



CITY OF PITTSBURGH
DEPARTMENT OF MOBILITY & INFRASTRUCTURE
CITY- COUNTY BUILDING

Application for an Encroachment on City Dedicated Right-Of-Way

Date: 01/29/2025

Applicant Name: MDK Holdings LLC

Property Owner's Name (if different from Applicant): _____

Address: 852 College Avenue, Pittsburgh, PA 15232-2512

Phone Number: 412-913-6078 **Alternate Phone Number:** 412-673-2882

Location of Proposed Encroachment: 4842 Penn Avenue, Pittsburgh, PA 15224

Ward: 8th **Council District:** 7 **Lot and Block:** 0050-J-00081-0000-00

What is the properties zoning district code: LNC: Local Neighborhood Commercial (zoning 255-2241)

Planning/Zoning Case OneStop Number (if applicable): ZDR-2023-10615

Is the existing right-of-way, a street or a sidewalk? Street

Width of Existing Right-of-Way (sidewalk or street): 18'-19' (Before encroachment)

Length of Existing Right-of-Way (sidewalk or street): 233' (Before encroachment)

Width of Proposed Encroachment: 5'

Length of Proposed Encroachment: 233'

Number of feet the proposed object will encroach into the ROW: 5'

Description of encroachment: Private Domestic and Fire Suppression Water Laterals with Valves and Meters

Reason for application:

MDK Holdings LLC proposes to build a three story / eight-unit apartment unit on an existing lot and while doing the initial inspection and testing for the proposed building it was discovered that there is no reliable pressure in the 20" PWSA main water line located in Penn Avenue. Therefore, we are working with Pittsburgh Water to obtain the water service from the 16" PWSA main water line located in S. Mathilda Street. To obtain this service from the 16" PWSA main water line located in S. Mathilda Street we would be required to obtain an encroachment permit from DOMI for the two proposed subterranean water laterals in Comrie Way. One water lateral will be for fire suppression and the other water lateral would be for the domestic water. Also included with these water laterals would be valves and a meter.



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APPLICATION CHECKLIST

*The following items are necessary in order to process any encroachment.
Applications missing documents remain in an incomplete status.*

- ☒ Letter of request to the Director of Mobility and Infrastructure
- ☒ **Property Owners'** Certificate of Insurance – listing the City of Pittsburgh as an additional insured in the amounts listed: Public Liability \$ 100,000.00 - \$ 300,000.00 Property Damage \$ 50,000.00 (must be the Property Owners Insurance)
- ☒ Profile picture or drawing with dimensions/specs of the proposed structure to be placed on the site of the encroached property – **STAMPED WITH ZONING APPROVAL or OneStop ZDR#**
- ☒ Copy of a survey or plot plan of the property
- ☒ Documentation from all corresponding utility companies stating approval/easement/agreement
- ☐ Application Fee \$250 made payable to Treasurer City of Pittsburgh, if paying by check

REMEMBER TO ATTACH ALL REQUIRED INFORMATION. (Letter to the Director, **Property Owner's** Insurance certificate - listing the City of Pittsburgh as an additional insured, maps, specs, zoning approved drawings or ZDR #, utility approval documentation, application fee of \$250.00)

For Office Use:

\$250.00 Application fee Received /Check # _____ Received Plot Plan or Survey _____

Received Required Insurance _____ Received detailed map of proposed encroachment _____

Received Utility Letters _____

Received drawing or picture of completed project _____

Received picture of proposed encroached property _____

All tax information in compliance _____ delinquent _____



Corporate Office
35 Wilson Street -- #201 ★ Pittsburgh, PA 15223
Phone: (412) 781-9660 ★ Fax: (412) 781-5904

Mars Office
123 Ridge Road Suite B ★ Valencia, PA 16059
Phone: (724) 625-4544 ★ Fax: (724) 625-4549

email@hampton-tech.com
www.hampton-tech.com

August 28, 2024

MDK Holdings LLC – 4842 Penn Ave Development

4842 Penn Avenue
Pittsburgh PA 15224 – 8th Ward

Kim Lucas, Director of Mobility and Infrastructure

Director Lucas,

Our client, MDK Holdings LLC proposes to build a three story / eight-unit apartment unit on an existing lot and while doing the initial inspection and testing for the proposed building it was discovered that there is no reliable pressure in the 20" PWSA main water line located in Penn Avenue. Therefore, we are working with PWSA to obtain the water service from the 16" PWSA main water line located in S. Mathilda Street. To obtain this service from the 16" PWSA main water line located in S. Mathilda Street we would be required to obtain an encroachment permit from DOMI for the two proposed subterranean water laterals in Comrie Way. One water lateral will be for fire suppression and the other water lateral would be for the domestic water. Also included with these water laterals would be valves and a meter. This proposed DOMI encroachment is documented with the below listed encroachment.

- One (1) Civil DOMI Street Encroachment Plan (see exhibit)

Please contact me with any questions or concerns regarding this encroachment permit request.

Thank you,

Christopher L. Richardson

Christopher L. Richardson
Senior Project Manager

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Serial Number: 20233173002
Date Issued: 11-13-2023

STOP !!!

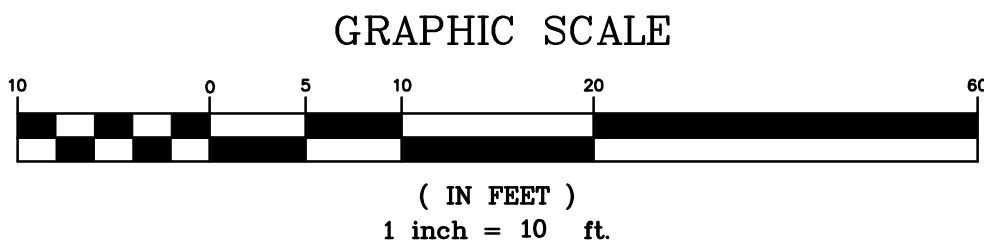
CALL BEFORE YOU DIG!

