



A FULL-SERVICE CIVIL ENGINEERING FIRM

C-41184-0100

December 2024

## The Parker

449 Melwood Avenue  
5<sup>th</sup> Ward, City of Pittsburgh  
Allegheny County, PA

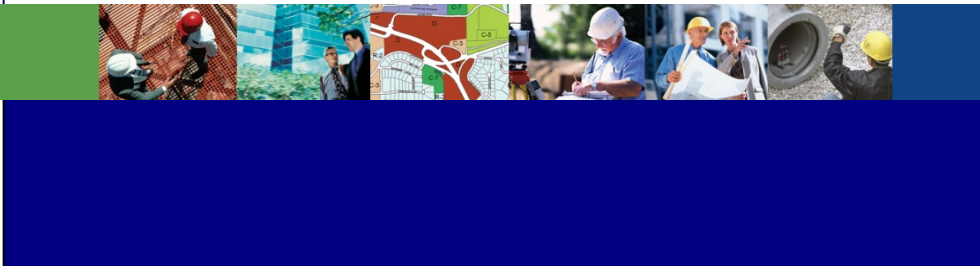
### PREPARED FOR

Hudson Melwood, LP  
2450 Shenango Valley Freeway  
Hermitage, PA 16148

### SUBMITTED BY

Madeline Bell  
The Gateway Engineers, Inc.  
100 McMorris Road  
Pittsburgh, PA 15205  
412.921.4030 PHONE  
412.921.9960 FAX  
[www.gatewayengineers.com](http://www.gatewayengineers.com)  
[mbell@gatewayengineers.com](mailto:mbell@gatewayengineers.com)

# SEWAGE FACILITIES PLANNING MODULE



## **EXHIBITS**

- EXHIBIT A. Sewage Facilities Planning Module (SFPM) – Component 3 – Sewage Collection and Treatment Facilities
- EXHIBIT B. Project Narrative
- EXHIBIT C. USGS Site Location Map
- EXHIBIT D. Sewage Flow Calculations
- EXHIBIT E. Hydraulic Capacity Calculations (Signed and Sealed)
- EXHIBIT F. Sewage Facilities Planning Module – Component 4A – Municipal Planning Agency Review
- EXHIBIT G. Sewage Facilities Planning Module – Component 4C – County of Joint Health Department Review
- EXHIBIT H. Utility Plan
- EXHIBIT I. Water and Sewer Availability Letter

EXHIBIT A.

**Sewage Facilities Planning Module – Component 3 – Sewage Collection  
and Treatment Facilities**



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

Code No.
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**SEWAGE FACILITIES PLANNING MODULE**

**Component 3. Sewage Collection and Treatment Facilities**

*(Return completed module package to appropriate municipality)*

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

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

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

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

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

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

1. Project Name The Parker
2. Brief Project Description Development of a 161 multi-unit apartment complex.

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

Municipality Name	County	City	Boro	Twp
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
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Municipality Mailing Address Line 1	Mailing Address Line 2
Department of City Planning	200 Ross Street, Suite 4

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

Area Code + Phone + Ext.	FAX (optional)	Email (optional)
412-255-2516		



**C. SITE INFORMATION** (See Section C of instructions)

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

The Parker

Site Location Line 1  
449 Melwood Avenue

Site Location Line 2

Site Location Last Line -- City  
Pittsburgh

State  
PA

ZIP+4  
15213

Latitude

Longitude

Detailed Written Directions to Site From Bigelow Boulevard, continue onto N. Crag Street. Turn left onto Baum Boulevard and then turn left onto Melwood Avenue. The project site will be on the left.

Description of Site Development of a 161 multi-unit apartment complex.

**Site Contact (Developer/Owner)**

Last Name

First Name

MI

Suffix

Phone

Ext.

Coey

Kelley

724-981-1204

106

Site Contact Title

Site Contact Firm (if none, leave blank)

Development Coordinator

Hudson Melwood, LP

FAX

Email

724-981-4810

kcoey@hudsoncompanies.net

Mailing Address Line 1

Mailing Address Line 2

2450 Shenango Valley Freeway

Mailing Address Last Line -- City

State

ZIP+4

Hermitage

PA

16148

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

Last Name

First Name

MI

Suffix

Donnelly

Sean

M

P.E.

Title

Consulting Firm Name

Project Manager

The Gateway Engineers, Inc.

Mailing Address Line 1

Mailing Address Line 2

100 McMorris Road

Address Last Line -- City

State

ZIP+4

Country

Pittsburgh

PA

15205

U.S.

Email

Area Code + Phone

Ext.

Area Code + FAX

sdonnelly@gatewayengineers.com

412-409-2288

**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 (PWSA)

**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 82.5

Connections 1

Name of:

existing collection or conveyance system Melwood Ave - 18" VCP

owner PWSA

existing interceptor Allegheny River

owner Allegheny County Sanitary Authority (ALCOSAN)

**2. WASTEWATER TREATMENT FACILITY**

Check all boxes that apply, and provide information on collection, conveyance and treatment facilities and EDU's served. This information will be used to determine consistency with Chapter(s) 91 (relating to general provisions), 92 (relating to national Pollution Discharge Elimination System permitting, monitoring and compliance) and 93 (relating to water quality standards).

a. Check appropriate box and provide requested information concerning the treatment facility

- New facility     Existing facility     Upgrade of existing facility     Expansion of existing facility

Name of existing facility ALCOSAN Woods Run WWTP

NPDES Permit Number for existing facility PA0025984

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

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

b. The following certification statement must be completed and signed by the wastewater treatment facility permittee or their representative.

As an authorized representative of the permittee, I confirm that the ALCOSAN Woods Run (Name from above) sewage treatment facilities can accept sewage flows from this project without adversely affecting the facility's ability to achieve all applicable technology and water quality based effluent limits (see Section I) and conditions contained in the NPDES permit identified above.

Name of Permittee Agency, Authority, Municipality ALCOSAN

Name of Responsible Agent Shawn P. McWilliams, EIT

Agent Signature *Shawn P. McWilliams* Date 11/26/2024

(Also see Section I. 4.)

