

**SEWAGE FACILITIES PLANNING MODULE
FOR
HIGHLAND REGENCY – 5804 BRYANT ST.
CITY OF PITTSBURGH**

Prepared for:
Gupta Properties LLC
234 Lott Road
Pittsburgh, PA 15235

Prepared By:



4314 Old William Penn Highway, Suite 101
Monroeville, PA 15146

TRANSMITTAL LETTER



**TRANSMITTAL LETTER
FOR SEWAGE FACILITIES PLANNING MODULE**

DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP) USE ONLY				
DEP CODE #	CLIENT ID #	SITE ID #	APS ID #	AUTH. ID #

TO: Approving Agency (DEP or delegated local agency)
 DEP Southwest Regional Office
 400 Waterfront Drive
 Pittsburgh, PA 15222

Date _____

Dear Sir/Madam:

Attached please find a completed sewage facilities planning module prepared by Kyla Prendergast _____
(Name)
Senior Environmental Planner _____ for Highland Regency - 5804 Bryant Street _____
(Title) (Name)
 a subdivision, commercial ,or industrial facility located in City of Pittsburgh _____

Allegheny _____ County.
(City, Borough, Township)

Check one

(i) The planning module, as prepared and submitted by the applicant, is approved by the municipality as a proposed revision supplement for new land development to its Official Sewage Facilities Plan (Official Plan), and is adopted for submission to DEP transmitted to the delegated LA for approval in accordance with the requirements of 25 Pa. Code Chapter 71 and the *Pennsylvania Sewage Facilities Act* (35 P.S. §750),

OR

(ii) The planning module will not be approved by the municipality as a proposed revision or supplement for new land development to its Official Plan because the project described therein is unacceptable for the reason(s) checked below:

Check Boxes

- Additional studies are being performed by or on behalf of this municipality which may have an effect on the planning module as prepared and submitted by the applicant. Attached hereto is the scope of services to be performed and the time schedule for completion of said studies.
- The planning module as submitted by the applicant fails to meet limitations imposed by other laws or ordinances, officially adopted comprehensive plans and/or environmental plans (e.g., zoning, land use, 25 Pa. Code Chapter 71). Specific reference or applicable segments of such laws or plans are attached hereto.
- Other (attach additional sheet giving specifics).

Municipal Secretary: Indicate below by checking appropriate boxes which components are being transmitted to the approving agency.

- | | | |
|--|--|---|
| <input checked="" type="checkbox"/> Resolution of Adoption | <input checked="" type="checkbox"/> 3 Sewage Collection/Treatment Facilities | <input checked="" type="checkbox"/> 4A Municipal Planning Agency Review |
| <input type="checkbox"/> Module Completeness Checklist | <input type="checkbox"/> 3s Small Flow Treatment Facilities | <input type="checkbox"/> 4B County Planning Agency Review |
| <input type="checkbox"/> 2 Individual and Community Onlot Disposal of Sewage | | <input checked="" type="checkbox"/> 4C County or Joint Health Department Review |

Kyla Prendergast
 Municipal Secretary (print)

Signature

Date

COMPONENT 3



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 Highland Regency - 5804 Bryant Street

2. Brief Project Description Construction of a new 3-story multi-use building which includes a commercial space and four (4) 3-bedroom condo units.

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
Prendergast	Kyla			Senior Environmental Planner
Municipality Mailing Address Line 1	Mailing Address Line 2			
Department of City Planning	200 Ross Street, 4 th Floor			
Address Last Line -- City	State	ZIP+4		
Pittsburgh	PA	15219		
Area Code + Phone + Ext.	FAX (optional)	Email (optional)		
(412) 255-2200		kyla.prendergast@pittsburghpa.gov		

C. SITE INFORMATION (See Section C of instructions)

Site (Land Development or Project) Name

Highland Regency - 5804 Bryant Street

Site Location Line 1

5804 Bryant St.

Site Location Line 2

Site Location Last Line -- City

Pittsburgh

State

PA

ZIP+4

15206

Latitude

40.47577

Longitude

-79.92067

Detailed Written Directions to Site From Pittsburgh, head north on I-579 and take exit onto PA-28 North. Continue on PA-28N for 6.5 miles. Take Exit 6 for Highland Park Bridge. Continue on Highland Park Bridge. Take One Wild Place to Bryant St.

Description of Site Vacant grass lot.

Site Contact (Developer/Owner)

Last Name

Gupta

First Name

Arun

MI

Suffix

Phone

412-744-1785

Ext.

Site Contact Title

Owner

FAX

Site Contact Firm (if none, leave blank)

Gupta Properties LLC

Email

arun@guptapermold.com

Mailing Address Line 1

234 Lott Road

Mailing Address Line 2

Mailing Address Last Line -- City

Pittsburgh

State

PA

ZIP+4

15235

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

Last Name

Karanovich

First Name

Phil

MI

J

Suffix

Title

Project Manager

Consulting Firm Name

Red Swing Group

Mailing Address Line 1

4314 Old William Penn Highway

Mailing Address Line 2

Suite 101

Address Last Line -- City

Monroeville

State

PA

ZIP+4

15146

Country

United States of America

Email

p.karanovich@redswinggroup.com

Area Code + Phone

(724) 325-1215

Ext.

204

Area Code + FAX

(866) 295-5226

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 6

Connections 1

Name of:

existing collection or conveyance system Bryant Stree - 36" RCP

owner The Pittsburgh Water and Sewer Authority

existing interceptor Allegheny River Interceptor

owner The Allegheny County Sanitary Authority

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 Wastewater Treatment Facility

NPDES Permit Number for existing facility PA0025984

Clean Streams Law Permit Number PAG136110

Location of discharge point for a new facility. Latitude _____ Longitude _____

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

As an authorized representative of the permittee, I confirm that the ALCOSAN 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 Steven Bristol, EIT

Agent Signature Steven Bristol Date 8/20/2025

(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 3200 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	6986108	24451378	20818	72862	22818	79865
Conveyance	<u>6,900,000</u>	<u>6,900,000</u>	<u>1,850,000</u>	<u>3,480,000</u>	<u>1,975,000</u>	<u>3,521,000</u>
Treatment	<u>250,000,000</u>	<u>250,000,000</u>	<u>177,000,000</u>	<u>250,000,000</u>	<u>217,400,000</u>	<u>295,000,000</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 Pittsburgh Water

Name of Responsible Agent Zach Rinker

Agent Signature Zach Rinker Date 2025.07.08

14:44:06 -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 Steven Bristol, EIT

Agent Signature Steven Bristol

Date 8/20/2025

4. Treatment Facility

The questions below are to be answered by a representative of the facility permittee in coordination with the information in the table and the latest Chapter 94 report. The individual signing below must be legally authorized to make representation for the organization.

YES NO

- a. This project proposes the use of an existing wastewater treatment plant for the disposal of sewage. Will this action create a hydraulic or organic overload within 5 years at that facility?

If yes, this planning module for sewage facilities will not be reviewed by the municipality, delegated local agency and/or DEP until this inconsistency with Chapter 94 is resolved or unless there is an approved CAP granting an allocation for this project. A letter granting allocations to this project under the CAP must be attached to the planning module.

If no, the treatment facility permittee must sign below to indicate that this facility has adequate treatment capacity and is able to provide wastewater treatment services for the proposed development in accordance with both §71.53(d)(3) and Chapter 94 requirements and that this proposal will not impact that status.

b. Name of Agency, Authority, Municipality ALCOSAN

Name of Responsible Agent Steven Bristol, EIT

Agent Signature Steven Bristol

Date 8/20/2025

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 3200 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)

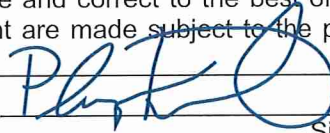
9. Does the project involve the use of large volume onlot sewage disposal systems (Flow > 10,000 gpd)?
10. Does the project require resolution of a conflict between the proposed alternative and consistency requirements contained in §71.21(a)(5)(i), (ii), (iii)?
11. Will sewage facilities discharge into 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.

Phil Karanovich

Name (Print)



Signature

Project Manager

Title

4 / 16 / 2025

Date

4314 Old William Penn Hwy, Suite 101 Monroeville PA
15146

Address

724-325-1215 ext. 204

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 \$400 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.

$$\#8 \text{ _____ Lots (or EDUs) X } \$50.00 = \$ \underline{400}$$

The fee is based upon:

- The number of lots created or number of EDUs whichever is higher.
 - For community sewer system projects, one EDU is equal to a sewage flow of 400 gallons per day.
2. For a surface or subsurface discharge system, use the appropriate one of these formulae.