PENNSYLVANIA LAW REQUIRES
3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE
AND 10 WORKING DAYS NOTICE IN DESIGN STAGE



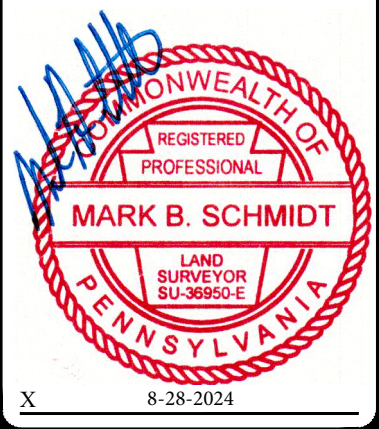
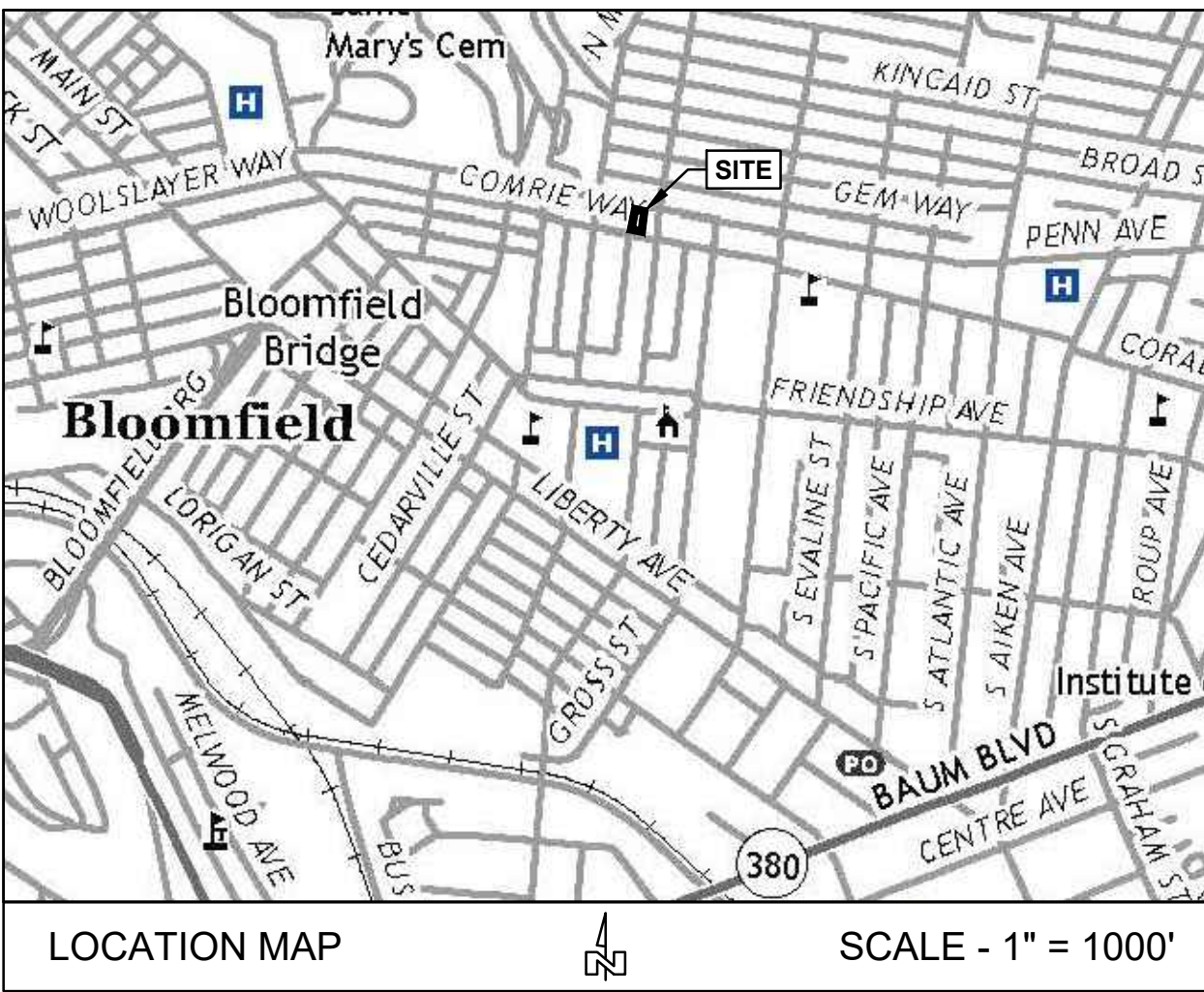
PENNSYLVANIA
ONE CALL SYSTEM, INC.
1-800-242-1776

EXISTING LEGEND			
—	OVERHEAD ELECTRIC LINE	—	COMBINED SEWER LINE
—	UTILITY POLE	—	MANHOLE
—	ELECTRIC METER/BOX	—	CLEAN OUT
—	LIGHT POLE	—	VENT
—	GAS LINE	—	STORM SEWER
—	GAS VALVE	—	CATCH BASIN
—	WATER LINE	—	EDGE OF PAVEMENT
—	WATER VALVE		
—	HYDRANT		



SURVEY NOTES

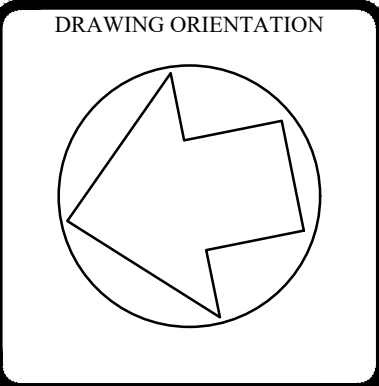
- THE INFORMATION REFLECTED ON THE EXISTING CONDITIONS BASE MAPPING WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. THE PROPERTY SHOWN IS SUBJECT TO ANY EASEMENTS, UNOBSERVABLE UTILITIES, COVENANTS AND RESTRICTIONS STATED IN PRIOR RECORDINGS OR DEEDS OF THE PREMISE.
- ALL DEEDS OR PLAN BEARINGS AND COORDINATES HAVE BEEN ROTATED AND CONVERTED TO PA STATE PLANE COORDINATE SYSTEM SOUTH ZONE, NORTH AMERICAN DATUM OF 1983.
- TOPOGRAPHIC MAPPING IS BASED ON FIELD MEASUREMENTS. THE VERTICAL DATUM IS NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
- PENNSYLVANIA ONE CALL SYSTEM. PENNSYLVANIA ACT 38 (1991) REQUIRES NO LESS THAN 3 WORKING DAYS NOTICE NOR MORE THAN 10 WORKING DAYS NOTICE FORM EXCAVATORS WHO ARE ABOUT TO: DIG, DRILL, BLAST, AUGER, BORE, GRADE, TRENCH, OR DEMOLISH WHEN IN THE CONSTRUCTION PHASE. FOR LOCATION REQUESTS IN THE STATE OF PENNSYLVANIA, CALL TOLL FREE 1-800-242-1776.
- UNDERGROUND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE INFORMATION AND THE LOCATION MUST BE CONSIDERED APPROXIMATE. OTHER UNDERGROUND UTILITIES MAY EXIST WHICH ARE NOT SHOWN, IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO ASCERTAIN ALL PHYSICAL LOCATIONS OF UTILITY LINES PRIOR TO THE TIME OF CONSTRUCTION, IN NO WAY SHALL THE CONTRACTOR HOLD THE SURVEYOR RESPONSIBLE FOR ANY UTILITY LOCATION SHOWN ON THIS PLAN.
- BASED ON FEDERAL MAPPING GRAPHICS, ALL OR PORTIONS OF THIS PROPERTY ARE LOCATED WITHIN THE FOLLOWING IDENTIFIED FLOOD HAZARD AREAS AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA). THE ZONE(S) IS ZONE X AS IDENTIFIED ON FLOOD INSURANCE RATE MAP (FIRM) NUMBER 42003C0354H WITH AN EFFECTIVE/REVISED DATE OF SEPTEMBER 26, 2014.
- SURVEY BASED ON SURVEY AND DRAWING DONE BY ALLEGHENY LAND SURVEYING DATED 12/18/2016 (DRAWING NO. 13094-B)



