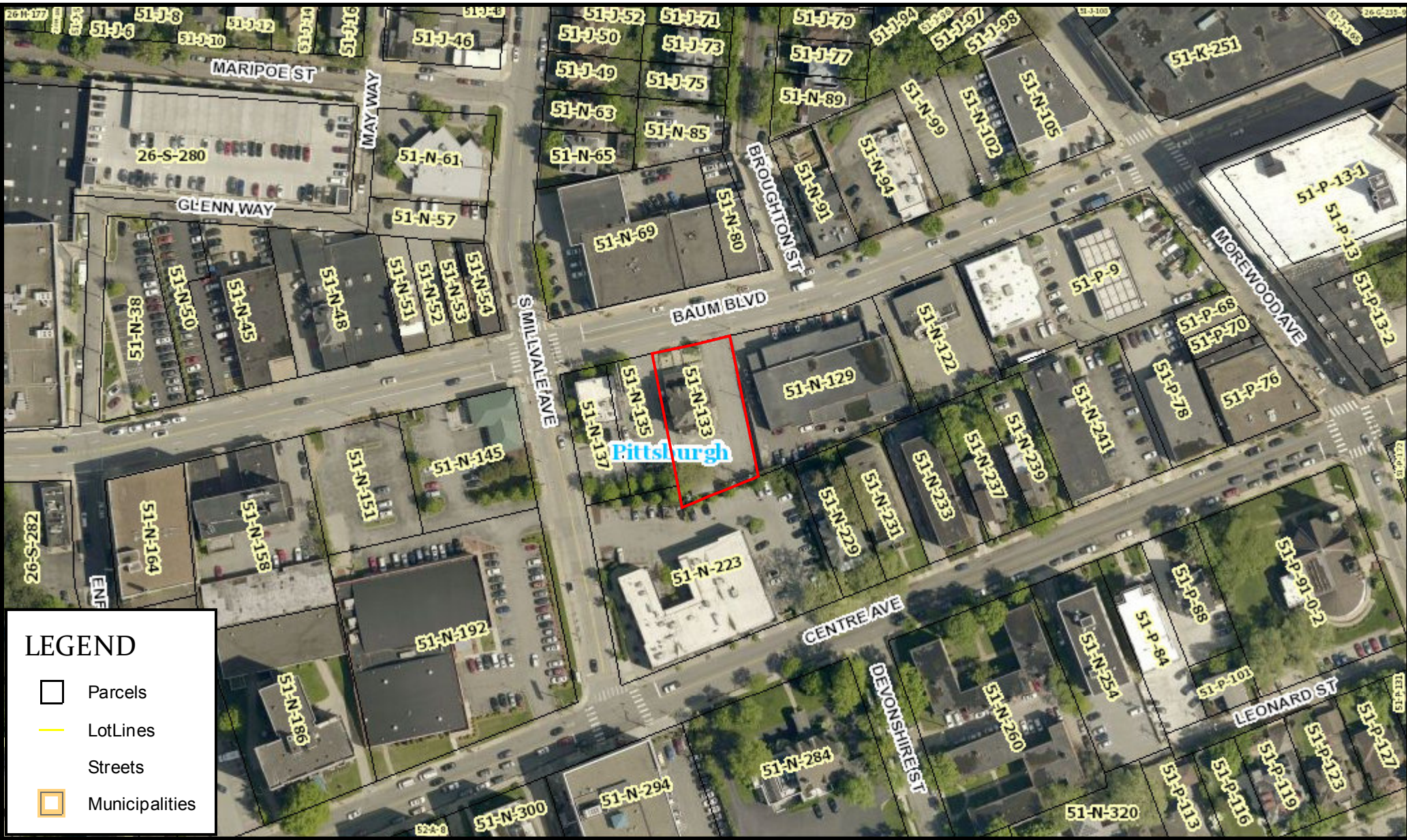
BAUM BOULEVARD
 CARWASH
 4808 BAUM BOULEVARD
 PITTSBURGH, PA 15222

DRAWING TITLE:

SITE PLAN

SHEET NO.