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

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

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

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

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

The fee is based upon:

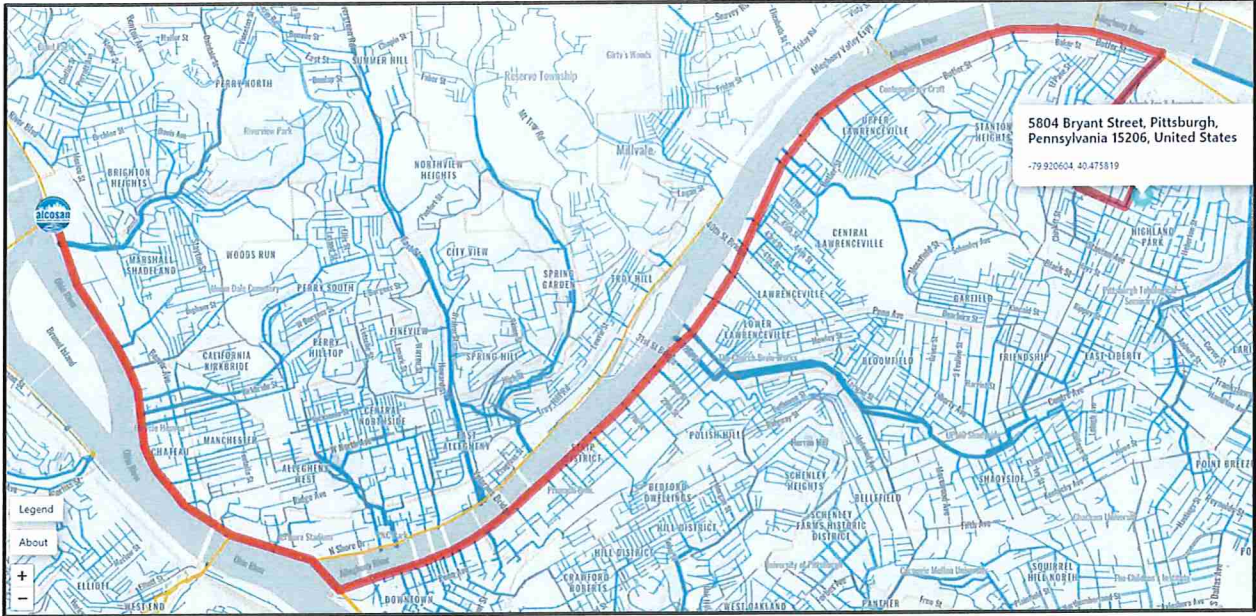
- The number of lots created or number of EDUs whichever is higher.
- For community sewage system projects one EDU is equal to a sewage flow of 400 gallons per day.
- For non-single family residential projects, EDUs are calculated using projected population figures

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

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

USGS VICINITY MAP WITH
SEWAGE FLOW PATH

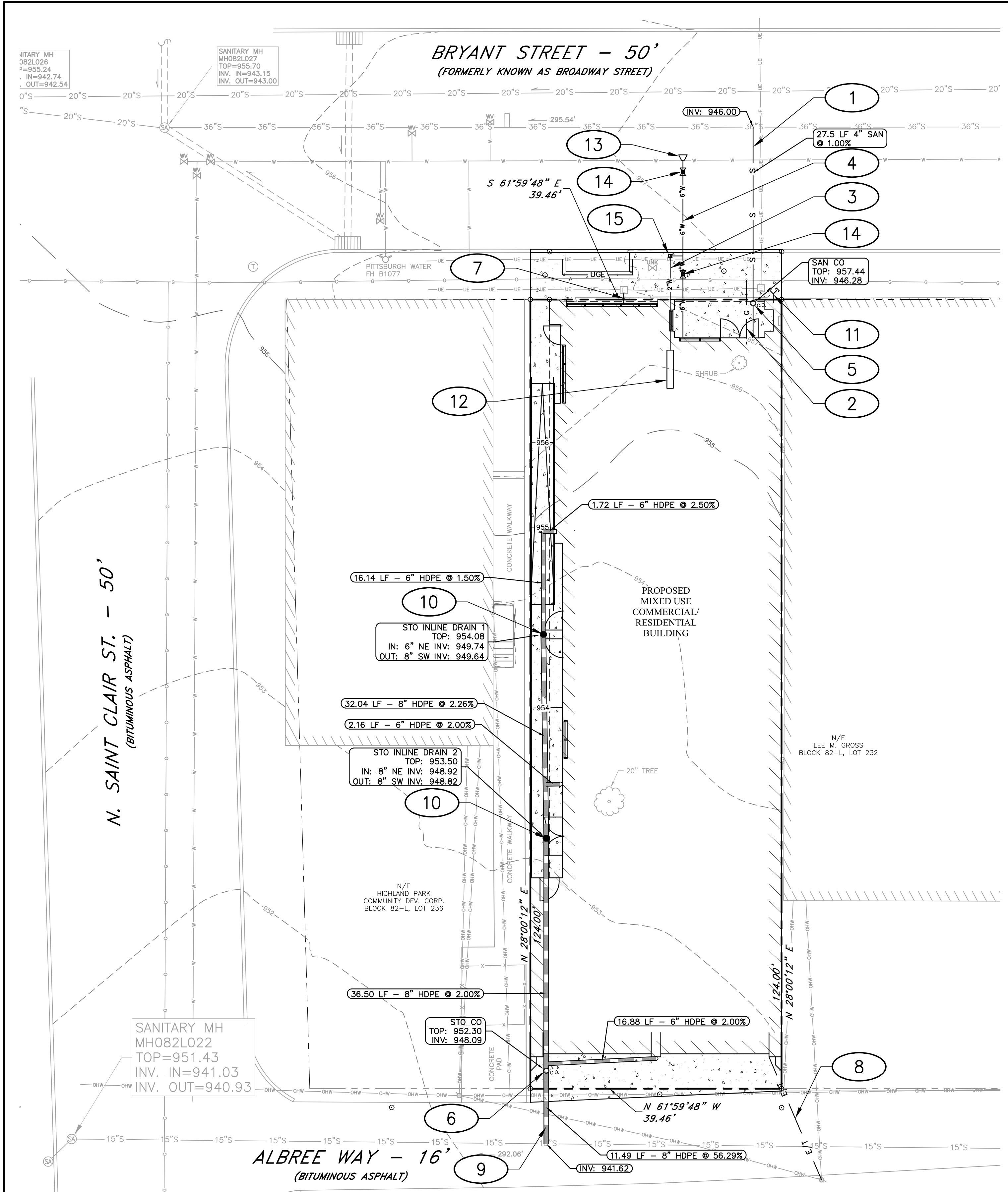
Sewage Flow Map:



PLOT PLAN

SANITARY MH
MH082L022
TOP=951.43
INV. IN=941.03
INV. OUT=940.93

SANITARY MH
MH082L027
TOP=955.70
INV. IN=943.15
INV. OUT=943.00



SITE UTILITY NOTES

- 1 PROPOSED 4" SANITARY SEWER LATERAL. CONTRACTOR TO COORDINATE WITH SANITARY SEWER SERVICE PROVIDER FOR FIELD CONNECTION TO EXISTING SYSTEM. SEE 3 C450 6 C450
- 2 PROPOSED 3" GAS LINE. CONTRACTOR TO COORDINATE WITH GAS SERVICE PROVIDER FOR FIELD CONNECTION TO EXISTING SYSTEM.
- 3 PROPOSED 2" DOMESTIC WATERLINE. CONTRACTOR TO COORDINATE WITH WATER SERVICE PROVIDER FOR FIELD CONNECTION.
- 4 PROPOSED 4" FIRE SERVICE WATERLINE. CONTRACTOR TO COORDINATE WITH WATER SERVICE PROVIDER FOR FIELD CONNECTION.
- 5 PROPOSED SANITARY CLEANOUT. SEE 2 C450
- 6 PROPOSED STORMWATER CLEANOUT. SEE 2 C450
- 7 PROPOSED UNDERGROUND ELECTRIC CONDUIT. CONTRACTOR TO COORDINATE WITH ELECTRIC SERVICE PROVIDER FOR FIELD CONNECTION.
- 8 PROPOSED TELEPHONE/COMMUNICATIONS LINE. CONTRACTOR TO COORDINATE WITH SERVICE PROVIDER FOR FIELD CONNECTION.
- 9 PROPOSED 8" STORMWATER LINE. CONTRACTOR TO COORDINATE WITH SERVICE PROVIDER FOR FIELD CONNECTION. SEE 3 C450 6 C450
- 10 PROPOSED FLOOR DRAIN. SEE 1 C451
- 11 PROPOSED FIRE DEPARTMENT CONNECTION. SEE PLUMBING PLANS FOR DETAILS.
- 12 INTERNAL WATER METER LOCATION. SEE PLUMBING PLANS FOR DETAILS.
- 13 PROPOSED CONCRETE THRUST BLOCK. SEE PWSA TAP-IN PLANS FOR DETAILS.
- 14 PROPOSED MEG BOX AND GATE VALVE. SEE PWSA TAP-IN PLANS FOR DETAILS.
- 15 PROPOSED CURB BOX. SEE PWSA TAP-IN PLANS FOR DETAILS.