Corporate Office
Etna Technical Center
35 Wilson Street, Suite 201
Pittsburgh, PA 15223
PHONE: (412) 781-9660
FAX: (412) 781-5904

Mars Office
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Valencia, PA 16059
PHONE: (724) 625-4544
FAX: (724) 625-4549

DATE ISSUED	PROJECT STATUS	NO.	DESCRIPTION	DATE
08/28/2024	PRELIMINARY			

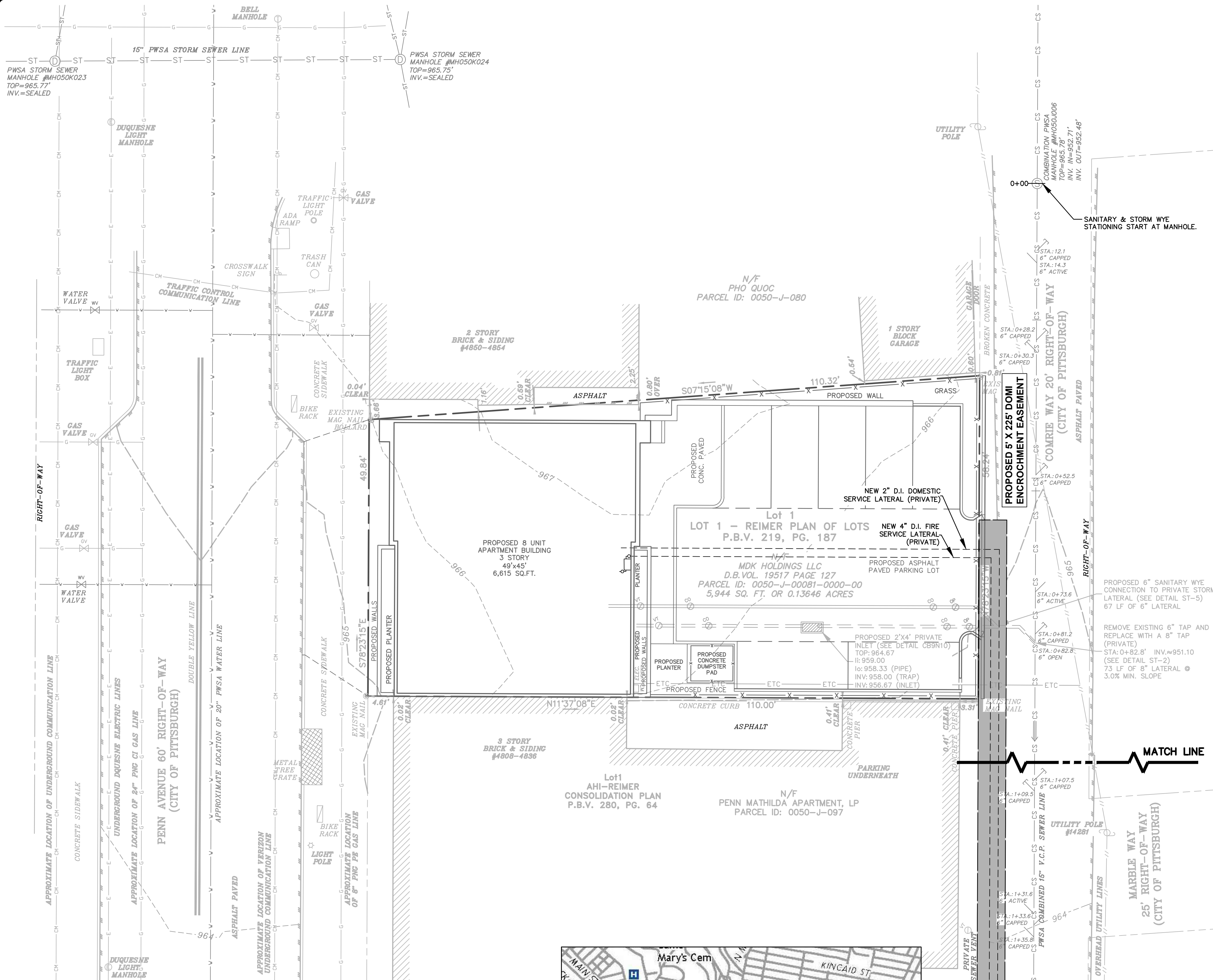


PROJECT TITLE:
**4842 PENN AVENUE DEVELOPMENT
LAND DEVELOPMENT PLAN
EXISTING CONDITIONS**

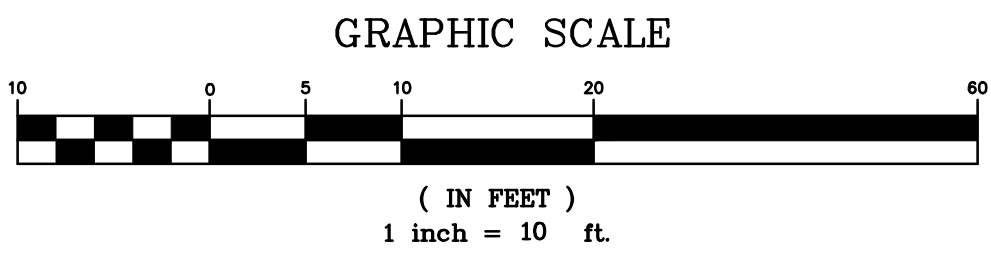
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CAD FILE: 14265_VF101.DWG	
HORZ. SCALE: 1" = 10'	VERT. SCALE: N/A
SHEET: 1 OF 4	
PROJECT #: 14265	