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

**3. PLOT PLAN**

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

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

**4. WETLAND PROTECTION**

YES NO

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

**5. PRIME AGRICULTURAL LAND PROTECTION**

YES NO

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

**6. HISTORIC PRESERVATION ACT**

YES NO

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

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

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

Check one:

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

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

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

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

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

**1. Waters designated for Special Protection**

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

**2. Pennsylvania Waters Designated As Impaired**

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

**3. Interstate and International Waters**

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

**4. Tributaries To The Chesapeake Bay**

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

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

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

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

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

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

1. Project Flows ~~30000~~ 33000 gpd
2. Total Sewage Flows to Facilities (pathway from point of origin through treatment plant)

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

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

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

	a. Design and/or Permitted Capacity (gpd)		b. Present Flows (gpd)		c. Projected Flows in 5 years (gpd) (2 years for P.S.)	
	Average	Peak	Average	Peak	Average	Peak
<b>Collection</b>	6832177	23912618	71000	2198000	669300	2342550
<b>Conveyance</b>	<u>31,200,000</u>	<u>31,200,000</u>	<u>8,810,000</u>	<u>10,800,000</u>	<u>8,931,400</u>	<u>10,941,300</u>
<b>Treatment</b>	<u>250,000,000</u>	<u>250,000,000</u>	<u>175,900,000</u>	<u>250,000,000</u>	<u>251,454,000</u>	<u>480,000,000</u>

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 PWSA

Name of Responsible Agent Zach Rinker

Agent Signature Zach Rinker Zach Rinker  
Date 2024.10.24

10:17:11 -04'00'

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

c. Conveyance System

Name of Agency, Authority, Municipality ALCOSAN

Name of Responsible Agent Shawn P. McWilliams, EIT

Agent Signature *Shawn P. McWilliams*

Date 11/26/2024

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 11/26/2024

**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 sponsor), 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.

Sean M. Donnelly

Name (Print)



Signature

Project Manager

Title

11-13-2024

Date

100 McMorris Road, Pittsburgh, PA 15205

Address

412-409-2288

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.

$$\#82.5 \quad \text{Lots (or EDUs)} \times \$50.00 = \$ 4125$$

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:

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

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)



November 26, 2024

**Members of the Board**

Shannah Tharp-Gilliam, Ph.D.  
*Chair Person*

Emily Kinkead  
Sylvia Wilson  
Harry Readshaw  
Darrin Kelly  
Paul Klein  
Theresa Kail-Smith

Arletta Scott Williams  
*Executive Director*

Douglas A. Jackson, P.E.  
*Director  
Operations & Maintenance*

Michelle M. Buys, P.E.  
*Director  
Environmental Compliance*

Kimberly N. Kennedy, P.E.  
*Director  
Engineering & Construction*

Karen Fantoni, CPA, CGMA  
*Director  
Finance*

Michael Lichte, P.E.  
*Director  
Regional Conveyance*

Jeanne K. Clark  
*Director  
Governmental Affairs*

Julie Motley-Williams  
*Director  
Administration*

Ms. Madeline Bell  
The Gateway Engineers, Inc.  
100 McMorris Road  
Pittsburgh, PA 15205

**Re: The Parker  
City of Pittsburgh, 5<sup>th</sup> Ward – Allegheny County  
PA DEP Sewage Facilities Planning Module  
ALCOSAN Point of Connection, Regulator A-22**

Dear Ms. Bell,

We have reviewed the Component 3 Planning Module for the referenced project to be located in City of Pittsburgh, 5<sup>th</sup> Ward. The project will generate peak flows of 33,000 gpd in the ALCOSAN Allegheny River Interceptor and Woods Run Treatment Plant.

The capacity at the ALCOSAN A-22 structure is approximately 31.2 MGD. The monitored peak dry weather flows are 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  
Project Engineer

Attachment

Cc: Christina Dean (w/o attachment) Mahbuba Iasmin/ PADEP (w/o attachment)  
Leslie Sanford (w/o attachment) Issa Tijani/ ACHD (w/o attachment)  
Michael Lichte (w/o attachment) Zach Rinker/ PWSA (w/o attachment)

**EXHIBIT B.**

**Project Narrative**

## **Anticipated Sewage Flow Calculations**

The Parker  
425 Melwood Ave, 5<sup>th</sup> Ward, City of Pittsburgh

The proposed The Parker project consists of the construction of a 12-story apartment building with 161 apartment units of varying size on floors 2 - 12 and a lobby and amenities on the 1<sup>st</sup> floor. The building will be constructed at 419 Melwood Ave where an existing warehouse facility is located. The property of interest is Lot 105 of Block 26-S in the 5<sup>th</sup> Ward of the City of Pittsburgh and is currently owned by Hudson Melwood LP. The project area encompasses the entire 4,360 square foot lot.

The project site will experience an increase in water consumption and sanitary flow due to the construction of the apartment building where the warehouse currently exists. A total peak consumption/flow of 1,280 GPD exists for this warehouse.

The proposed floor plans and peak flows provided in Table 2-1 of PWSA's Developers Manual were utilized to determine the proposed peak sewage flow and water consumption for the apartment building. The apartment building will contain 117 one-bedroom units, 33 two-bedroom units, and 11 three-bedroom units. A total peak flow of 34,280 GPD is proposed for The Parker. Removing the existing flow from the warehouse results in a peak net flow of 33,000 GPD (82.5 EDUs).

The sanitary sewer in Melwood Ave is an 18" PWSA owned combination gravity sewer and connects into the Allegheny River Interceptor Sewer A-22 and then to ALCOSAN's treatment plant where the sewage receives final treatment.