LEGEND

	EXISTING GAS LINE
	EXISTING WATER LINE
	EXISTING OVERHEAD UTILITY LINE
	EXISTING SANITARY LATERAL
	EXISTING SANITARY LINE
	EXISTING STORM LINE
	PROPOSED GAS LINE
	PROPOSED UNDERGROUND ELECTRIC LINE
	PROPOSED TELEPHONE/COMMUNICATIONS LINE
	PROPOSED SANITARY LATERAL
	PROPOSED STORM LINE
	PROPOSED 4" WATER LINE
	PROPOSED 1.5" WATER LINE

GAS SERVICE

PEOPLES GAS COMPANY LLC
375 N SHORE DR
PITTSBURGH, PA. 15212
PHONE: (412) 258-4415
CONTACT: TODD COEN

ELECTRIC SERVICE

DUQUESNE LIGHT COMPANY
2645 NEW BEAVER AVE
PA-TD
PITTSBURGH, PA. 15233
PHONE: (412) 393-2927
CONTACT: KYLIE PARISON

SANITARY SEWER

PITTSBURGH WATER AND SEWER AUTHORITY
1200 PENN AVE
PITTSBURGH, PA. 15222
PHONE: (412) 789-9654
CONTACT: JOE TEWELL

TELEPHONE SERVICE

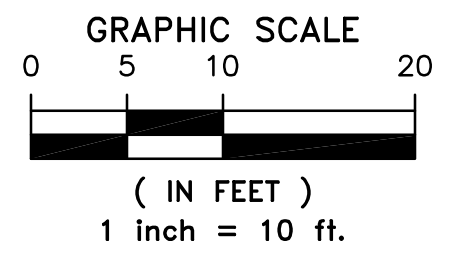
VERIZON PENNSYLVANIA LLC
1026 HAY ST
PITTSBURGH, PA. 15221
PHONE: (412) 344-3901
CONTACT: DEBORAH BARUM

WATER SERVICE

PITTSBURGH WATER AND SEWER AUTHORITY
1200 PENN AVE
PITTSBURGH, PA. 15222
PHONE: (412) 789-9654
CONTACT: JOE TEWELL

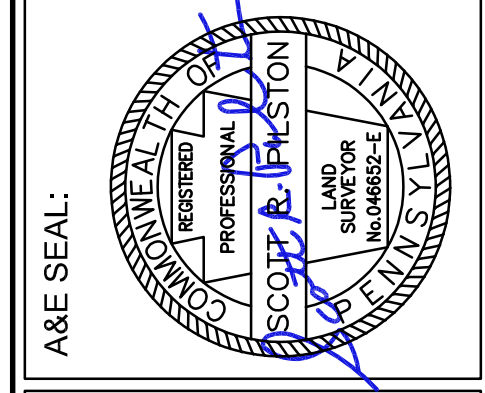
CABLE

COMCAST
1530 CHARTIERS AVE
PITTSBURGH, PA. 15204
PHONE: (412) 589-6193
CONTACT: CHARLES DETWILER



CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES
3 WORKING DAYS NOTICE FOR
CONSTRUCTION PHASE AND 10 WORKING
DAYS NOTICE IN DESIGN STAGE.
STOP CALL
PENNSYLVANIA ONE CALL SYSTEM, INC.
1-800-242-1776

RED SWING GROUP
ENGINEERS & SURVEYORS
4314 OLD WILLIAM PENN HWY, SUITE 101
MONROEVILLE, PA 15146
OFFICE: 724-325-1215



ACKNOWLEDGEMENT OR SIGN-OFF BY
OWNER TO BE OBTAINED PRIOR TO
START OF CONSTRUCTION. THIS
DRAWING IS THE PROPERTY OF RED SWING
GROUP. NO PART OF THIS DRAWING IS TO
BE REPRODUCED OR TRANSMITTED IN ANY
FORM OR BY ANY MEANS, ELECTRONIC
OR MECHANICAL, INCLUDING PHOTOCOPYING,
RECORDING, OR BY ANY INFORMATION
STORAGE AND RETRIEVAL SYSTEM, WITHOUT
THE WRITTEN PERMISSION OF RED SWING
GROUP. THE INFORMATION CONTAINED IN THIS
SET OF DOCUMENTS IS PROPRIETARY
TO RED SWING GROUP AND IS NOT TO BE
DISCLOSED TO ANY OTHER PARTY WITHOUT
THE WRITTEN PERMISSION OF RED SWING
GROUP. IT IS A VIOLATION OF LAW FOR ANY
PERSON, UNLESS THEY ARE WORKING
UNDER THE DIRECTION OF A LICENSED
PROFESSIONAL ENGINEER, TO ALTER
THIS DOCUMENT.

GUPTA PROPERTIES LLC
PROPOSED HIGHLAND REGENCY
5804 BRYANT ST
PITTSBURGH, PA 15206
11th WARD - CITY OF PITTSBURGH

REVISIONS:	MARK	DATE	ISSUED FOR CONSTRUCTION	DESCRIPTION
0		8/8/2025		

PROJ NO: 23-1047
SCALE: AS SHOWN
DATE: 2/26/2025
DESIGNED BY: PJK
DRAWN BY: TJK
CHECKED BY: CKM

SHEET TITLE:
UTILITY PLAN
SHEET NO.
C400

R23-1074 - Gupta - 5804 Bryant St - Design (DWG) 2/25/2025 - 2:11pm



Know what's below.
Call before you dig.

COMPONENT 4A

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.



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
Highland Regency - 5804 Bryant Street

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

1. Date plan received by municipal planning agency 8/25/25
2. Date review completed by agency 9/22/25

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 checked="" type="checkbox"/> | <input type="checkbox"/> | 10. Does the proposal require a change or variance to an existing comprehensive plan or zoning ordinance? Variance approved |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 11. Have all applicable zoning approvals been obtained? |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 12. Is there a municipal subdivision and land development ordinance? |

SECTION C. AGENCY REVIEW (continued)

- | Yes | No | |
|-------------------------------------|-------------------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 13. Is this proposal consistent with the ordinance?
If no, describe the inconsistencies _____ |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 14. Is this plan consistent with the municipal Official Sewage Facilities Plan?
If no, describe the inconsistencies _____ |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 15. Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality?
If yes, describe _____ |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 16. Has a waiver of the sewage facilities planning requirements been requested for the residual tract of this subdivision? |
| <input type="checkbox"/> | <input type="checkbox"/> | If yes, is the proposed waiver consistent with applicable ordinances?
If no, describe the inconsistencies
_____ |

17. Name, title and signature of planning agency staff member completing this section:
 Name: Kyla Prendergast, AICP
 Title: Senior Environmental Planner
 Signature: *Kyla Prendergast*
 Date: 9/22/25
 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.

COMPONENT 4C

COUNTY OF



ALLEGHENY

SARA INNAMORATO
COUNTY EXECUTIVE

September 8, 2025

Phil Karanovich, PM
Red Swing Group
4313 Old William Penn Hwy
Monroeville, PA 15146

RE: SEWAGE FACILITIES PLANNING MODULE
Highland Regency – 5804 Bryant Street- Pittsburgh
Allegheny County, Pennsylvania

Dear Mr. Karanovich:

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 August 25, 2025. The project proposes the following:

Project Description:	This project involves constructing a new 3-story multi-use building which includes commercial space and four 3-bedroom condo units.
Sewage Flow:	3, 200 GPD
Conveyance:	Sewage from proposed development will be conveyed by the PWSA to the Allegheny River Interceptor and ultimately transported to ALCOSAN at Wood Run Road 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.



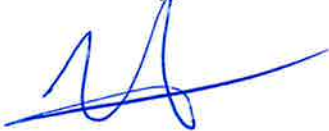
ALLEGHENY COUNTY HEALTH DEPARTMENT
WATER POLLUTION CONTROL & SOLID WASTE MANAGEMENT
3901 PENN AVENUE • BUILDING 5 • PITTSBURGH, PA 15224-1318
PHONE: 412.578.8040 • FAX: 412.578.8053
WWW.ALLEGHENYCOUNTY.US/HEALTHDEPARTMENT



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 Jeffrey Czochara, Plumbing Program Manager at 412-578-7934.

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
Jeffrey Czochara, 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

Highland Regency – 5804 Bryant Street

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

1. Date plan received by county or joint county health department 8/25/2025

Agency name Allegheny County Health Department (ACHD)

2. Date review completed by agency 9/8/2025

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

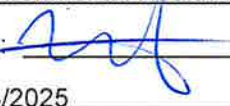
Yes No

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. Please see attached letter.

5. Name, title and signature of person completing this section:

Name: Issa Tijani

Title: Environmental Health Engineer

Signature: 

Date: 9/8/2025

Name of County Health Department: Allegheny County Health Department

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

Telephone Number: 412-578-8046

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

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

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

PROJECT NARRATIVE

HIGHLAND REGENCY – 5804 BRYANT STREET

PROJECT NARRATIVE

PROJECT NAME: Highland Regency
5804 Bryant Street
Pittsburgh, PA 15206

DEVELOPMENT DESCRIPTION & OVERALL FLOW ANALYSIS

The project consists of a new 3-story multi-use building located on a currently vacant grass-covered lot at 5804 Bryant Street in the City of Pittsburgh and is owned by Gupta Properties, LLC. The lot has an area of 4,893 square feet, or 0.112 acres. The project consists of the construction of a multi-use (commercial/residential) 3-story structure with four (4) 3-bedroom condominiums and an attached garage space. Additionally, associated stormwater conveyance and utility work, hardscaping, and landscaping are proposed as well. The proposed amount of Equivalent Dwelling Units (EDU's) for this project is 8 EDU's. This is derived from the attached calculations estimating a proposed sanitary flow of 3,200 gallons per day (GPD).