CLIENT NAME & ADDRESS:
MDK HOLDINGS LLC
852 COLLEGE AVENUE, PITTSBURGH, PA 15226-2512
PROJECT LOCATION:
4842 PENN AVENUE, PITTSBURGH, PA 15224
8TH WARD OF THE CITY OF PITTSBURGH, ALLEGHENY CO., PA

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PROPOSED LEGEND	
WATER SERVICE	---
UNDERGROUND ELECTRIC	---
SANITARY SEWER	---
STORM SEWER	---



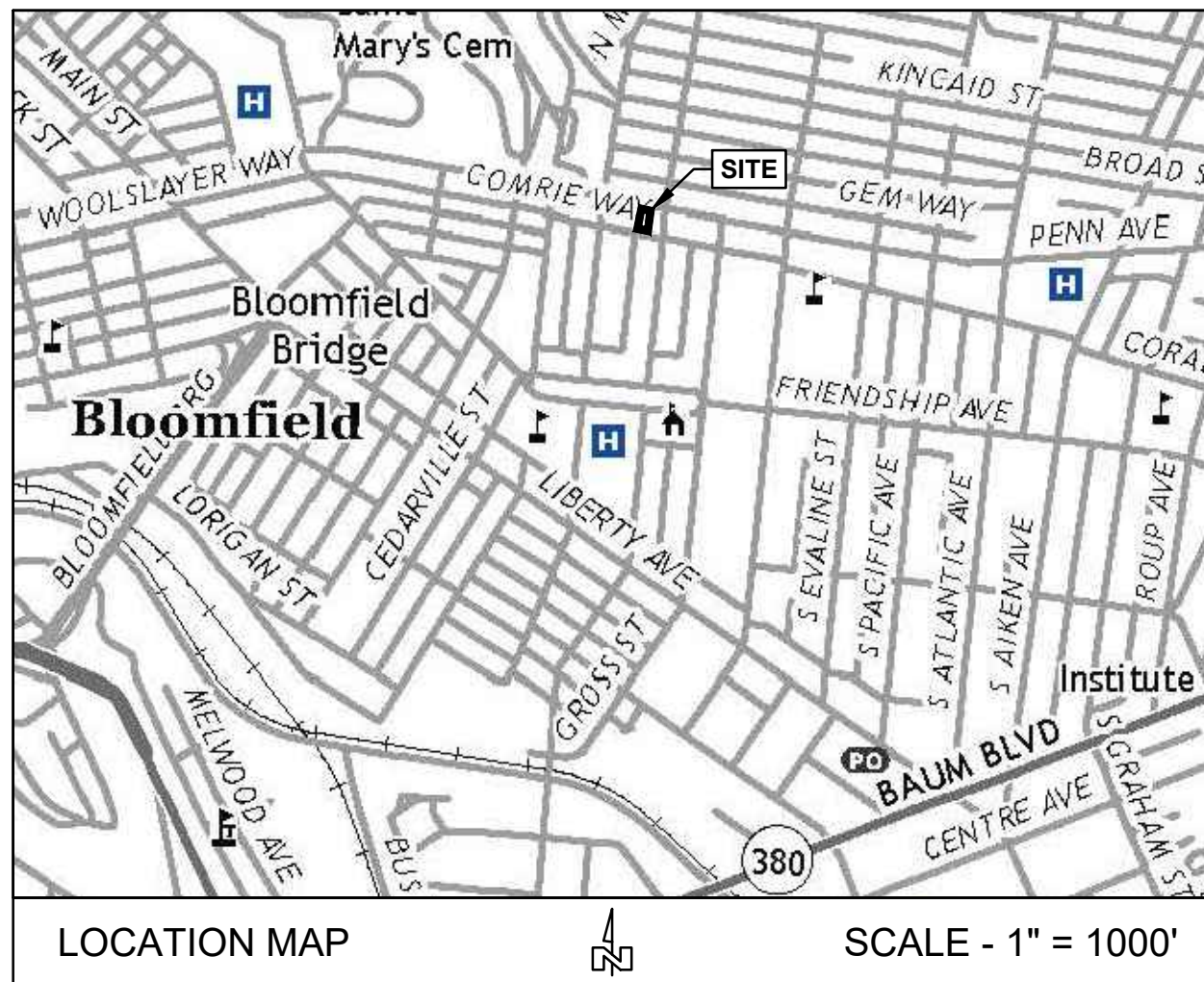
EXISTING LEGEND	
OVERHEAD ELECTRIC LINE	---
UTILITY POLE	○
ELECTRIC METER/BOX	□
LIGHT POLE	○
GAS LINE	---
GAS VALVE	○
WATER LINE	---
WATER VALVE	○
HYDRANT	○
COMBINED SEWER LINE	---
MANHOLE	○
CLEAN OUT	○
VENT	○
STORM SEWER	---
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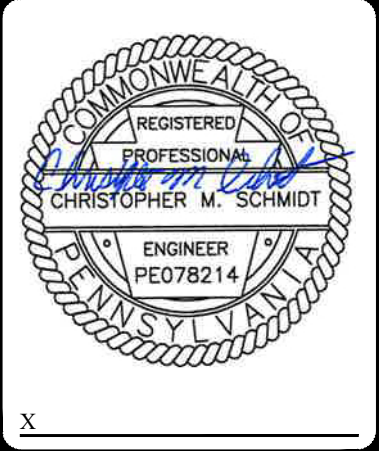


GENERAL SURVEY NOTES:

1. THE INFORMATION REFLECTED ON THE EXISTING CONDITIONS BASE MAPPING WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. THE PROPERTY SHOWN IS SUBJECT TO ANY EASEMENTS, UNOBSERVABLE UTILITIES, COVENANTS AND RESTRICTIONS STATED IN PRIOR RECORDINGS OR DEEDS OF THE PREMISE.
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3. TOPOGRAPHIC MAPPING IS BASED ON FIELD MEASUREMENTS. THE VERTICAL DATUM IS NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). THE EXISTING CONTOUR INTERVAL SHOWN ON THE PLAN IS 1 FOOT AND THE PROPOSED CONTOUR INTERVAL SHOWN ON THE PLAN IS 0.2 FOOT.
4. PENNSYLVANIA ONE CALL SYSTEM. PENNSYLVANIA ACT 38 (1991) REQUIRES NO LESS THAN 3 WORKING DAYS NOTICE NOR MORE THAN 10 WORKING DAYS NOTICE FORM EXCAVATORS WHO ARE ABOUT TO: DIG, DRILL, BLAST, AUGER, BORE, GRADE, TRENCH, OR DEMOLISH WHEN IN THE CONSTRUCTION PHASE. FOR LOCATION REQUESTS IN THE STATE OF PENNSYLVANIA, CALL TOLL FREE 1-800-242-1776.
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6. BASED ON FEDERAL MAPPING GRAPHICS, ALL OR PORTIONS OF THIS PROPERTY ARE LOCATED WITHIN THE FOLLOWING IDENTIFIED FLOOD HAZARD AREAS AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA). THE ZONE(S) IS ZONE X AS IDENTIFIED ON FLOOD INSURANCE RATE MAP (FIRM) NUMBER 42003C0354H WITH AN EFFECTIVE/REVISED DATE OF SEPTEMBER 26, 2014.