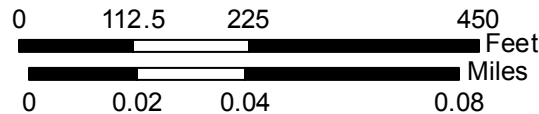
C-201



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



Parcel ID : 0051-N-00133-0000-00
 Property Address : 4808 BAUM BLVD
 PITTSBURGH, PA 15213

Municipality : 108 8th Ward - PITTSBURGH
 Owner Name : ORANGE CAFE INC (THE)

School District :	Pittsburgh	Neighborhood Code :	51C33
Tax Code :	Taxable	Owner Code :	Corporation
Class :	Commercial	Recording Date :	
Use Code :	RETL/APT'S OVER	Sale Date :	11/13/1998
Homestead :	No	Sale Price :	\$325,000
Farmstead :	No	Deed Book :	10343
Clean And Green	No	Deed Page :	41
Other Abatement :	No	Lot Area :	8,119 SQFT

SaleCode : Multi-Parcel Sale

2021 Full Base Year Market Value

2021 County Assessed Value

Land Value	\$246,000	Land Value	\$246,000
Building Value	\$310,400	Building Value	\$310,400
Total Value	\$556,400	Total Value	\$556,400

2020 Full Base Year Market Value

2020 County Assessed Value

Land Value	\$246,000	Land Value	\$246,000
Building Value	\$310,400	Building Value	\$310,400
Total Value	\$556,400	Total Value	\$556,400

Address Information

Owner Mailing : 120 MOORWOOD AVE
 PITTSBURGH, PA 15213-1121

④

Chicago Title Insurance Company

Will Call

File Number PIT210244
PM

THIS INDENTURE

MADE the 15th day of December, 2021, but effective as of the 15th day of December, 2021 between **THE ORANGE CAFÉ, INC.**, a Pennsylvania corporation (hereinafter called the "Grantor")

A

N

D

DSSL LLC, a Pennsylvania limited liability company (hereinafter called the "Grantee").

WITNESSETH, that the Grantor in consideration of the sum of **SEVEN HUNDRED THOUSAND AND 00/100THS DOLLARS (\$700,000.00)** paid to the Grantor by the Grantee, receipt of which is hereby acknowledged, does grant, bargain, sell and convey to the Grantee, its successors and assigns:

That certain real property legally described in Exhibit "A" attached hereto

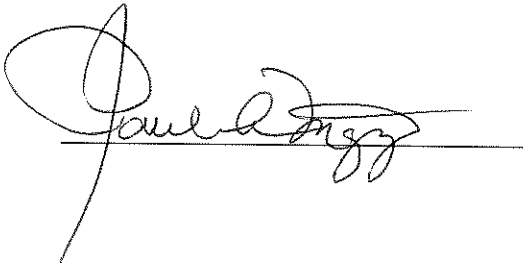
TOGETHER with all and singular ways, water-courses, rights (whether or not of record), licenses, permits liberties, improvements, buildings, privileges, hereditaments and appurtenances whatsoever thereunto belonging or in anywise appertaining, including without limitation, all mineral, oil, gas and other hydrocarbon substances on and under such land and all development, air and water rights relating to such land, and the reversions and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, use, trust, property, possession, claim and demand whatsoever, of the Grantors in law, equity, or otherwise howsoever, of, in, to or out of the same, and every part thereof.

TO HAVE AND TO HOLD the same to and for the use of the Grantee, its successors and assigns forever, and the Grantor, for itself, its representatives, successors, and assigns hereby covenant and agree that it shall **WARRANT SPECIALLY** the property hereby conveyed.

NOTICE -- THIS DOCUMENT MAY NOT/DOES NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE/HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL AND, IN THAT CONNECTION, DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR OTHER STRUCTURE ON OR IN SUCH LAND. THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS


NOTICE—THE UNDERSIGNED, AS EVIDENCED BY THE SIGNATURE(S) TO THIS NOTICE AND THE ACCEPTANCE AND RECORDING OF THIS DEED, (IS, ARE) FULLY COGNIZANT OF THE FACT THAT THE UNDERSIGNED MAY NOT BE OBTAINING THE RIGHT OF PROTECTION AGAINST SUBSIDENCE, AS TO THE PROPERTY HEREIN CONVEYED, RESULTING FROM COAL MINING OPERATIONS AND THAT THE PURCHASED PROPERTY, HEREIN CONVEYED, MAY BE PROTECTED FROM DAMAGE DUE TO MINE SUBSIDENCE BY A PRIVATE CONTRACT WITH THE OWNERS OF THE ECONOMIC INTEREST IN THE COAL. THIS NOTICE IS INSERTED HEREIN TO COMPLY WITH THE BITUMINOUS MINE SUBSIDENCE AND LAND CONSERVATION ACT OF 1966, AS AMENDED 1980, P.L. 874, NO. 156 §1.

ATTEST:
WITNESS:



Paul Anzzy

DSSL LLC, a Pennsylvania limited liability company

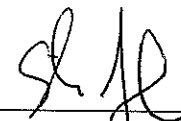
By: 
Name: Stephen T Todorovich
Title: _____

CERTIFICATE OF RESIDENCE

The Undersigned hereby certifies as follows:

1. The address for the Grantee for the purpose of mailing real estate tax statements is 815 Heberton Street, Pittsburgh, PA 15206.
2. The address of Grantee for the purpose of mailing notices of assessment changes is 815 Heberton Street, Pittsburgh, PA 15206.