All subsequent flow calculations are in accordance with the Pittsburgh Water and Sanitary Authority (PWSA) Developer's Manual, Table 3.1 Peak Daily Wastewater Flow Estimates (Referenced from PA Code Title 25, Ch 73, Paragraph 73.17).

Stormwater flows will be handled by an 8-inch lateral that will feed into the 15-inch VCP combined sewer on Albree Way. Sanitary flows will enter the system via a 4-inch proposed lateral off Bryant Street and feed into the 30-inch RCP combined sewer on Bryant Street. Sewage flows from this line will be conveyed to the Allegheny River Interceptor and then to the Woods Run Wastewater Treatment Plant owned by ALCOSAN (see the map below).

The proposed project area is less than 10 acres in size. Hence, the project is exempt from coordination with the Pennsylvania Historical and Museum Commission (PHMC) regarding the Historic Preservation Act.

EXISTING SANITARY FLOWS:

- Currently a vacant lot = 0 GPD

AVERAGE EXISTING GPD: 0 GPD or 0 EDUs

PROPOSED SANITARY FLOWS:

-Proposed Sanitary Flows = 400 GPD/3-Bedroom Condominium

-Proposed Sanitary Flows = 400 GPD/Stores (per public toilet)

-Number of 3-Bedroom Condominiums (BR3) that are proposed = 4 BR3

-Number of Store Public Toilets (SPT) that are proposed = 4 SPT

-Proposed Sanitary Flow = 400 GPD/(BR3 or SPT) x (4 BR3 + 4 SPT)= **3,200 GPD**

-Proposed EDU's = 1 EDU/400 GPD * 3,200 GPD = **8 EDU's**

AVERAGE PROPOSED GPD: 3,200 GPD or 8 EDUs

NET SANITARY FLOWS:

-Existing Sanitary Flows = 0 GPD

-Proposed Sanitary Flows = 3,200 GPD

-Net Sanitary Flow = Pr. San. Flow – Ex. San. Flow = 3,200 GPD – 0 GPD = 3,200 GPD

-Net EDU's = Pr. EDU's – Ex. EDU's = 8 EDU – 0 EDU = 8 EDU

Proposed conditions provide a net increase in flows of 8 EDU's

Alternative Analysis:

Other means of sanitary sewer disposal were considered and eliminated from further evaluation as public sewer connection is readily available. Additionally, PWSA advised adequate capacity is available in the collection/conveyance and treatment facilities for the proposed use.

EXISTING CONDITIONS

Type of Establishment	Gallons/Unit/Day	Number of Units	GPD
Hotels and Motels	100		
Community Building	800		
Multiple family dwellings and apartments, including townhouses, duplexes and condominiums (> 3 bedrooms)	400		
4 Bedroom Apartment/Condominium	400		
3 Bedroom Apartment/Condominium	400		
2 Bedroom Apartment/Condominium	300		
1 Bedroom Apartment/Condominium	150		
Rooming houses (per unit)	200		
Single Family Residences***400 GPD for 3 BR or less, for each BR over 3, add 100 GPD	400		
Airline Catering (per meal served)	3		
Airports (per passenger - not including food)	5		
Airports (per employee)	10		
One licensed operator Beauty shops	200		
Bus service areas not including food (per patron and employee)	5		
Country clubs not including food (per patron and employee)	30		
Drive-in theaters (not including food - per space)	10		
Factories and plants exclusive of industrial wastes (per employee)	35		
Laundries, self-service (gallons/washer)	400		
Mobile home parks, independent (per space)	400		
Movie theaters (not including food, per auditorium seat)	5		
Offices (per employee)	10		
Restaurants (toilet and kitchen wasters per patron)	10		
(Additional for bars and cocktail lounges)	2		
Restaurants (kitchen and toilet wasters, single-service utensils/person)	8.5		
Restaurants (kitchen waste only, single-service utensils/patron)	3		
Stores (per public toilet)	400		
Warehouses (per employee)	35		
Work or construction camps (semipermanent) with flush toilets (per employee)	50		
Work or construction camps (semipermanent) without flush toilets (per employee)	35		
Churches (per seat)	3		
Churches (additional kitchen waste per meal served)	3		
Churches (additional with paper service per meal served)	1.5		
Hospitals (per bed space, with laundry)	300		
Hospitals (per bed space, without laundry)	220		
Institutional food service (per meal)	20		
Institutions other than hospitals (per bed space)	125		
Schools, boarding (per resident)	100		
Schools, day (without cafeterias, gyms or showers per student and employee)	15		
Schools, day (with cafeterias, but no gym or showers per student and employee)	20		
Schools, day (with cafeterias, gym and showers per student and employee)	25		
Camps, day (no meals served)	10		
Camps, hunting and summer residential (night and day) with limited plumbing including water-carried toilet wastes (per person)	50		
Campgrounds, with individual sewer and water hookup (per space)	100		
Campgrounds with water hookup only and/or central comfort station which includes water-carried toilet wastes (per space)	50		
Fairgrounds and parks, picnic - with bathhouses, showers, and flush toilets (per person)	15		
Fairgrounds and parks, picnic (toilet wastes only, per person)	5		
Swimming pools and bathhouses (per person)	10		

*Gallons/Unit/Day values taken from 25 PA Code 73.17 or PWSA Developers Manual

Total GPD (Existing) 0
 GPD/EDU 400
 Total EDU (Existing) 0

PROPOSED CONDITIONS

Type of Establishment	Gallons/Unit/Day	Number of Units	GPD
Hotels and Motels	100		
Community Building	800		
Multiple family dwellings and apartments, including townhouses, duplexes and condominiums	400		
4 Bedroom Apartment/Condominium	400		
3 Bedroom Apartment/Condominium	400	4	1600
2 Bedroom Apartment/Condominium	300		
1 Bedroom Apartment/Condominium	150		
Rooming houses (per unit)	200		
Single Family Residences***400 GPD for 3 BR or less, for each BR over 3, add 100 GPD	400		
Airline Catering (per meal served)	3		
Airports (per passenger - not including food)	5		
Airports (per employee)	10		
One licensed operator Beauty shops	200		
Bus service areas not including food (per patron and employee)	5		
Country clubs not including food (per patron and employee)	30		
Drive-in theaters (not including food - per space)	10		
Factories and plants exclusive of industrial wastes (per employee)	35		
Laundries, self-service (gallons/washer)	400		
Mobile home parks, independent (per space)	400		
Movie theaters (not including food, per auditorium seat)	5		
Offices (per employee)	10		
Restaurants (toilet and kitchen wasters per patron)	10		
(Additional for bars and cocktail lounges)	2		
Restaurants (kitchen and toilet wasters, single-service utensils/person)	8.5		
Restaurants (kitchen waste only, single-service utensils/patron)	3		
Stores (per public toilet)	400	4	1600
Warehouses (per employee)	35		
Work or construction camps (semipermanent) with flush toilets (per employee)	50		
Work or construction camps (semipermanent) without flush toilets (per employee)	35		
Churches (per seat)	3		
Churches (additional kitchen waste per meal served)	3		
Churches (additional with paper service per meal served)	1.5		
Hospitals (per bed space, with laundry)	300		
Hospitals (per bed space, without laundry)	220		
Institutional food service (per meal)	20		
Institutions other than hospitals (per bed space)	125		
Schools, boarding (per resident)	100		
Schools, day (without cafeterias, gyms or showers per student and employee)	15		
Schools, day (with cafeterias, but no gym or showers per student and employee)	20		
Schools, day (with cafeterias, gym and showers per student and employee)	25		
Camps, day (no meals served)	10		
Camps, hunting and summer residential (night and day) with limited plumbing including water-carried toilet wastes (per person)	50		
Campgrounds, with individual sewer and water hookup (per space)	100		
Campgrounds with water hookup only and/or central comfort station which includes water-carried toilet wastes (per space)	50		
Fairgrounds and parks, picnic - with bathhouses, showers, and flush toilets (per person)	15		
Fairgrounds and parks, picnic (toilet wastes only, per person)	5		
Swimming pools and bathhouses (per person)	10		

*Gallons/Unit/Day values taken from 25 PA Code 73.17 or PWSA Developers Manual

Total GPD (Proposed) 3,200
 Total EDU (Proposed) 8,00
 Total GPD (Existing) 0
 Net GPD 3200
 Net EDU's 8,00