## **Flow Calculation Summary**

### **Present Flows – Flow Monitoring**

One month of flow monitoring was completed by Drnach Environmental in MH026S013 to determine the existing average and peak flows present in the sewer of interest. Flow monitoring began on 8/16/2024 and ended on 9/14/2024. **Analysis of the received data reports an existing average flow of 0.071 MGD and an peak hourly flow of 2.198 MGD.**

### **Design Capacity**

The existing sewer's average and peak hydraulic capacity were calculated by determining the existing slope of the sewer of interest using as-built information and the 3RWW Atlas between the monitoring manhole (MH026S011) and the next upstream manhole (MH026S013). The sewer was analyzed under full flow conditions, and a peaking factor of 3.5 (combined sewer) was applied to obtain the peak hydraulic capacity per the PWSA Developer's Manual. **The average hydraulic capacity was calculated to be 6.832 MGD and the peak hydraulic capacity was calculated to be 23.912 MGD.**

### **5-Year Projected Flow**

Using the equations in the PWSA Developer's Manual, the net flow, 33,000 GPD, was added to the present average and peak flows to determine the projected flow in 5 years. **The projected average flow is estimated to be 0.669 MGD and the projected peak flow is estimated to be 2.342 MGD.** Since the 5-year flows are less than the calculated design capacity of the sewer, the additional flow due to the construction of The Julian will not overload the sewer.

manhole (MH026S013) and the next upstream manhole (JCT026S004). The minimum slope of this sewer per the 1913 sewer as-built plan is %. The sewer was analyzed under full flow conditions, and a peaking factor of 3.5 (combined sewer) was applied to obtain the peak hydraulic capacity per the PWSA Developer's Manual. **The average hydraulic capacity was calculated to be 4.951 MGD and the peak hydraulic capacity was calculated to be 17.328 MGD.**

#### 5-Year Projected Flow

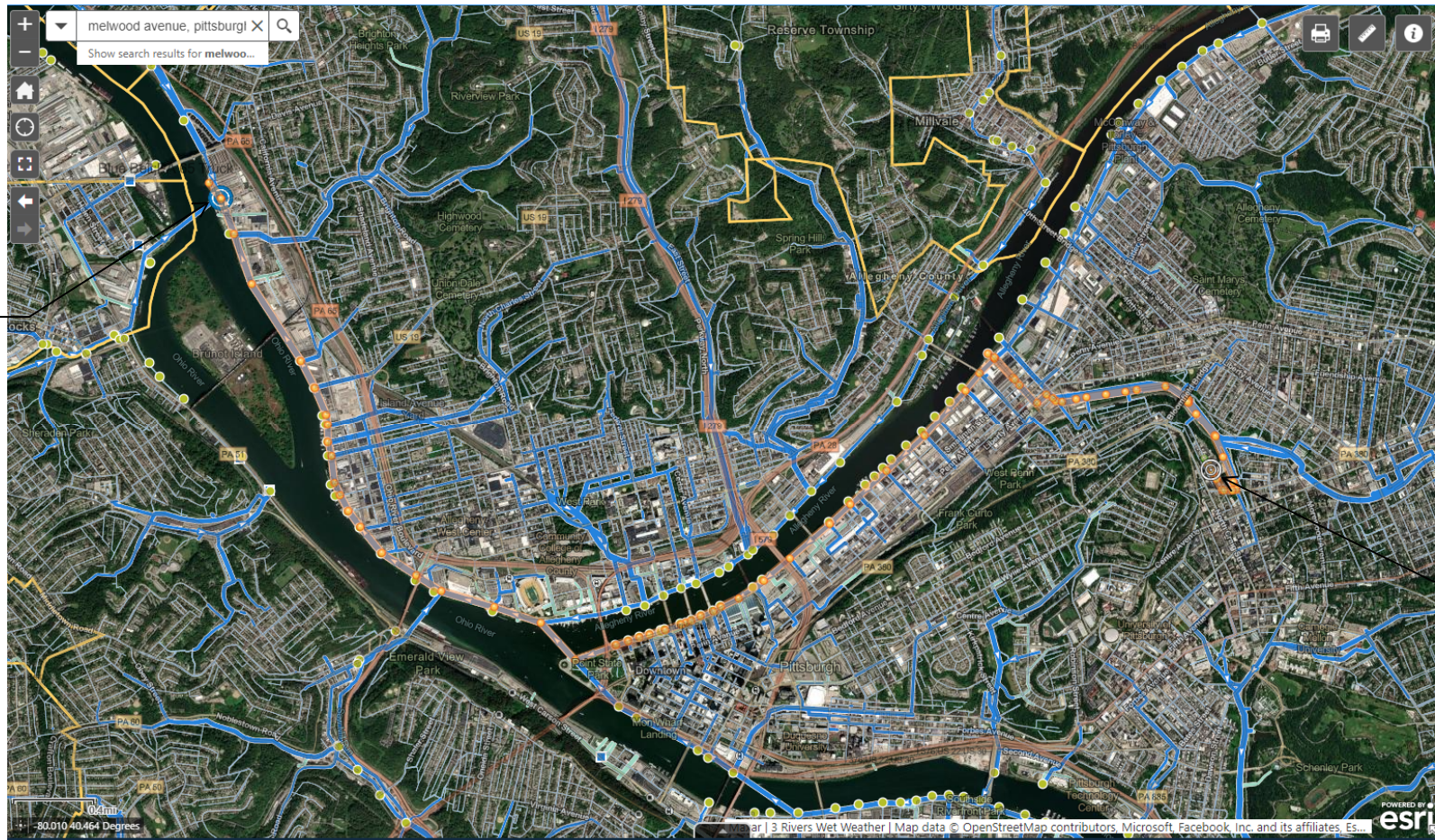
Using the equations in the PWSA Developer's Manual, the net flow, 33,000 GPD, was added to the present average and peak flows to determine the projected flow in 5 years. **The projected average flow is estimated to be 0.670 MGD and the projected peak flow is estimated to be 2.343 MGD.** Since the 5-year flows are less than the calculated design capacity of the sewer, the additional flow due to the construction of The Parker will not overload the sewer.