THESE SECTION ARE PER THE CITY OF PITTSBURGH, DPW RIGHT-OF-WAY PROCEDURES POLICY REVISED MAY 1, 2022.

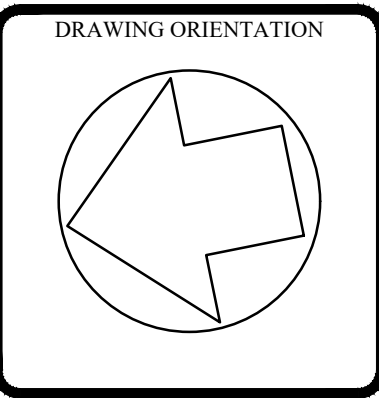
- REFER TO THE CITY OF PITTSBURGH, DPW RIGHT-OF-WAY PROCEDURES POLICY, REVISED MAY 1, 2022 FOR ALL DPW STANDARDS.
15. CONSTRUCTION RESTORATION
- 15.1 ALL OBSTRUCTIONS AND CONSTRUCTION ACTIVITIES WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE IN CONFORMITY WITH PLANS AND SPECIFICATIONS APPROVED BY THE DPW AND ARE SUBJECT TO INSPECTION.
- 15.2 NO PARTY SHALL CONSTRUCT, REPAIR, SAW CUT, OPEN, ALTER OR GRADE ANY SIDEWALK, CURB, OR DRIVEWAY IN THE PUBLIC RIGHT-OF-WAY WITHOUT FIRST OBTAINING ALL NECESSARY PERMITS FROM THE DPW. THIS ITEM ALSO PERTAINS TO RESIDENTIAL PROPERTY OWNERS SEEKING TO INSTALL OR MODIFY A DRIVEWAY ON THEIR PROPERTY THAT IS ALSO WITHIN THE PUBLIC RIGHT-OF-WAY.
- 15.3 ALL SIDEWALK AND CURB CONSTRUCTION, RECONSTRUCTION, REPAIR, SAW CUTTING, OPENING, ALTERATION OR GRADING SHALL BE DONE IN ACCORDANCE WITH CITY SPECIFICATIONS. THIS ITEM ALSO PERTAINS TO RESIDENTIAL PROPERTY OWNERS SEEKING TO REPAIR, REPLACE, OR MAINTAIN SIDEWALK ON THEIR PROPERTY THAT IS ALSO WITHIN THE PUBLIC RIGHT-OF-WAY.
- 15.4 IT IS UNLAWFUL FOR ANY PARTY TO CONSTRUCT OR MAINTAIN PUBLIC RIGHT-OF-WAY THAT IS NOT IN ACCORDANCE WITH THE DPW STANDARDS AND SPECIFICATIONS.
- 15.5 ALL PAVEMENTS MUST BE SAW CUT BEFORE OPENING. THE PERMITEE IS RESPONSIBLE FOR ANY DAMAGES DUE TO SAW CUTTING. NO OPENING OR EXCAVATION IN ANY STREET SHALL EXTEND BEYOND THE CENTER LINE OF THE STREET BEFORE BEING BACKFILLED AND THE SURFACE OF THE STREET TEMPORARILY RESTORED.
- 15.6 ALL OPENINGS IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERMANENTLY REPAIRED AS SOON AS WEATHER PERMITS. WHEN AN OPENING IS NOT PERMANENTLY REPAIRED AND AN UNSAFE CONDITION EXISTS (E.G., STEEL PLATE HAS MOVED, TEMPORARY RESTORATION HAS SETTLED), THE PERMITEE MUST REPAIR THE CONDITION IMMEDIATELY. IF THE PERMITEE FAILS TO DO SO, THE DPW SHALL HAVE THE AUTHORITY TO CAUSE SUCH NECESSARY LABOR AND MATERIALS TOBE FURNISHED BY THE CITY AND ALL COSTS THEREOF SHALL BE CHARGED AGAINST THE PERMITEE AS OUTLINED IN SECTION 11.6 OF THIS POLICY.
- 15.7 ALL DAMAGE DONE TO THE RIGHT-OF-WAY AS A RESULT OF OBSTRUCTIONS OR CONSTRUCTION ACTIVITIES SHALL BE REPAIRED BY THE PERMITEE TO THE SATISFACTION OF THE DPW. IF UPON BEING ORDERED TO DO SO THE PERMITEE FAILS TO FURNISH THE NECESSARY LABOR AND MATERIALS FOR SUCH REPAIRS, THE DPW SHALL HAVE THE AUTHORITY TO CAUSE SUCH NECESSARY LABOR AND MATERIALS TO BE FURNISHED BY THE CITY AND ALL COSTS SHALL BE CHARGED TO THE PERMITEE AS DETAILED IN SECTION 11.6 OF THIS POLICY.
- 15.8 THE PERMITEE SHALL BACKFILL AND RESTORE THE SURFACE OF ALL PAVEMENTS, BROKEN INTO OR DAMAGED AS A RESULT OF THE CONSTRUCTION ACTIVITIES, TO THEIR ORIGINAL CONDITION OR BETTER IN ACCORDANCE WITH THE SPECIFICATIONS OF THE DPW.
- 15.9 FROM NOVEMBER 1 TO APRIL 30, TEMPORARY RESTORATION MAY BE NECESSARY DUE TO WEATHER CONDITIONS. TEMPORARY RESTORATION WORK MAY BE COMPLETED WITH COLD PATCH, HOT ASPHALT, OR CONCRETE TO GRADE. COLD PATCH AND CONCRETE ARE DEEMED ONLY A TEMPORARY SURFACE FOR WINTERTIME RESTORATION AND MUST BE MAINTAINED AT ALL TIMES. CONCRETE BASE AND TRENCH SHOULDERS MUST BE IN PLACE DURING THIS PERIOD.
- 15.10 PERMANENT RESTORATION OF THE STREET SHALL BE MADE BY THE PERMITEE IN STRICT ACCORDANCE WITH THE SPECIFICATIONS TO RESTORE THE STREET TO ITS ORIGINAL AND PROPER CONDITION. THE DPW WILL REQUIRE FULL LANE REPLACEMENT OF WEARING SURFACE OUTSIDE TRENCH. IF THE STREET HAS A TRANSVERSE JOINT, THE PERMITEE MUST REPLACE THE FULL PAD CONCRETE PAVING BASE.
- 15.11 ACCEPTANCE OR APPROVAL OF ANY OPENING RESTORATION WORK BY THE CITY SHALL NOT PREVENT THE CITY FROM ASSERTING A CLAIM AGAINST THE PERMITEE AND/OR THE REPRESENTATIVE SURETY UNDER THE SURETY BOND REQUIRED HEREUNDER FOR INCOMPLETE OR DEFECTIVE WORK, IF DISCOVERED WITHIN 24 MONTHS FROM THE COMPLETION OF THE RESTORATION WORK OR THE LENGTH OF ANY WARRANTY, WHICHEVER IS LONGER. VERBAL/NON-WRITTEN DISCUSSION WITH CITY PERSONNEL SHALL NOT RELIEVE THE PERMITEE OF ANY RESPONSIBILITIES UNDER CITY ORDINANCE OR THIS POLICY.
- 15.12 THE PERMITEE SHALL EXPEDITIOUSLY COMPLETE WITH DILIGENCE ALL OPENINGS, IN ACCORDANCE WITH THE OPENING PERMIT, AND SHALL PROMPTLY COMPLETE SUCH WORK AND RESTORE THE PAVEMENT TO ITS ORIGINAL CONDITION OR BETTER, AS SOON AS PRACTICABLE. IN ANY EVENT, SAID WORK SHALL BE COMPLETED NO LATER THAN THE DATE SPECIFIED IN THE OPENING PERMIT.
- 15.13 LANE STRIPING OR OTHER PAINTED AND AFFIXED DELINEATORS REMOVED BY PARTIES ACCESSING THE PUBLIC RIGHT-OF-WAY SHALL BE REPLACED BY SUCH PARTIES BEFORE RESTORATION WILL BE CONSIDERED COMPLETE. THE PARTIES SHALL TAKE DIRECTION FROM DPW INSPECTORS AS TO APPROVED PRODUCT AND APPLICATIONS. REFER TO THE CITY'S LANE STRIPING SPECIFICATIONS IN APPENDIX A.
- 15.14 DISTURBED AREAS SHALL BE LIMITED TO 200 LF OF OPEN TRENCH BEFORE TEMPORARY RESTORATION IS REQUIRED. ALL TRENCH WORK MORE THAN 30 LF MUST SUBMIT A TRUE AND CORRECT DRAWING TO THE DPW INSPECTOR PRIOR TO WORK.
- 15.15 IN SOME INSTANCES, THE CITY CAN PERFORM THE RESTORATION IN WHOLE OR IN PART AND INVOICE THE PERMITEE FOR THE WORK. THIS ARRANGEMENT MUST.