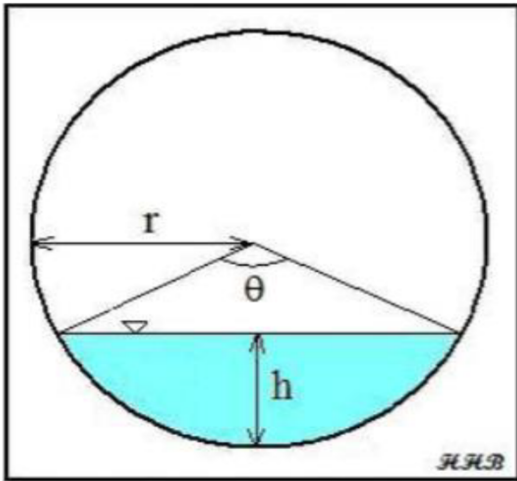
MOST LIMITED CAPACITY SEWER
(MLCS) CALCULATIONS

Sewage Facilities Planning Module

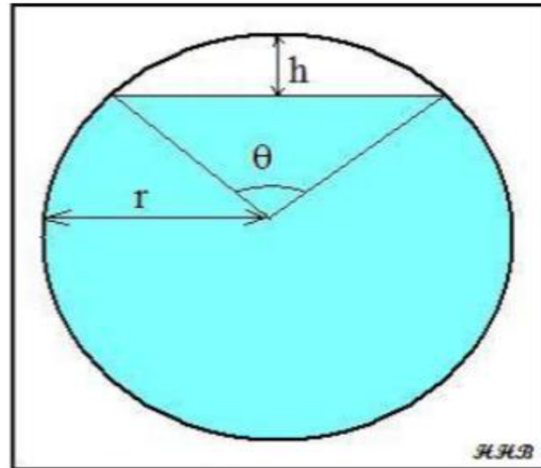
Most Limited Capacity Sewer (MLCS) Calculations

Project: 23-1074: Gupta 5804 Bryant St

Mannings Equation



Partially Full Pipe Flow Parameters
(Less Than Half Full)



Partially Full Pipe Flow Parameters
(More Than Half Full)

Variables

<u>Variable</u>	<u>Units</u>	<u>Description</u>
Q	ft ³	Volumetric Flowrate
n		Mannings Roughness Coefficient
A	ft ²	Cross-Sectional Area of Flow
R	ft	Hydraulic Radius
S	ft/ft	Slope of Hydraulic Grade Line
P	ft	Wetted Perimeter
r	ft	Radius
h	ft	Depth of Flow
θ	rad	Central Angle

Equations Used

$$Q = (1.49/n) A R^{(2/3)} S^{(1/2)}$$

$$R = A/P$$

$$\theta = 2 \cos^{-1} (r-h/r)$$

$$(>50\%) A = \pi r^2 [r^2 (\theta - \sin\theta)/2]$$

$$(<50\%) A = r^2 (\theta - \sin\theta)/2$$

$$P = 2\pi r - r\theta$$

$$P = r\theta$$

Calculation Data

Flow Depth Information

Per PWSA, the Most Limited Capacity Sewer (MLCS) was identified between the manholes and street identified below. Flow depth measurements were taken on the date and at the manhole specified below in the Flow Depth Summary Table.

MH1: MH082L026
 MH2: MH082L024
 Street: Bryant St
 Flow Depth Taken @ MH082L024
 Date : 11/15/2024

Flow Depth Summary Table

	Time	Flow Depth (ft)	Flow Depth (in)
1	6:30 AM	0.12	1.44
2	6:45 AM	0.10	1.20
3	7:00 AM	0.10	1.20
4	7:15 AM	0.10	1.20
5	7:30 AM	0.09	1.08

*Override as Necessary

Flow Depth = Greatest of 5 measurements

Combined Sewer?	Yes
Peaking Factor	3.5
Proposed Project Flow (Qp)	3200 gpd

Pipe Mat'l	Concrete	
S	0.0032	ft/ft
D	3.000	ft
n	0.013	
h	0.12	ft
PF	3.5	

Calculations for Design and Permitted Capacities

Qd avg = Average Design Capacity = Full Pipe Flow Conditions / Peaking Factor

Qd peak = Peak Design Capacity = Full Pipe Flow Conditions

Qd avg = **6,986,108** gpd

D	3.000	ft
r	1.500	ft
A	7.069	ft ²
P	9.425	ft
R	0.750	ft
Qd peak	37.83	cfs
Qd peak	24,451,378	gpd

Calculations for Present Flows

Qex avg = Average Present Flows = Qex peak / PF

Qex peak = Peak Present Flows = Existing Flow Conditions Per Site Investigation

Qex avg = 20,818 gpd

D	3.000	ft
r	1.500	ft
θ	0.805	rad
h/D	0.040	ft/ft
A	0.095	ft^2
P	1.208	ft
R	0.079	ft
Qex peak	0.11	cfs
Qex peak	72,862	gpd

Calculations for Projected Flows in Five (5) Years

Qproj avg = Average Projected Flows in Five (5) Years = Qproj peak / PF

Qproj peak = Peak Projected Flows in Five (5) Years = (Qex peak + Qp) x 1.05

Qproj avg = 22,818 gpd
Qproj peak = 79,865 gpd

Summary Table

Variable	GPD
Qd avg	6,986,108
Qd peak	24,451,378
Qex avg	20,818
Qex peak	72,862
Qproj avg	22,818
Qproj peak	79,865



PWSA PROVIDED MLCS
STRUCTURES SPREADSHEET

Most Limited Capacity Sewer (MLCS) Spreadsheet

PROJECT NAME:	5804 Bryant Street
PWSA PROJECT NUMBER:	
PWSA REVIEWER:	Chris Hughes
DATE:	September 5, 2024

LEGEND:

Output Data
Input Data
Questionable Data
Hydraulically Limited Sewer

Upstream MH	Downstream MH	Upstream Invert	Downstream Invert	Length, ft	Diam., in.	Material	n	Area, sf	Wetted P, ft	Slope	Flow, gpd
MH028M031	MH082L027	948.10	943.00	295.80	36	Concrete	0.013	7.07	9.425	1.72%	56,756,332
MH082L027	MH082L026	943.00	942.80	29.10	36	Concrete	0.013	7.07	9.425	0.69%	35,834,126
MH082L026	MH082L024	942.80	942.10	218.30	36	Concrete	0.013	7.07	9.425	0.32%	24,476,565
MH082L024	MH082L023	942.10	938.84	52.70	36	Concrete	0.013	7.07	9.425	6.19%	107,505,779
MH082L023	MH082L021	938.84	936.78	132.20	42	Concrete	0.013	9.62	10.996	1.56%	81,429,486
MH082L021	MH082L014	936.78	930.69	439.50	42	Concrete	0.013	9.62	10.996	1.38%	76,719,178
MH082L014	JCT082L005	930.69	929.85	26.60	42	Concrete	0.013	9.62	10.996	3.17%	116,140,447
JCT082L005	MH082L018	929.85	926.18	306.70	42	Concrete	0.013	9.62	10.996	1.20%	71,313,222
MH082L018	JCT082K015	926.18	917.77	261.80	42	Concrete	0.013	9.62	10.996	3.21%	116,860,103
JCT082K015	MH082K018	917.77	916.98	34.10	42	Concrete	0.013	9.62	10.996	2.32%	99,240,615
MH082K018	MH082K016	916.98	906.22	354.90	42	Concrete	0.013	9.62	10.996	3.03%	113,528,846
MH082K016	JCT082K009	906.22	891.28	411.60	42	Concrete	0.013	9.62	10.996	3.63%	124,219,765
JCT082K009	MH082K025	891.28	888.84	104.10	42	Concrete	0.013	9.62	10.996	2.34%	99,821,166
MH082K025	MH082K023	888.84	858.27	181.40	42	Concrete	0.013	9.62	10.996	16.85%	267,659,195
MH082K023	JCT082K014	858.27	853.74	14.60	42	Concrete	0.013	9.62	10.996	31.03%	363,183,209
JCT082K014	MH082F007	853.74	811.54	732.40	66	Concrete	0.013	23.76	17.279	5.76%	522,381,194
								0.00	0.000	#DIV/0!	#DIV/0!
								0.00	0.000	#DIV/0!	#DIV/0!
								0.00	0.000	#DIV/0!	#DIV/0!
								0.00	0.000	#DIV/0!	#DIV/0!
								0.00	0.000	#DIV/0!	#DIV/0!
								0.00	0.000	#DIV/0!	#DIV/0!
								0.00	0.000	#DIV/0!	#DIV/0!
								0.00	0.000	#DIV/0!	#DIV/0!
								0.00	0.000	#DIV/0!	#DIV/0!
								0.00	0.000	#DIV/0!	#DIV/0!
								0.00	0.000	#DIV/0!	#DIV/0!
								0.00	0.000	#DIV/0!	#DIV/0!
								0.00	0.000	#DIV/0!	#DIV/0!
								0.00	0.000	#DIV/0!	#DIV/0!
								0.00	0.000	#DIV/0!	#DIV/0!
								0.00	0.000	#DIV/0!	#DIV/0!
								0.00	0.000	#DIV/0!	#DIV/0!
								0.00	0.000	#DIV/0!	#DIV/0!
								0.00	0.000	#DIV/0!	#DIV/0!
								0.00	0.000	#DIV/0!	#DIV/0!
								0.00	0.000	#DIV/0!	#DIV/0!
								0.00	0.000	#DIV/0!	#DIV/0!