## Sewer Flow Mapping

The Parker

449 Melwood Avenue, 5<sup>th</sup> Ward, City of Pittsburgh



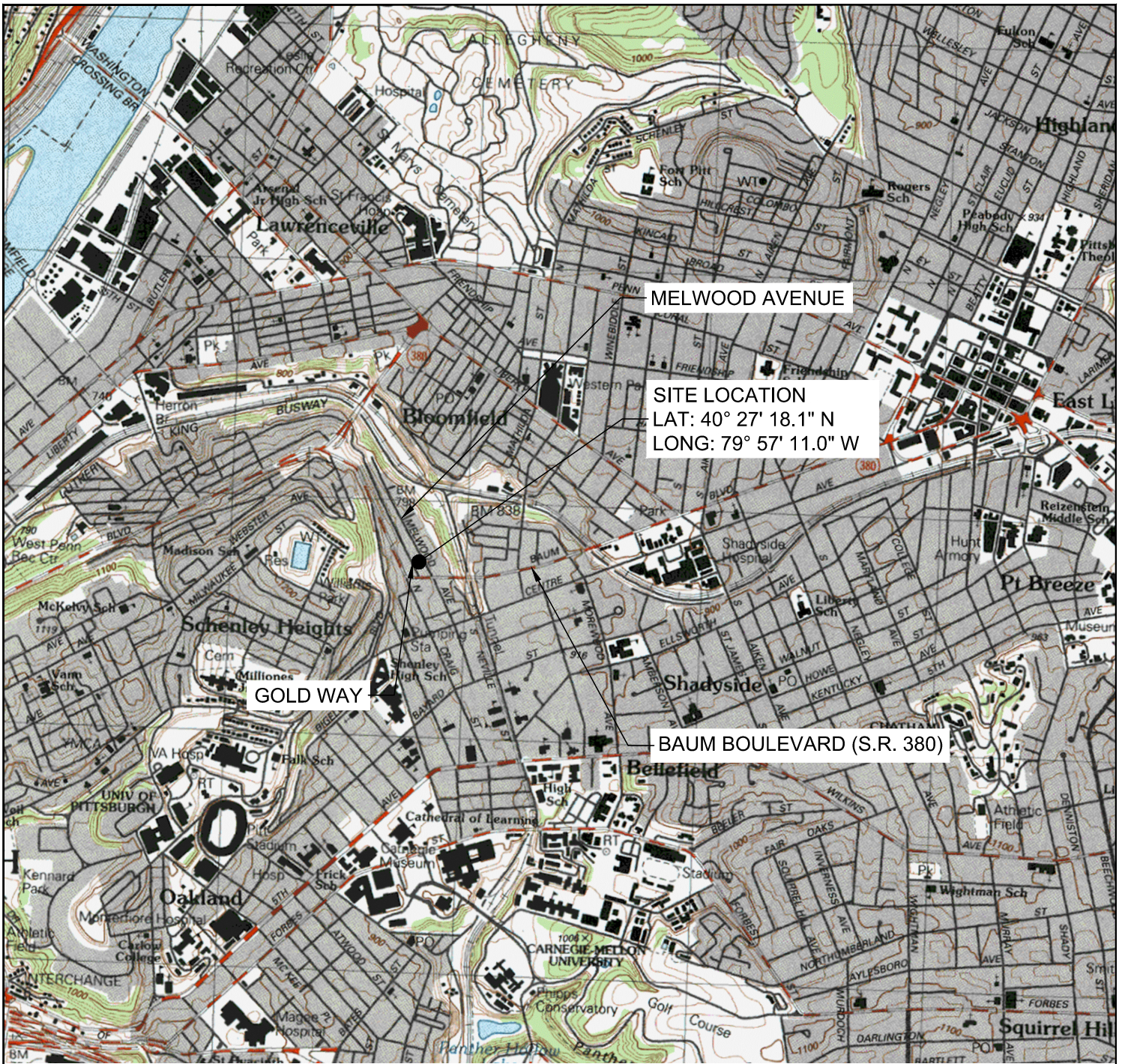
Source: 3 River's Wet Weather Sewer Atlas



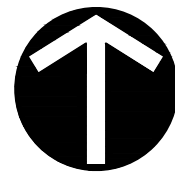
EXHIBIT C.

**USGS Site Location Map**





USGS SITE LOCATION MAP  
PITTSBURGH EAST  
QUADRANGLE



NORTH

USGS SITE LOCATION MAP  
Project Number: 41184-0100  
Drawing Scale: 1" = 200'  
Data Source: \_\_\_\_\_  
Index Number: \_\_\_\_\_  
Drawn By: WKA  
Checked By: SMD  
Project Manager: SMD  
**USGS**

**THE PARKER**  
425 MELWOOD AVE  
PITTSBURGH, PA 15213 (5TH WARD)  
PREPARED FOR:  
**HUDSON COMPANIES**  
2450 SHENANGO VALLEY FREEWAY  
HERMITAGE, PA 16148

Date	No	REVISION RECORD
-	01	-
-	02	-
-	03	-
-	04	-
-	05	-
-	06	-
-	07	-
-	08	-

**GATEWAY**<sup>®</sup>  
The Gateway Engineers, Inc.  
Full-Service Civil Engineering & Surveying  
Pittsburgh, PA  
gatewayengineers.com 855-634-9284



EXHIBIT D.

**Sewage Flow Calculations**

## Anticipated Sewage Flow Calculations

The Parker  
449 Melwood Ave, 5<sup>th</sup> Ward, City of Pittsburgh

*Parcel ID: 26-S-127*

Maximum Floor Area Allowances per occupant<sup>2</sup>: Warehouse= 500 sf per occupant  
Warehouse area= 7,440 SF  
Total Number of Employees = 7,440 SF/ 500 sf per occupant = 15 occupants

*Parcel ID: 26-S-133*

Maximum Floor Area Allowances per occupant<sup>2</sup>: Warehouse= 500 sf per occupant  
Warehouse area= 4,360 sf  
Total Number of Employees = 4,360 SF/ 500 sf per occupant = 9 occupants

Maximum Floor Area Allowance per occupant<sup>2</sup>: Business area = 100 sf per occupant  
Office Area = 4,360 sf  
Total Number of Employees = 4,360 SF/ 100 sf per employee = 44 employees

### **Total Peak Existing Flow**

[15 occupants x (35 GPD/employee)] + [9 occupants x (35 GPD/employee)] + [44 occupants x (10 GPD/employee)] = 1,280 GPD

### **Peak Proposed Flow** **Unit Summary**

1 bedroom apartments:  
Studio = 11 units  
1 bedroom = 106 units  
Total = 117 units

2 bedroom apartments:  
2 bedroom = 33 units

3 bedroom apartments:  
3 bedroom = 11 units

### **Water Use and Sanitary Sewage Flow Estimate**

Flows from Table 1 of Section 3 within the PWSA Developer's Manual:

1 bedroom = 150 GPD/unit  
2 bedrooms = 300 GPD/unit  
3 bedrooms = 400 GPD/unit  
Office = 10 GPD/employee  
Event space = 10 GPD/employee  
Gym = 15 GPD/employee

Maximum Floor Area Allowances per occupant<sup>2</sup>: Business area = 100 sf per occupant  
Office Area= 170 sf  
Total Number of Employees = 170 sf / 100 sf per occupant = 2 employees