DATED: 12-15-21



For Grantee

EXHIBIT "A"

ALL THAT CERTAIN lot or piece of land situate in the Eighth Ward of the City of Pittsburgh, County of Allegheny, and Commonwealth of Pennsylvania being Lot No. 25 in the Bradley Property Plan of Lots, recorded in the Recorder's Office of said County in Plan Book Volume 18, page 138.

BEGINNING at a point on the Southerly side of Baum Boulevard a distance of 100 feet from South Millvale Avenue at a point in the dividing line between Lots Nos. 26 and 25 in said Plan; thence in a Southerly direction along said last-mentioned line a distance of 166.15 feet to a point common to Lots Nos. 26, 3 and 25 in said Plan; thence in an Easterly direction along the line dividing Lots Nos. 3 and 4 from Lot No. 25 a distance of 50.565 feet to a point common to Lots Nos. 25, 4 and 24 in said Plan; thence along the dividing line between Lots Nos. 25 and 24 in a Northerly direction a distance of 158.62 feet to Baum Boulevard; thence in a Westerly direction along Baum Boulevard, a distance of 50 feet to the place of beginning.

AND

ALL THAT CERTAIN lot or parcel of land situate in the Eighth Ward of the City of Pittsburgh, County of Allegheny, and Commonwealth of Pennsylvania, being the Westerly 40 feet of Lot No. 24 in the Alexander Bradley Plan of Lots of record in the Recorder's Office of said County in Plan Book Volume 18, Page 138, more particularly bounded and described as follows:

BEGINNING at a point on the Southerly side of Baum Boulevard (formerly Atlantic Avenue) at the dividing line between Lots Nos. 24 and 25 in said Plan; thence along said Southerly side of Baum Boulevard North $77^{\circ} 7' 30''$ East, 40 feet to a point; thence leaving said side of Baum Boulevard by a line parallel to said dividing line, South $11^{\circ} 51'$ East, 152.60 feet, more or less, to a point on the dividing line between Lots Nos. 5 and 24 in said Plan; thence along the line dividing said Lot No. 24 from Lots Nos. 4 and 5 in said Plan, South $68^{\circ} 34'$ West, 40.45 feet, more or less, to a point at said above-mentioned dividing line between Lots Nos. 24 and 25 in said Plan; thence along said last-mentioned dividing line, North $11^{\circ} 51'$ West, 158.62 feet to a point at the place of beginning.

BEING designated as Block 51-N, Lot No. 133, in the Deed Registry of Allegheny County, Pennsylvania.

BEING the same property conveyed to The Orange Café, Inc. by deed of Paul Samreny, married, Agnes Samreny, single, and Lorese S. Budziak, married, dated November 13, 1998 and recorded in Deed Book Volume 10343, page 41, which deed contained an erroneous reference to a lot and block number.

October 13, 2021

Bob Smith
KU Resources
22 South Linden St
Duquesne, PA 15110

Subject: Water and Sewer (W&S) Use Approval
Project Name: 4808 Baum Blvd (Project)
PWSA Project No.: 20014.34

Dear Mr. Smith:

The W&S Use Application for the Project has been approved, as summarized below:

Type of Flow	Sanitary, gpd	Water, gpd
<i>Project Flow</i>	3919	4109
<i>Existing Flow</i>	0	0
<i>Net Flow</i>	3919	4109

The PWSA shall request the Department of Environmental Protection (DEP) to issue a Final Determination on the Need for Sewage Planning. If sewage planning is required, we have enclosed for your use the location of the most limited capacity sewer (MLCS). The hydraulic capacity of the MLCS shall be determined via the following method:

- Peak Flow Depth Measurements (Sanitary Net Flow \leq 4,000 gpd)
- Flow Monitoring (Sanitary Net Flow $>$ 4,000 gpd)

Our review was based on information provided by others under the assumption that this information was accurate and complete. Should you have any questions, please do not hesitate to contact me directly at 412-255-8800 x 8898 or ddietrich@pgh2o.com.

Sincerely,



Dan Dietrich
Associate Project Manager

Enclosure(s)

cc: Barry King, PE, PMP – PWSA (via email)
Kate Mechler, PE – PWSA (via email)
Robert Herring, PE, PMP – PWSA (via email)
eBuilder – Filing System (via email)

October 8, 2021

Mr. Thomas Flanagan
PA Department of Environmental Protection
Clean Water Program
400 Waterfront Drive
Pittsburgh, PA 15222

Subject: Preliminary Determination on the Need for Sewage Planning
Project Name: 4808 Baum Boulevard (Project)
PWSA Project No.: 20014.34

Dear Mr. Flanagan:

Please be advised that the Pittsburgh Water and Sewer Authority has approved the Water and Sewer (W/S) Use Application for the aforementioned Project. We have enclosed the W/S Use Approval Letter and the supporting documentation. The approved sanitary flows are summarized below:

Type of Sanitary Flow	Definition	Flow, gpd
Project Flow	Peak daily flow associated with the Project	3,919
Existing Flow	Peak daily flow within the past five years	0
Net Flow	= Project Flow – Existing Flow	3,919

Please see below for our Preliminary Determination on the Need for Sewage Planning:

- Yes, we believe the Project requires sewage planning
 No, we believe the Project does not require sewage planning

Based on the foregoing, please provide a Final Determination on the Need for Sewage Planning.