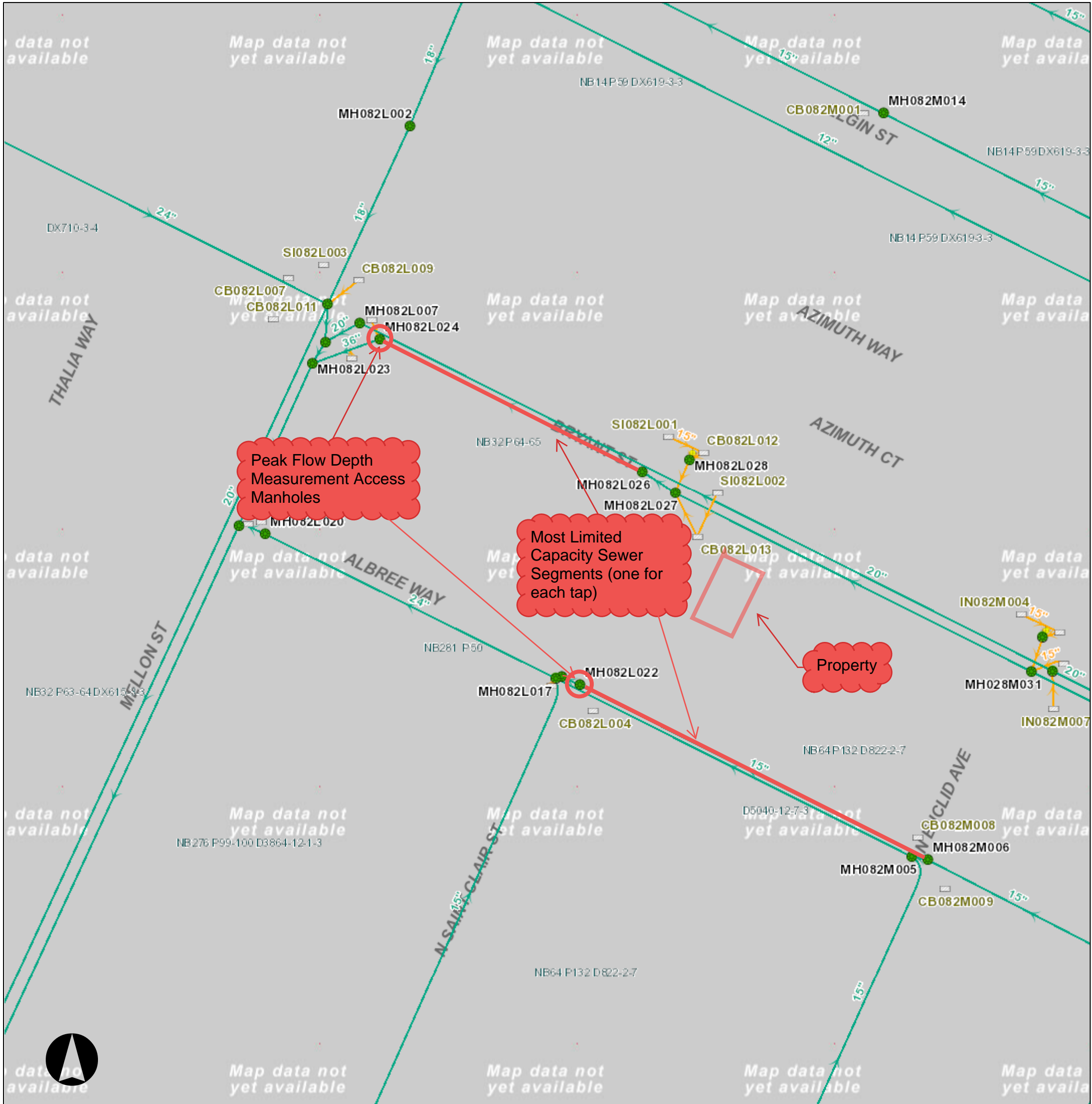
Most Limited Capacity Sewer (MLCS) Spreadsheet

PROJECT NAME:	5804 Bryant Street
PWSA PROJECT NUMBER:	
PWSA REVIEWER:	Chris Hughes
DATE:	September 6, 2024

LEGEND:	Output Data
	Input Data
	Questionable Data
	Hydraulically Limited Sewer

Upstream MH	Downstream MH	Upstream Invert	Downstream Invert	Length, ft	Diam., in.	Material	n	Area, sf	Wetted P, ft	Slope	Flow, gpd
MH082M006	MH082L022	945.00	942.83	289.00	15	VCP	0.015	1.23	3.927	0.75%	3,142,059
MH082L022	MH082L016	942.83	942.72	14.50	15	VCP	0.015	1.23	3.927	0.75%	3,142,059
MH082L016	MH082L017	942.72	942.68	5.00	15	VCP	0.015	1.23	3.927	0.88%	3,393,812
MH082L017	MH082L020	942.68	940.28	240.10	24	VCP	0.015	3.14	6.283	1.00%	12,705,850
MH082L020	MH082L021	940.28	936.78	21.00	24	PVC	0.01	3.14	6.283	16.67%	77,818,237
MH082L021	MH082L014	936.78	930.69	439.50	42	Concrete	0.013	9.62	10.996	1.38%	76,719,178
MH082L014	JCT082L005	930.69	929.85	26.60	42	Concrete	0.013	9.62	10.996	3.17%	116,140,447
JCT082L005	MH082L018	929.85	926.18	306.70	42	Concrete	0.013	9.62	10.996	1.20%	71,313,222
MH082L018	JCT082K015	926.18	917.77	261.80	42	Concrete	0.013	9.62	10.996	3.21%	116,860,103
JCT082K015	MH082K018	917.77	916.98	34.10	42	Concrete	0.013	9.62	10.996	2.32%	99,240,615
MH082K018	MH082K016	916.98	906.22	354.90	42	Concrete	0.013	9.62	10.996	3.03%	113,528,846
MH082K016	JCT082K009	906.22	891.28	411.60	42	Concrete	0.013	9.62	10.996	3.63%	124,219,765
JCT082K009	MH082K025	891.28	888.84	104.10	42	Concrete	0.013	9.62	10.996	2.34%	99,821,166
MH082K025	MH082K023	888.84	858.27	181.40	42	Concrete	0.013	9.62	10.996	16.85%	267,659,195
MH082K023	JCT082K014	858.27	853.74	14.60	42	Concrete	0.013	9.62	10.996	31.03%	363,183,209
JCT082K014	MH082F007	853.74	811.54	732.40	66	Concrete	0.013	23.76	17.279	5.76%	522,381,194
								0.00	0.000	#DIV/0!	#DIV/0!
								0.00	0.000	#DIV/0!	#DIV/0!
								0.00	0.000	#DIV/0!	#DIV/0!
								0.00	0.000	#DIV/0!	#DIV/0!
								0.00	0.000	#DIV/0!	#DIV/0!
								0.00	0.000	#DIV/0!	#DIV/0!
								0.00	0.000	#DIV/0!	#DIV/0!
								0.00	0.000	#DIV/0!	#DIV/0!
								0.00	0.000	#DIV/0!	#DIV/0!
								0.00	0.000	#DIV/0!	#DIV/0!
								0.00	0.000	#DIV/0!	#DIV/0!
								0.00	0.000	#DIV/0!	#DIV/0!
								0.00	0.000	#DIV/0!	#DIV/0!
								0.00	0.000	#DIV/0!	#DIV/0!
								0.00	0.000	#DIV/0!	#DIV/0!
								0.00	0.000	#DIV/0!	#DIV/0!

5804 Bryant Street



Legend

WATER

- Meter
- Curb Box
- Water System Pump
- Hydrant
- System Valve
- Dividing Pressure Valve
- Coupling
- Tee
- Cross
- Reducer
- End Cap
- Wash Out

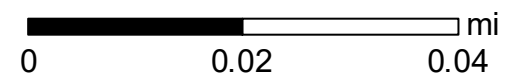
- Pressure Monitoring Station
- Water Manhole

- Rising Main
- Supply Main
- Transmission Main
- Distribution Main
- Hydrant Branch
- Private Main
- Water Service Line

SEWER

- Manhole
- Junction
- Inlet

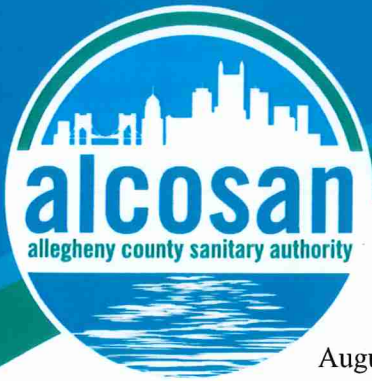
- Private Inlet
- Outfall
- End Cap
- Sewer Pump Station
- Combined Sewer
- Sanitary Sewer
- Storm Sewer
- Regulated Combined Sewer
- Overflow Sewer
- Interceptor
- Sewer Force Main
- Private Sewer
- Undefined Sewer
- Green Infrastructure Underground Facilities



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

Date: 9/9/2024

WATER & SEWER
AVAILABILITY LETTER



August 20, 2025

Members of the Board

Shannah Tharp-Gilliam, Ph.D.
Chair Person

Emily Kinkead
Sylvia Wilson
Harry Readshaw
Darrin Kelly
Theresa Kail-Smith
Patrick J. Catena

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*

Erica LaMar Motley
*Director
Scholastic Programs*

Phil Karanovich, Senior Project Manager
Red Swing Group
4314 Old William Penn Highway, Suite 101
Monroeville, PA 15146

**Re: Highland Regency – 5804 Bryant Street
City of Pittsburgh - Allegheny County
PA DEP Sewage Facilities Planning Module
ALCOSAN Regulator Structure, A-41**

Mr. Karanovich:

We have reviewed the Component 3 Planning Module for the referenced project located in City of Pittsburgh. The project will generate peak flows of 3,200 gpd in the ALCOSAN Allegheny River Interceptor and Woods Run Treatment Plant.