Maximum Floor Area Allowances per occupant<sup>2</sup>: Unconcentrated (tables and chairs) = 15 sf per occupant

Event space= 1,681 sf

Total Number of Employees = 1,681 sf / 15 sf per occupant = 112 occupants

Maximum Floor Area Allowances per occupant<sup>2</sup>: Exercise rooms = 50 sf per occupant

Gyms= 4,267 sf

Total Number of Employees = 4,267 sf / 50 sf per occupant = 86 occupants

***Peak Flow Calculation:***

[117 units x (150 GPD/unit)] + [33 units x (300 GPD/unit)] + [11 units x (400 GPD/unit)] + [ 2 employees x (10 GPD/employee)] + [ 112 occupants x (10 GPD/occupant)] + [ 86 occupants x (15 GPD/occupant)] =  
34,280 GPD

**Net Sewage Flow / Water Consumption**

Net Sewage Flow = Peak Proposed Flow – Peak Existing Flow

Net Sewage Flow = 34,280 GPD – 1,280 GPD

**Net Sewage Flow = 33,000 GPD (82.5 EDUs)**

Net Sewage Flow = Net Water Usage

**Net Sewage Flow = 33,000 GPD (82.5 EDUs)**

**Sources:**

<sup>1</sup> Table 1, Section 3, PWSA Developer's Manual

<sup>2</sup> Table 1004.1.2 Maximum Floor Area Allowances per Occupant, 2015 International Building Code and Commentary Vol. 1

EXHIBIT E.

**Hydraulic Capacity Calculations (Signed and Sealed)**

<b>The Parker</b>		
<b>Sewage Capacity Calculations</b>		
Pipe Diameter (per Flow Monitoring Report) =	18	in
Upstream Invert Elevation =	904.97	
Downstream Invert Elevation =	887.20	
Pipe Length =	246	ft
Slope =	7.22	%
Mannings n =	0.015	VCP
<b>Design Capacity</b>		
Sewer Type (Combined/Separate)	Combined	
Peaking Factor	3.5	
Peak Hydraulic Capacity (Using Mannings Equation full-flow)	24.5	cfs
	23,912,618	GPD
Average Hydraulic Capacity (Peak Capacity divided by Peaking Factor)	6,832,177	GPD
<b>Present Flows - MH002H093</b>		
Present Average Flows (Flow data, refer to "Data Analysis" spreadsheet)	0.071	MGD
	71,000	GPD
Present Peak Flows (Flow data, refer to "Data Analysis" spreadsheet)	2.198	MGD
	2,198,000	GPD
<b>Project Flow</b>		
Project Flow	33,000	GPD
<b>Projected Flows</b>		
Projected Peak [(Present Peak Flow + Project Flow) x 1.05]	2,342,550	*GPD
Projected Average (Projected Peak Flow divided by Peaking Factor)	669,300	*GPD

\*Projected Flows are less than the Design Capacity

	Input
	Output

# Channel Report

## <Name>

### Circular

Diameter (ft) = 1.50

Invert Elev (ft) = 887.20

Slope (%) = 7.22

N-Value = 0.015

### Calculations

Compute by:

Known Depth (ft) = 1.50 ← FULL FLOW

### Highlighted

Depth (ft) = 1.50

Q (cfs) = 24.45

Area (sqft) = 1.77

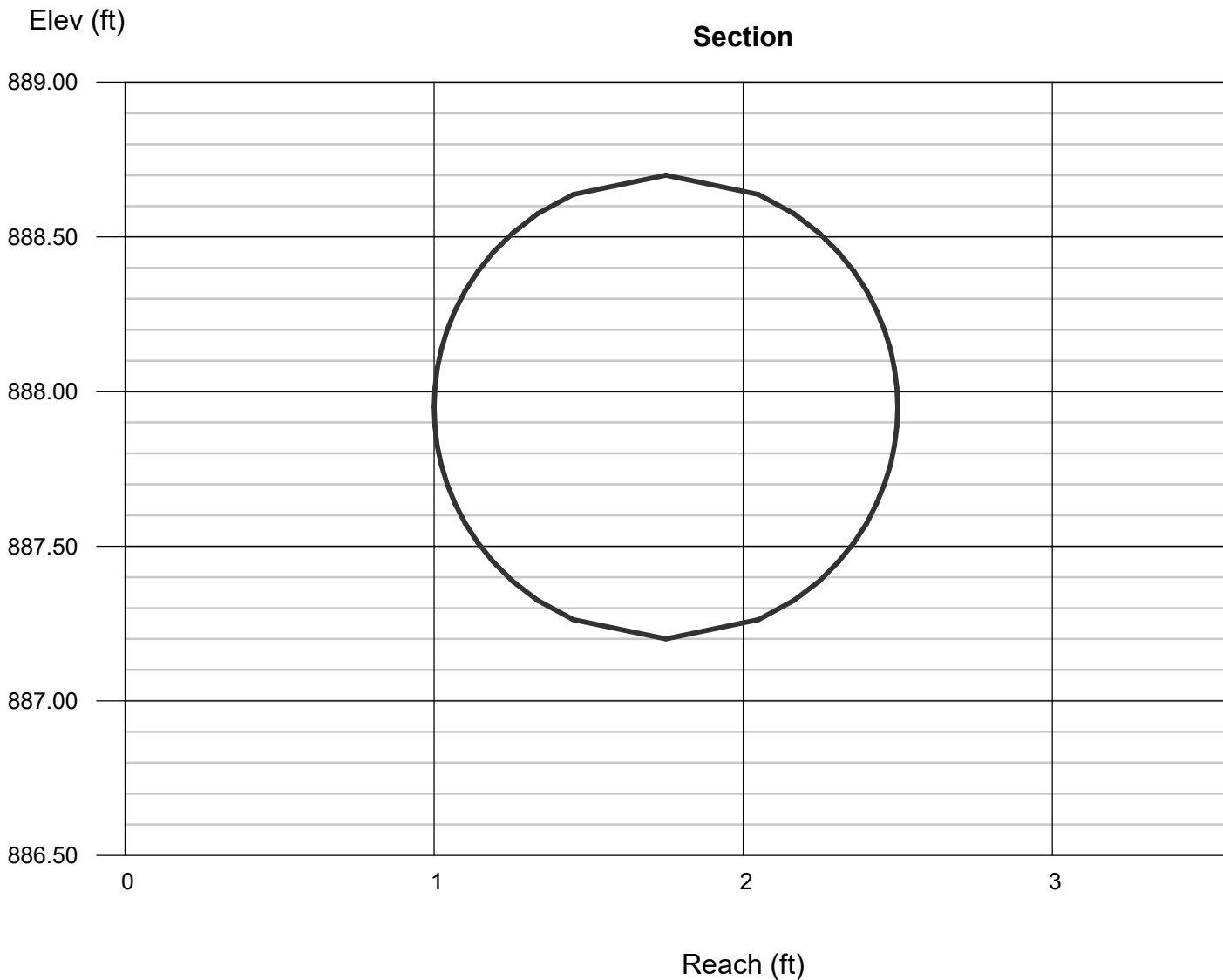
Velocity (ft/s) = 13.84

Wetted Perim (ft) = 4.71

Crit Depth, Yc (ft) = 1.49

Top Width (ft) = 0.00

EGL (ft) = 4.48





**EXHIBIT F.**

**Sewage Facilities Planning Module – Component 4A – Municipal  
Planning Agency Review**



## 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  
 The Parker \_\_\_\_\_

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

1. Date plan received by municipal planning agency 12/9/2024
2. Date review completed by agency 12/17/2024

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

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

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

- | Yes                                 | No                                  |  |
|-------------------------------------|-------------------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 13. Is this proposal consistent with the ordinance?<br>If no, describe the inconsistencies _____   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 14. Is this plan consistent with the municipal Official Sewage Facilities Plan?<br>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?<br>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?<br>If no, describe the inconsistencies<br>_____                                      |

17. Name, title and signature of planning agency staff member completing this section:  
 Name: Kyla Prendergast, AICP  
 Title: Senior Environmental Planner  
 Signature: *Kyla Prendergast*  
 Date: 12/17/2024  
 Name of Municipal Planning Agency: City of Pittsburgh Department of City Planning  
 Address: 412 Boulevard of the Allies Suite 201 Pittsburgh, PA 15219  
 Telephone Number: 412-522-6551

**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.

**EXHIBIT G.**

**Sewage Facilities Planning Module – Component 4C – County of Joint  
Health Department Review**

**COUNTY OF**



**ALLEGHENY**

**SARA INNAMORATO**  
COUNTY EXECUTIVE

December 18, 2024

Sean Donnelly, PE  
Gateway Engineers, Inc.  
100 McMorris Road,  
Pittsburgh, PA, 15205

**RE: SEWAGE FACILITIES PLANNING MODULE**  
**The Parker- City of Pittsburgh**  
**Allegheny County, Pennsylvania**

Dear Mr. Donnelly:

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 December 10, 2024. The project proposes the following:

Project Description:	Development of a 161-unit multi- apartment complex
Sewage Flow:	33, 000 GPD
Conveyance:	Sewage from proposed development will be conveyed by PWSA to Allegheny River Interceptor and finally transported to ALCOSAN for treatment
Sewer's Owner:	PWSA (collection), ALCOSAN (interceptor)
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.



**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](http://WWW.ALLEGHENYCOUNTY.US/HEALTHDEPARTMENT)



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, please contact Drew Grese, Plumbing Program Manager 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,



Issa Tijani  
Environmental Health Engineer II  
Water Pollution Control & Solid Waste Management

Enclosure

cc: Regis Ryan, PA Department of Environmental Protection w/attachment  
Drew Grese, ACHD w/attachment



## 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  
 The Parker

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

1. Date plan received by county or joint county health department 12/10/2024  
 Agency name Allegheny County Health Department (ACHD)
2. Date review completed by agency 12/18/2024

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

- |                                     |                                     |  |
|-------------------------------------|-------------------------------------|--|
| Yes                                 | No                                  |  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 1. Is the proposed plan consistent with the municipality's Official Sewage Facilities Plan?<br>If no, what are the inconsistencies? _____  |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | 2. Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality?<br>If yes, describe _____  |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | 3. Is there any known groundwater degradation in the area of this proposal?<br>If yes, describe _____  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 4. The county or joint county health department recommendation concerning this proposed plan is as follows: <u>ACHD recommends approval. Please see attached letter.</u>   |
|                                     |                                     | 5. Name, title and signature of person completing this section:<br>Name: <u>Issa Tijani</u><br>Title: <u>Environmental Health Engineer</u><br>Signature: <br>Date: <u>12/18/2024</u><br>Name of County Health Department: <u>Allegheny County Health Department</u><br>Address: <u>3901 Penn Avenue, Building #5, Pittsburgh, PA 15224</u><br>Telephone Number: <u>412-578-8046</u> |