- 19.1 ASPHALT STREETS
- OPENINGS SHOULD BE KEPT TO A MINIMUM AND BE REFLECTIVE OF THE AREA WHICH REQUIRES WORK. OPENINGS SHALL BE CLEAN, EDGES STRAIGHT AND CORNERS SQUARED OFF (FULL LANE REPLACEMENT). OPENINGS WITHIN 40 FT OF ANOTHER MUST BE TIED TOGETHER. ALL OPENINGS WILL BE PROPERLY SEALED. EXCAVATION SHALL BE CONSISTENT WITH CITY REQUIREMENTS OR WORK STANDARDS PROVIDED BELOW. MATERIAL SHALL BE DISPOSED OF PROPERLY, AND ANY NEW MATERIAL SHALL MEET CITY QUALITY REQUIREMENTS AND BE COMPACTED IN LIFTS ACCORDING TO CITY SPECIFICATIONS.
- 19.1.1 IF A ROAD IS CROWNED, THE PERMITEE WHO IS OPENING THE STREET SHALL REPAIR THE CROWN IN ORDER TO MAINTAIN GOOD DRAINAGE ON THE STREET.
- 19.1.2 CITY SPECIFICATIONS REQUIRE THAT 1 FT ON EACH SIDE OF THE OPENING BE REPAIRED SO AS TO PRESERVE THE INTEGRITY OF THE STREET BY SHOULDERING. ALL OPENINGS ARE FULL LANE REPLACEMENT. THIS SHALL APPLY TO ALL STREET CLASSIFICATIONS.
- 19.1.3 FOR SUPER ELEVATED STREETS, THE EXTENT OF THE REPLACEMENT SHALL BE DETERMINED BY SUCH CONDITIONS AS DRAINAGE, TRAFFIC MOVEMENT AND EXISTING CONDITIONS. THE DPW SHALL MAKE THE DETERMINATION REGARDING SLAB/LANE REPLACEMENT REQUIREMENTS. CONTACT THE APPROPRIATE DPW MANAGER AS INDICATED IN SECTION 1 FOR PUBLIC SECTOR OR PRIVATE SECTOR WORK TO REQUEST A MEETING AT THE PROJECT SITE.
- 19.1.4 SEPARATE STREET OPENINGS, ON OPPOSITE SIDE OF THE STREETS SPORADICALLY PLACED, WILL REQUIRE TOTAL STREET SURFACE REPLACEMENT. THIS WILL APPLY IF THE STREET OPENINGS ARE WITHIN 40 FT OF ONE ANOTHER.
- 19.1.5 IN ORDER TO AVOID A "CHECKER-BOARD" EFFECT, WHEN A STREET OPENED IS WITHIN 40 FT OF ANOTHER STREET OPENING, THE OPENINGS SHALL BE TIED TOGETHER. PAVEMENT MATERIAL REMOVED, AND A RECTANGULAR FULL LANE RESTORATION PROVIDED. THIS TIE-IN IS REQUIRED REGARDLESS OF WHEN OR BY WHOM THE PREVIOUS OPENING WAS MADE.
- 19.1.6 ALL PERIMETERS OF ASPHALT RESTORATION SHALL BE SEALED WITH A 6 IN WIDE SEALING STRIP OF FIBER REINFORCED SEALER.
- 19.1.7 LONGITUDINAL OPENINGS WITHIN 40 FT OF ONE ANOTHER SHALL BE REPAIRED CONTINUOUSLY, BEGINNING AT THE FIRST OPENING AND ENDING WITH THE LAST LONGITUDINAL OPENING CONSISTENT WITH FULL LANE REQUIREMENTS.
- 19.1.8 ALL OPENINGS SHALL BE RECTANGULAR AND A TRANSVERSE OPENING SHALL BE AT A 90-DEGREE ANGLE TO THE CURB. RESTORATION WORK WILL BE ORGANIZED AS TO LANE CONFIGURATION AND CONSIDERATION WILL BE GIVEN TO CROWN OR OTHER DRAINAGE CONSIDERATIONS AS TO THE PLACEMENT OF THE OPENING AND THE RESTORATION WORK.
- 19.1.9 ALL OPENINGS REQUIRE EDGE OF LANE TO EDGE OF LANE ROADWAY REPLACEMENTS. CURB TO CURB RESTORATION WILL BE REQUIRED WHEN THE OPENING IS MADE TO THAT STREET WITHIN THE FIRST 48 MONTHS AFTER PAVING WAS COMPLETED.
- 19.1.10 RESTORATION WORK WILL BE GUARANTEED FOR A PERIOD OF 48 MONTHS FROM THE DATE OF FINAL RESTORATION. ANY FAILURE OF THE RESTORATION DURING THE GUARANTEE PERIOD MUST BE CORRECTED BY THE PERMITEE WITHIN 45 DAYS OF BEING NOTIFIED BY A CITY REPRESENTATIVE.
- 19.2 CONCRETE SLABS AND CONCRETE STREETS WITH ASPHALT OVERLAY
- 19.2.1 IF A CONCRETE SLAB (I.E. SIDEWALK) OR BASE SLAB (I.E. STREET) IS DISTURBED BY AN OPENING, THEN FULL SLAB OR BASE SLAB REPLACEMENT IS REQUIRED.
- 19.2.2 THE PERMITEE MAY BE ALLOWED TO REPLACE ONLY HALF THE SLAB OR BASE SLAB, AT THE DISCRETION OF THE DPW AND IN ACCORDANCE WITH THE PROCEDURE OUTLINED IN SECTION 1.1. OTHER RIGHT-OF-WAY IMPROVEMENTS MAY BE REQUESTED BY THE DPW, IN EXCHANGE FOR RECONSIDERING THE REQUIREMENT OF FULL SLAB REPLACEMENT.
- 19.2.3 If as a result of the opening, the drainage system is disturbed, then restoration will be required so that the existing drainage system is repaired and functioning. The drainage system includes but is not limited to existing grades, curbs, inlets, conveyance pipes, and green infrastructure.
- 19.2.4 Sidewalk, deep curbs and slabs must be sealed separately. New construction curb reveal must be a minimum of 7 IN from ordained grade with curb depth of 24 IN. All joints must be cleaned and sealed with appropriate joint seal material (see City standards).
- 19.2.5 All concrete surfaces shall be sealed after they have been cured for 28 days. The permittee shall be responsible for sealing slabs according to City specifications.
- 19.2.6 The bituminous overlay portion of this section is to be removed 1 FT from all adjacent slabs and replaced. All transverse and longitudinal joints are to be resawed, cleaned, and sealed.
- 19.2.7 No street or sidewalk openings for planned work will be approved on concrete streets and sidewalks or concrete streets with asphalt overlay paved within the last 60 months. All emergency street openings are to be restored from curb to curb, ending no sooner than 1 FT from the end of the trench and no further than the nearest intersection. This section must be restored according to the City standards.
- 19.2.8 Restoration work will be guaranteed for a period of 48 months from the date of final restoration. Any failure of the restoration during the guarantee period must be corrected by the permittee within 45 days of being notified by the City representative.