The capacity at the ALCOSAN A-41 point of connection is approximately 6.90 MGD. The monitored peak dry weather flows are 3.48 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 412-734-8744.

Sincerely,

ALLEGHENY COUNTY SANITARY AUTHORITY

Steven Bristol, EIT
Project Engineer II

cc: Christina Dean (w/o attachment)	Zach Rinker/ Pittsburgh Water (w/o attachment)
Leslie Sanford (w/o attachment)	Mahbuba Iasmin/ PADEP (w/o attachment)
Michael Lichte (w/o attachment)	Issa Tijani/ ACHD (w/o attachment)
Shawn McWilliams (w/o attachment)	Regis Ryan/ PADEP (w/o attachment)



08/12/2024

Ian C Anderson
RED SWING GROUP
4314 Old William Penn Hwy, Monroeville PA

RE: Water and Sewer Availability
5804 Bryant St, Pittsburgh PA 15206-1884

Dear Ian C Anderson

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" Bryant Street
8" N. St. Clair Street

36" Bryant Street
15" Albee 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

PNDI INFORMATION

1. PROJECT INFORMATION

Project Name: **Highland Regency - 5804 Bryant St**

Date of Review: **4/23/2025 04:09:49 PM**

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

Project Area: **0.17 acres**

County(s): **Allegheny**

Township/Municipality(s): **Pittsburgh City**

ZIP Code:

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

Watersheds HUC 8: **Lower Allegheny**

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

Decimal Degrees: **40.475811, -79.920624**

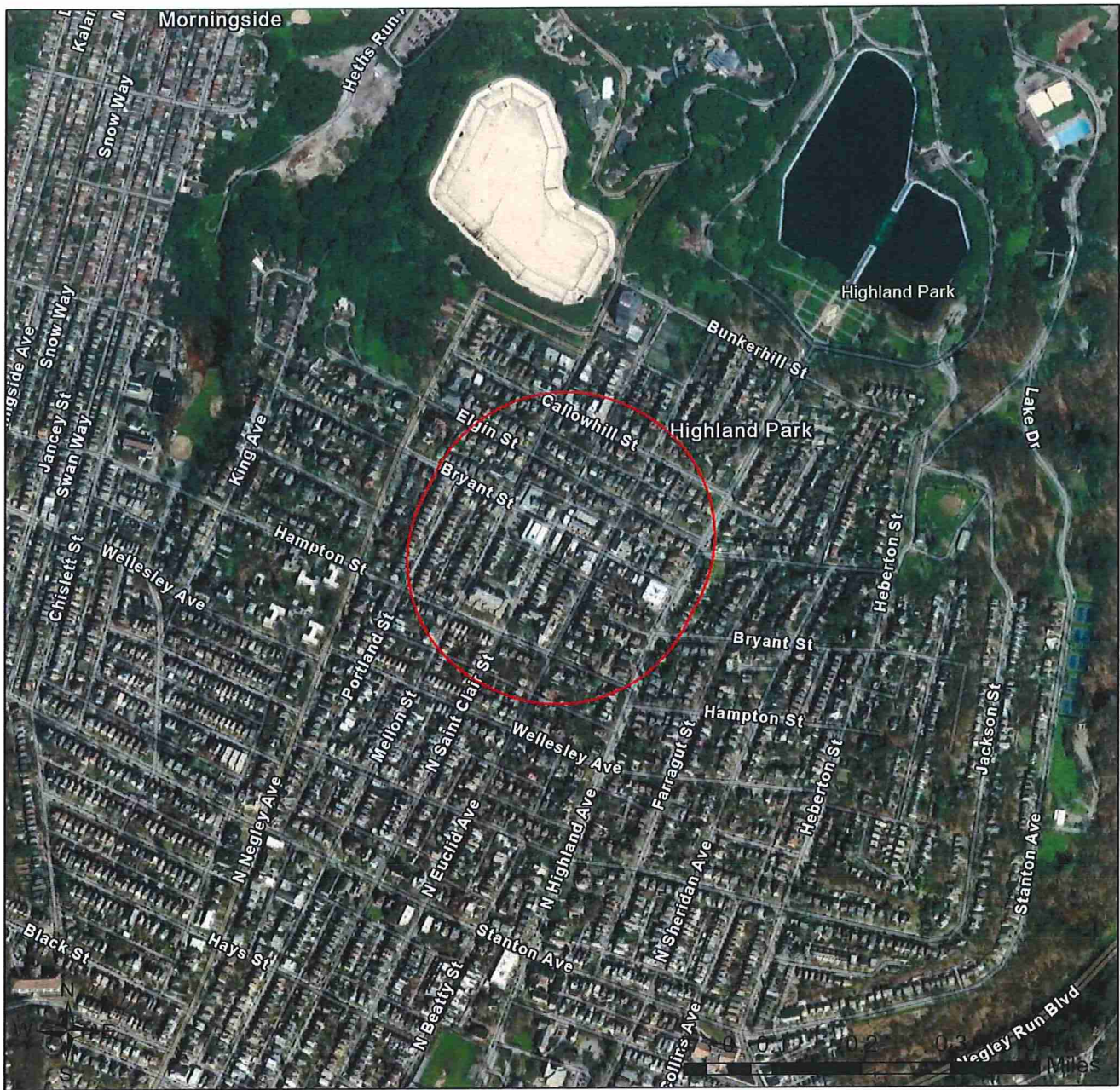
Degrees Minutes Seconds: **40° 28' 32.9182" N, 79° 55' 14.2463" W**



2. SEARCH RESULTS

Agency	Results	Response
PA Game Commission	No Known Impact	No Further Review Required
PA Department of Conservation and Natural Resources	Potential Impact	FURTHER REVIEW IS REQUIRED, See Agency Response
PA Fish and Boat Commission	No Known Impact	No Further Review Required
U.S. Fish and Wildlife Service	No Known Impact	No Further Review Required