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

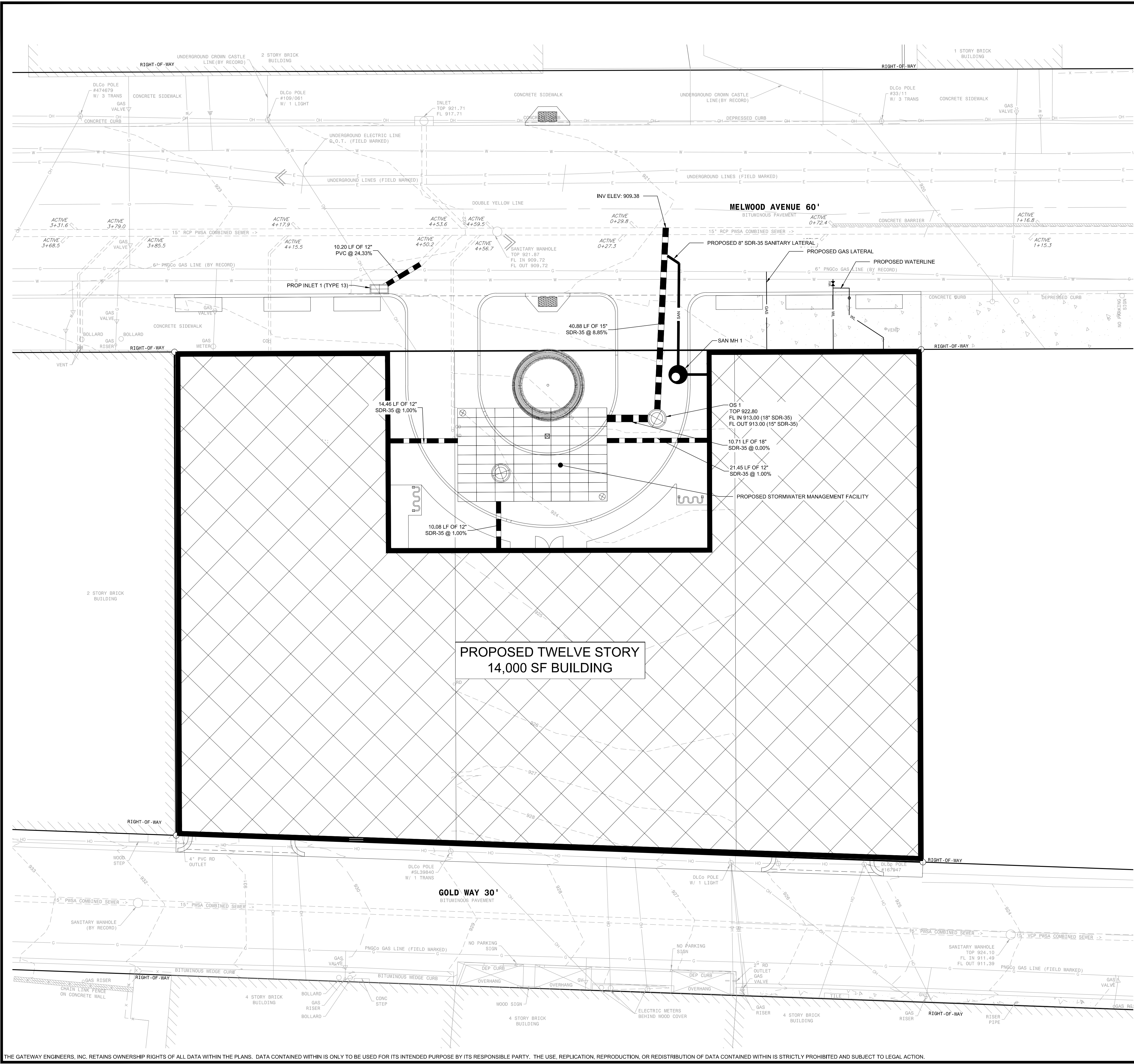
This component does not limit county planning agencies from making additional comments concerning the relevancy of the proposed plan to other plans or ordinances. If additional comments are needed, attach additional sheets.

The county planning agency must complete this component within 60 days.  
 This component and any additional comments are to be returned to the applicant.

EXHIBIT H.

**Utility Plan**





**UTILITY LEGEND**

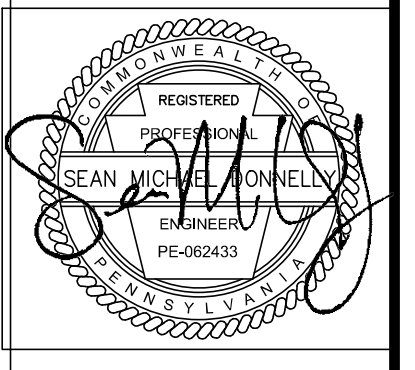
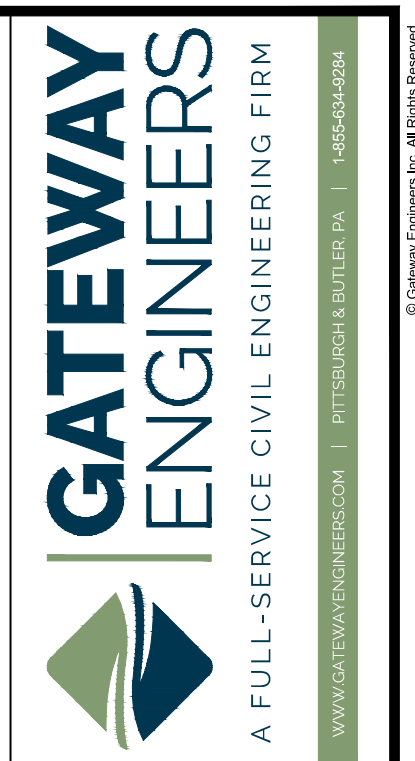
	PROPOSED STORM LINE
	PROPOSED WATER LINE
	PROPOSED ELECTRIC LINE
	PROPOSED GAS LINE
	PROPOSED WATER VALVE
	PROPOSED TEE