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35 Wilson Street, Suite 201
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FAX: (412) 781-5904

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PHONE: (724) 625-4544
FAX: (724) 625-4549

DATE ISSUED: 08/28/2024		PROJECT STATUS: PRELIMINARY	
NO.	DESCRIPTION	DATE	



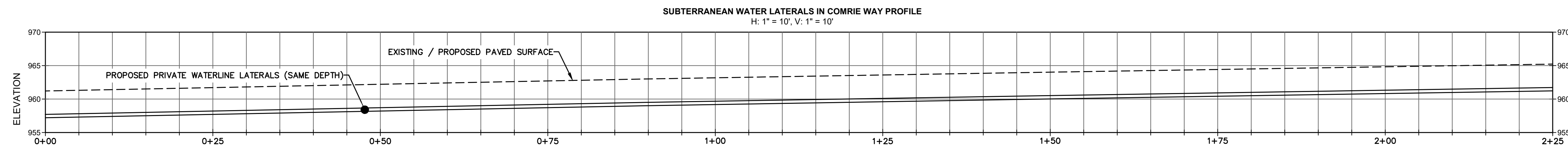
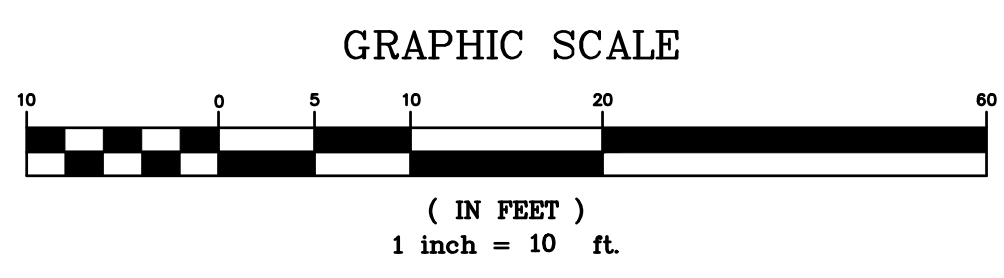
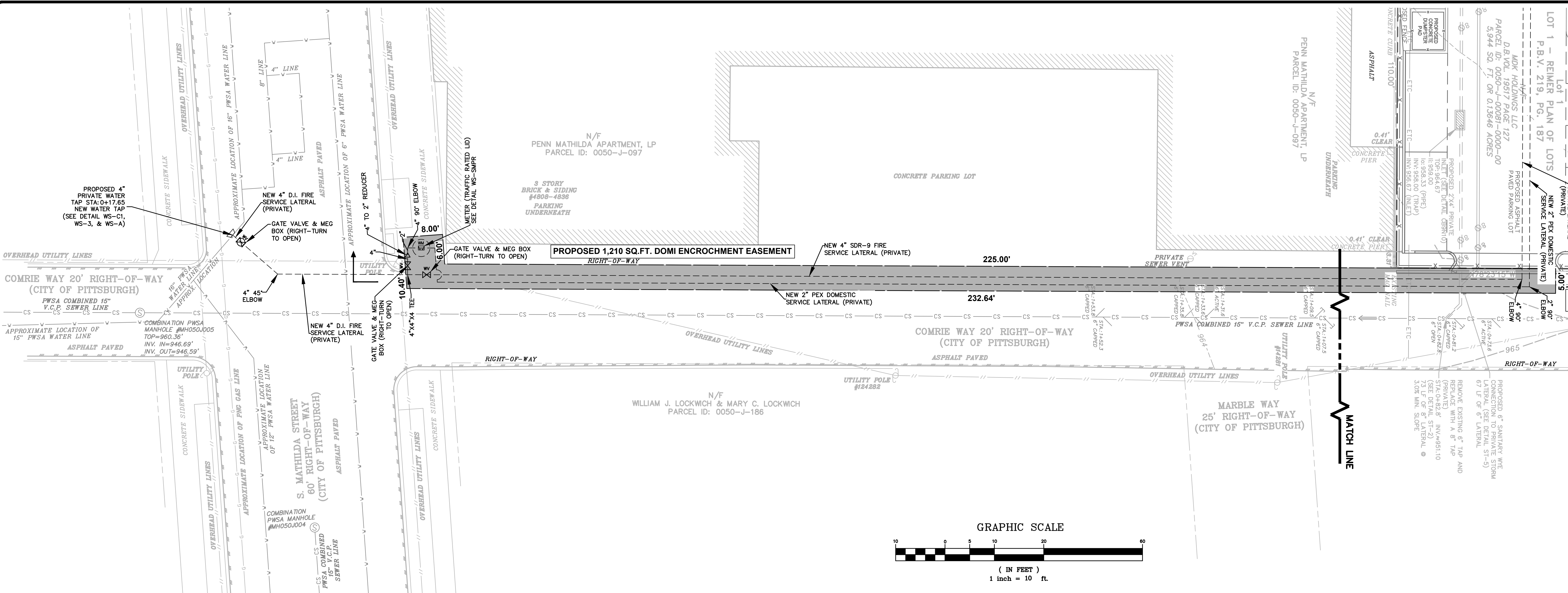
PROJECT TITLE:
4842 PENN AVENUE DEVELOPMENT
LAND DEVELOPMENT PLAN
DOMI RIGHT-OF-WAY ENCROACHMENT PLAN