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

Highland Regency - 5804 Bryant St

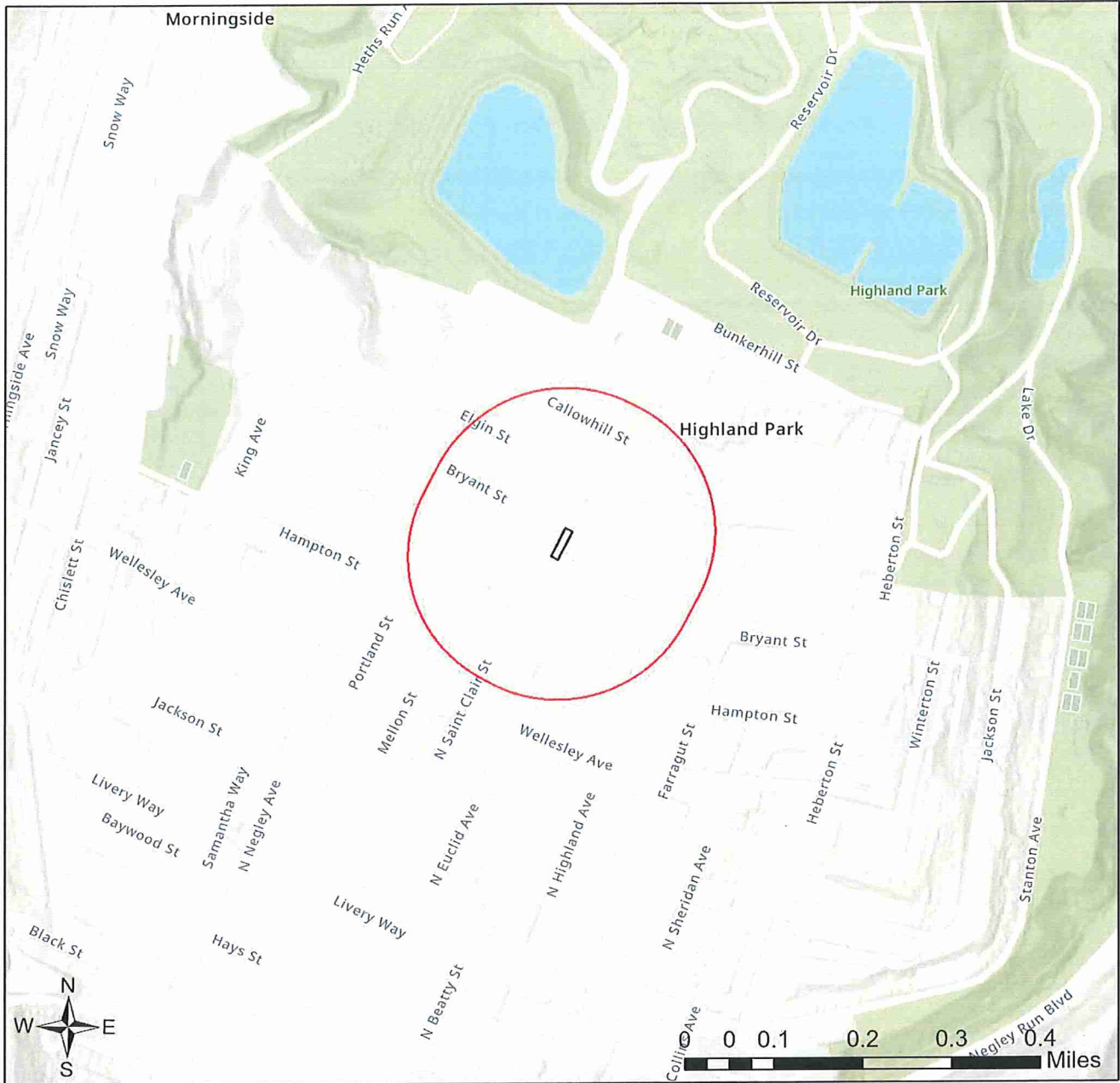


-  Buffered Project Boundary
-  Project Boundary

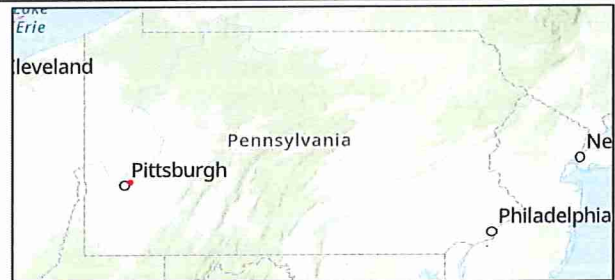


Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

Highland Regency - 5804 Bryant St



- Buffered Project Boundary
- Project Boundary



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community
Sources: Esri, Maxar, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA,

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:

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

DCNR Species: (Note: The Pennsylvania Conservation Explorer tool is a primary screening tool, and a desktop review may reveal more or fewer species than what is listed below. After desktop review, if a botanical survey is required by DCNR, we recommend the DCNR Botanical Survey Protocols, available here:

<https://conservationexplorer.dcnr.pa.gov/content/survey-protocols>)

Scientific Name	Common Name	Current Status	Proposed Status	Survey Window
Ptelea trifoliata	Common Hop-tree	Threatened	Threatened	Flowers late May - early June; fruits July - September

PA Fish and Boat Commission

RESPONSE:

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

U.S. Fish and Wildlife Service

RESPONSE:

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

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

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

WHAT TO SEND TO JURISDICTIONAL AGENCIES

If project information was requested by one or more of the agencies above, upload* or email the following information to the agency(s) (see AGENCY CONTACT INFORMATION). Instructions for uploading project materials can be found [here](#). This option provides the applicant with the convenience of sending project materials to a single location accessible to all three state agencies (but not USFWS).

*If information was requested by USFWS, applicants must email, or mail, project information to IR1_ESPenn@fws.gov to initiate a review. USFWS will not accept uploaded project materials.

Check-list of Minimum Materials to be submitted:

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

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

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

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

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

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

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

4. DEP INFORMATION

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

5. ADDITIONAL INFORMATION

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

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

6. AGENCY CONTACT INFORMATION

PA Department of Conservation and Natural Resources

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

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 Management
Division of Environmental Review
2001 Elmerton Avenue, Harrisburg, PA 17110-9797
Email: RA-PGC_PNDI@pa.gov
NO Faxes Please

7. PROJECT CONTACT INFORMATION

Name: Philip Karanovich
Company/Business Name: Red Swing Group, LLC.
Address: 4314 Old William Penn Hwy, Suite 101
City, State, Zip: Monroeville, PA 15146
Phone: (724) 325 - 1215 ext. 204 Fax: ()
Email: p.karanovich@redswinggroup.com

8. CERTIFICATION

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



applicant/project proponent signature

8/6/2025

date



April 24, 2025

PNDI Number: 838997
Version: Final_1; 4/23/2025

Ian Anderson

Red Swing Group

4134 Old William Penn Hwy, Suite 101

Monroeville, PA 15146

Email: i.anderson@redswinggroup.com (hard copy will not follow)

**Re: Highland Regency – 5804 Bryant St
City of Pittsburgh, Allegheny County, PA**

Dear Ian,

Thank you for the submission of the Pennsylvania Natural Diversity Inventory (PNDI) Environmental Review Receipt Number **838997 (Final_1)** for review. PA Department of Conservation and Natural Resources screened this project for potential impacts to species and resources under DCNR's responsibility, which includes plants, terrestrial invertebrates, natural communities, and geologic features only.

No Impact Anticipated

PNDI records indicate species or resources under DCNR's jurisdiction are located in the vicinity of the project. However, based on the information you submitted concerning the nature of the project, the immediate location, and our detailed resource information, DCNR has determined that no impact is likely. No further coordination with our agency is needed for this project.

Recommended Best Management Practices:

- Use a conservative approach to project design that minimizes permanent and temporary disturbances to soil and native vegetation. This will conserve habitat and limit opportunities for invasive plants.
- Clean boot treads, tools, construction equipment, watercraft, and vehicles thoroughly (especially the undercarriage and wheels) before they are brought on site. This will remove invasive plant seeds and invasive earthworms/cocoons that may have been picked up at other worksites.
- Use clean project materials (e.g., weed-free straw, topsoil, rock fill, etc.) or materials native to the worksite to avoid introducing invasive species from contaminated sources.
- Do not use seed mixes that include invasive species. More information about invasive plants in Pennsylvania can be found at the following link:
<http://www.dcnr.pa.gov/Conservation/WildPlants/InvasivePlants/Pages/default.aspx>
- Use habitat appropriate seed mixes and, when available, use PA ecotypes. For example, use a riparian seed mix when reseeding along a waterway. The Bureau of Forestry Planting & Seeding Guidelines can be found at the following link for recommendations:
http://www.docs.dcnr.pa.gov/cs/groups/public/documents/document/dcnr_20031083.pdf

- Use native plants for landscaping, revegetation, and stormwater management. Do not use nonnative invasive species. Reduce the area of lawn and impermeable surfaces to the fullest extent practicable in favor of native gardens or habitat restoration (e.g., forest, meadow, wetland, etc.). More information about lawn conversion can be found at the following link: <https://www.dcnr.pa.gov/Conservation/Water/LawnConversion/Pages/default.aspx>
- Plant forest buffers where trees were historically present along streams, wetlands, and bodies of water. Buffers should be a minimum of 35 feet in width (ideally at least 100 feet in width). Where trees are not appropriate (e.g., powerline rights-of-way), buffer with native shrubs and herbaceous plants. More information about riparian buffers can be found at the following link: <https://www.dcnr.pa.gov/Conservation/Water/RiparianBuffers/Pages/default.aspx>
- Manage road/utility rights-of-way, median strips, edges, and other green spaces for diverse native plant communities and wildlife (e.g., common and swamp milkweed for monarch butterfly). In seed mixes, include PA native wildflowers that have overlapping bloom periods and provide forage for pollinators throughout the growing season.
- Avoid blanket herbicide applications; instead, spot-treat undesirable tall woody vegetation and invasive weeds. Where mowing is necessary, reduce frequency to once every few years during the dormant season (i.e., after first frost in late fall and before bird nesting in early spring), leaving some refugia for overwintering wildlife.
- Monitor for invasive plants before, during, and after project activities and promptly control any identified infestations. Frequent monitoring allows for early detection and rapid response.

This response represents the most up-to-date review of the PNDI data files and is valid for two (2) years only. If project plans change or more information on listed or proposed species becomes available, our determination may be reconsidered. Should the proposed work continue beyond the period covered by this letter and a permit has not been acquired, please resubmit the project to this agency as an "Update" (including an updated PNDI receipt, project narrative, description of project changes and accurate map). As a reminder, this finding applies to potential impacts under DCNR's jurisdiction only. Visit the PNHP website for directions on contacting the Commonwealth's other resource agencies for environmental review.

Should you have any questions or concerns, please contact Jason Ryndock, Ecological Information Specialist, by phone (717-705-2822) or via email (c-jryndock@pa.gov).

Sincerely,



Greg Podnieszinski, Section Chief
Natural Heritage Section

conserve

sustain

enjoy