**UTILITY ABBREVIATIONS**

STM	STORM
SAN	SANITARY
MH	MANHOLE
OS	OUTLET STRUCTURE
CO	CLEANOUT
RD	ROOF DRAIN
HW	HEADWALL
EW	ENDWALL

**UTILITY PLAN NOTES:**

1. THE CONTRACTOR SHALL COMPLY AT ALL TIMES WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, PROVISIONS, AND POLICIES GOVERNING SAFETY AND HEALTH, INCLUDING THE FEDERAL CONSTRUCTION SAFETY ACT (PUBLIC LAW 91-564), FEDERAL REGISTER, CHAPTER XVII, PART 1926 OF TITLE 29 REGULATIONS, OCCUPATIONAL SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION, AND SUBSEQUENT PUBLICATIONS UPDATING THESE REGULATIONS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR EXAMINING THE AREAS AND CONDITIONS UNDER WHICH THE PROJECT IS TO BE CONSTRUCTED PRIOR TO THE SUBMISSION OF A BID. SUBMISSION OF A BID SHALL BE CONSTRUED TO MEAN THE CONTRACTOR HAS REVIEWED THE SITE AND IS FAMILIAR WITH CONDITIONS AND CONSTRAINTS OF THE SITE.
3. BEFORE EXCAVATION, ALL UNDERGROUND UTILITIES SHALL BE LOCATED IN THE FIELD BY THE PROPER AUTHORITIES. THE CONTRACTOR SHALL CONTACT PENNSYLVANIA ONE CALL SYSTEMS, INC. AT 8-1-1. THE LOCATION OF UTILITIES AND UNDERGROUND STRUCTURES ARE APPROXIMATE AND MAY NOT ALL BE SHOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND EXACT LOCATION OF ALL UTILITIES AND UNDERGROUND STRUCTURES.
4. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO BID AND PERFORM ALL UTILITY WORK IN COMPLIANCE TO APPLICABLE LOCAL AND STATE CODES AND REGULATIONS.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FEES ASSOCIATED WITH THE INSTALLATION, INSPECTING, TESTING AND FINAL ACCEPTANCE OF PROPOSED UTILITIES CONSTRUCTION.
6. UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE RESPECTIVE UTILITY COMPANY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE UTILITIES ARE INSTALLED CORRECTLY TO MEET PROJECT REQUIREMENTS WHETHER PERFORMED BY THE CONTRACTOR OR NOT.
7. ALL CABLE, ELECTRIC, GAS, STORM AND SANITARY SEWER, TELEPHONE AND WATER SERVICE LINE TRENCHES LOCATED UNDER PROPOSED PAVEMENT AREAS SHALL BE BACKFILLED WITH 100% STONE MATERIAL TO THE PROPOSED PAVING SECTION IN ACCORDANCE WITH THE DETAIL SHOWN ON THE CONSTRUCTION DETAIL SHEETS.
8. THERE SHALL BE NO CONSTRUCTION OF ELECTRIC TRANSFORMERS, TELEPHONE OR CABLE JUNCTION BOXES, GAS METERS OR SIMILAR DEVICES PLACED OVER ANY OTHER UNDERGROUND UTILITY.
9. CONTRACTOR TO PROVIDE SHOP DRAWINGS ON ALL STORM SEWER MANHOLES AND INLETS.
10. AN AS-BUILT DRAWING OF NEW UTILITY SERVICES SHALL BE PREPARED BY THE CONTRACTOR AND SUBMITTED TO THE OWNER UPON COMPLETION OF THE PROJECT.
11. ALL STORM PIPE SHALL BE HDPE, SMOOTH INTERIOR, CORRUGATED POLYETHYLENE PIPE UNLESS OTHERWISE NOTED. ALL STORM SEWER CONSTRUCTION MATERIALS AND METHODS SHALL BE IN ACCORDANCE WITH PENNDOT SPECIFICATIONS. ALL JOINTS SHALL BE WATERTIGHT.
12. THE CONTRACTOR SHALL ASSURE THAT THERE IS POSITIVE DRAINAGE TO THE EXISTING INLETS UPON PLACEMENT OF NEW PAVEMENT.
13. CONTRACTOR TO COORDINATE WITH THE BUILDING PLUMBING AND SITE ELECTRICAL PLANS TO ASSURE ACCURACY OF THE UTILITY CONNECTIONS TO THE BUILDING.
14. CONDUIT LOCATIONS TO SITE LIGHT POLES TO BE COORDINATED WITH THE SITE ELECTRICAL PLAN.
15. THE ALLEGHENY COUNTY HEALTH DEPARTMENT SHALL BE CONTACTED FOR INSPECTION OF ALL PRIVATE SANITARY SEWERS, WATER LINES, AND STORM SEWER LINES WHERE THEY CONNECT TO A PUBLIC WATER AND SEWER SYSTEM. ALL WATER AND SEWER LINES MUST BE INSTALLED BY A REGISTERED PLUMBER.
16. THE ROOF COLLECTOR SYSTEM SHALL BE TRAPPED PRIOR TO CONNECTING TO THE SITE STORM SEWER SYSTEM.
17. THE WATERLINE SHALL HAVE A MINIMUM OF 48" OF COVER AND BE AT LEAST 1 FOOT ABOVE THE SANITARY SEWER IF WITHIN 10 FEET OF THE HORIZONTAL DISTANCE OF THE SEWER.



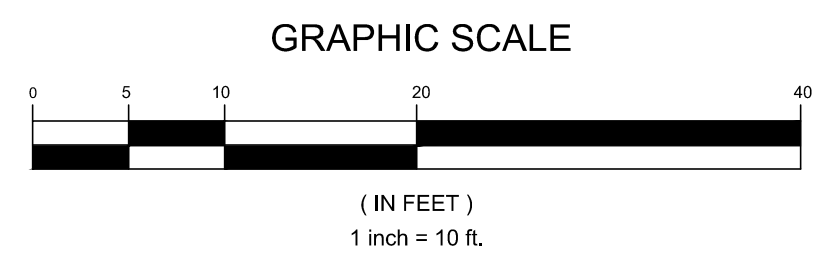
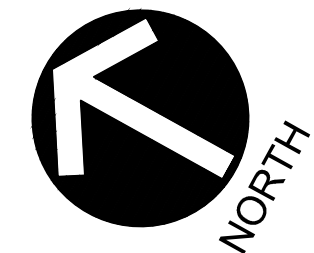
**REVISION RECORD**

No	Date	Added	Crosswalk	Per	Comments
01	10-18-2024				
02					
03					
04					
05					
06					
07					
08					

**PROPOSED TWELVE STORY  
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425 MELWOOD AVE  
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**HUDSON MELWOOD, LP II**  
2450 SHENANGO VALLEY FREEWAY  
HERMITAGE, PA 16148

**UTILITY PLAN**

Project Number: 41184-0100  
Drawing Scale: 1" = 10'  
Date Issued: 10/25/24  
Index Number: \_\_\_\_\_  
Drawn By: WKA  
Checked By: SMD  
Project Manager: SMD

**C300**

P:\In & File\name-0\Projects\41000-0100-The Parker Civil\Drawings\Sheet\C300-Utility Plan.dwg  
 Plot Date: 10/25/2024 10:53 AM Machine: R. Bell  
 Save Name: 10/25/2024 8:39 PM

EXHIBIT I.

**Water and Sewer Availability Letter**





07/10/2024

Joseph E. Chirumbolo  
The Gateway Engineers, Inc.  
100 McMorris Rd, Pittsburgh PA 15205-9445

**RE: Water and Sewer Availability**  
425 Melwood Avenue, Pittsburgh, PA 15213

Dear Joseph E. Chirumbolo

In response to your inquiry concerning water and sewer availability for the area referenced above, please be advised that water and sewer service will be provided in accordance with the policies and procedures of the Pittsburgh Water and Sewer Authority as described below:

Water service available: Yes

Sewer service available: Yes

8" Melwood Avenue

**15" Melwood Avenue**  
**15" Gold Way**

We wish to advise you that, if it is your desire to tap our water and sewer mains for service, your plans must be approved through a development permit application in accordance with the PWSA Developer's Manual.

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

Sincerely,

*Wendy M. Dean*

Wendy M. Dean  
Engineering Tech II