Our review was based on information provided by others under the assumption that this information was accurate and complete. Should you have any questions, please do not hesitate to contact me directly at 412-255-8800 x 8898 or ddietrich@pgh2o.com.

Sincerely,



Daniel Dietrich
Associate Project Manager

Enclosure(s)

cc: Barry King, P.E. – PWSA (via email)
Kate Mechler, P.E. – PWSA (via email)
Robert Herring, P.E. – PWSA (via email)
Bob Smith – Applicant (via email)
eBuilder – Filing System (via email)



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

Information to be submitted by the Applicant:			
Property Owner Name:	ORANGE CAFE INC (THE)		
Address of Property:	4808 Baum Blvd (51-N-133)		
Proposed Use of Site:	Car Wash		
Closest street intersection to the property:	S Millvale Ave & Baum Blvd		
Requester Information			
Name:	Bob Smith	Date of Request:	3/25/2021
Address:	22 S Linden St		
Phone Number:	(412) 469-9331		
Email Address:	bsmith@kuresources.com		
Preferred Method of Delivery:	<input checked="" type="checkbox"/> Email	<input type="checkbox"/> Mail	
PWSA Use Only:			
PWSA Water Service Available	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Size / Location: <u>6" Baum Blvd</u>
PWSA Sewer Service Available:	<input type="checkbox"/> Yes	<input type="checkbox"/> No	Size / Location: <u>15" Baum Blvd</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:	_____		
PWSA Approval:	Signature and Date	<i>Wendy M. Dean</i>	3/26/2021
	Name (printed)	Wendy M. Dean	
	Title	Engineering Tech II	

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.

March 26, 2021

Bob Smith
22 South Linden Street
Duquesne, PA 15110

RE: Water and Sewer Availability
4808 Baum Blvd.

Dear Mr. Smith:

In response to your inquiry on 3/25/2021 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) 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

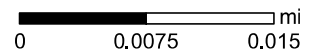
cc: PWSA File

4808 Baum Blvd - Sewer



Legend

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



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.

4808 Baum Blvd - Water



Legend

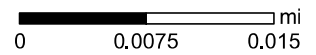
WATER

- Meter
- Curb Box
- Water System Pump
- Hydrant
- System Valve
- Dividing Pressure Valve
- Coupling
- Tee
- Cross
- Reducer
- End Cap
- Wash Out
- Rising Main
- Supply Main
- Transmission Main
- Distribution Main
- Hydrant Branch
- Private Main
- Water Service Line

- Pressure Monitoring Station
- Water Manhole

- ### SEWER
- Manhole
 - Junction
 - Inlet

- Private Inlet
- Outfall
- End Cap
- Sewer Pump Station
- Combined Sewer
- Sanitary Sewer
- Storm Sewer
- Regulated Combined Sewer
- Overflow Sewer
- Interceptor
- Sewer Force Main
- Private Sewer
- Undefined Sewer
- Green Infrastructure Underground Facilities



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Date: 3/26/2021

October 13, 2021

Mr. Thomas Flanagan
PA Department of Environmental Protection
Clean Water Program
400 Waterfront Drive
Pittsburgh, PA 15222

Subject: Tap Allocation Authorization Letter

Dear Mr. Flanagan:

Please be advised that the Pittsburgh Water and Sewer Authority (PWSA) authorizes the tap allocations associated with the following Project:

Project Name:	4808 Baum Blvd
Project Address:	4808 Baum Blvd Pittsburgh, PA 15213
Net Flow, gpd:	3919
EDU's, 400gpd/EDU:	9.8

Our review is based on information provided by others under the assumption that this information was accurate and complete. Should you have any questions, please do not hesitate to contact me directly at x 8898 or ddietrich@pgh2o.com.

Sincerely,



Daniel Dietrich
Associate Project Manager

cc: Barry King, P.E. – PWSA (via email)
Kate Mechler, P.E. – PWSA (via email)
Robert Herring, P.E. – PWSA (via email)
Bob Smith – Applicant (via email)
Regis Ryan – DEP (via email)
eBuilder – Filing System (via email)