CLIENT NAME & ADDRESS:
MDK HOLDINGS LLC
802 COLLEGE AVENUE, PITTSBURGH, PA 15226-212

PROJECT LOCATION:
4842 PENN AVENUE, PITTSBURGH, PA 15224
6TH WARD OF THE CITY OF PITTSBURGH, ALLEGHENY CO., PA

DRAWN BY:	C.L.R.	CHECKED BY:	C.M.S.
CAD FILE:	14265_C1101.DWG		
HORZ. SCALE:	1" = 10'	VERT. SCALE:	N/A
SHEET:	3	OF	4
CT101		PROJECT #:	
		14265	

Z:\PROJECTS\14200 Jobs\1426502_Design\01_Production\14265_C1101.dwg, CT101.dwg, CT102, 10/11/2024 11:10 AM, Chris Richardson



PROPOSED LEGEND	
WATER SERVICE	----
UNDERGROUND ELECTRIC	----- ETC
SANITARY SEWER	=====
STORM SEWER	=====

EXISTING LEGEND	
OVERHEAD ELECTRIC LINE	CS CS COMBINED SEWER LINE
UTILITY POLE	MANHOLE
ELECTRIC METER/BOX	CLEAN OUT
LIGHT POLE	VENT
GAS LINE	STORM SEWER
GAS VALVE	CATCH BASIN
WATER LINE	EDGE OF PAVEMENT
WATER VALVE	
HYDRANT	

ENGINEERING LAND SURVEYORS
ESTABLISHED 1960
www.hampton-technical.com

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Ema Technical Center
35 Wilson Street, Suite 201
Pittsburgh, PA 15223
PHONE: (412) 781-9660
FAX: (412) 781-5904

☐ Mars Office
123 Ridge Road, Suite B
Valencia, PA 16059
PHONE: (724) 625-4544
FAX: (724) 625-4549

DATE ISSUED	PROJECT STATUS	DESCRIPTION
10/07/2024	DOMI SUBMISSION	
REVISIONS:	NO	

DRAWING ORIENTATION

PROJECT TITLE: 4842 PENN AVENUE DEVELOPMENT LAND DEVELOPMENT PLAN DOMI RIGHT-OF-WAY ENCROACHMENT PLAN	CLIENT NAME & ADDRESS: MDK HOLDINGS LLC 832 COLLEGE AVENUE, PITTSBURGH, PA 15222-2512
PROJECT LOCATION: 4842 PENN AVENUE, PITTSBURGH, PA 15224 8TH WARD OF THE CITY OF PITTSBURGH, ALLEGHENY CO., PA	

DRAWN BY: C.L.R.	CHECKED BY: C.M.S.
CAD FILE: 14265_C1101.DWG	
HORZ. SCALE: 1" = 10'	VERT. SCALE: 1" = 10'
SHEET: 4 OF 4	

CT102

PROJECT #:
14265

Tuesday, January 14, 2025

Chris Richardson
35 Wilson St., Ste 201 Pittsburgh, PA 15223

Re: 4842 Penn - Comcast - DOMI Encroachment Notification (HTA 14265)

Dear MDK Holdings,

You have asked Jared Kost at Comcast to furnish a letter stating that it has no objection to the above referenced project at S. Mathilda St. and Comrie Way, “4842 Penn Ave Land Development Plan”. At this time, Comcast has no objection associated with the proposed Project, as further detailed in the architectural drawings dated October 7, 2024 that were provided to Comcast (the “Drawings”), subject to the following caveats.

This letter is based solely on Comcast’s preliminary review of the Drawings you provided to confirm that it has no existing underground infrastructure within the area depicted. Comcast has not reviewed and was not provided any other materials or filings related to the Project.

This letter should not be construed to mean that Comcast waives any rights it may have under federal or state law to utilize the public utility or any other easements on the property depicted in the Drawings in the future.

This letter does not give consent to any encroachments, abandonments of pre-existing easements, roads, alleys, or street rights-of-way. Further, by this letter, Comcast provides no approval or verification of any aspect of your planned construction, its compliance with law or industry standards or its effectiveness. Comcast makes no representations, warranties, agreements, waivers or grants of any kind, related to real property or otherwise, whether express or implied, and this letter does not modify any agreement between Comcast and you or any third party. This letter is for your benefit only and should not be relied upon by third parties.

Please feel free to contact me with any questions that you may have.

Sincerely,

Jared Kost

To: Kim Lucas, Director of the Department of Mobility and Infrastructure
From: William J. Pickering, PWSA Chief Executive Officer
Date: October 23, 2024
Subject: Proposed Encroachment at 4842 Penn Ave

The following is in response to the attached 10/17/2024 request regarding the encroachment at 4842 Penn Ave in the 8th Ward of the City of Pittsburgh.

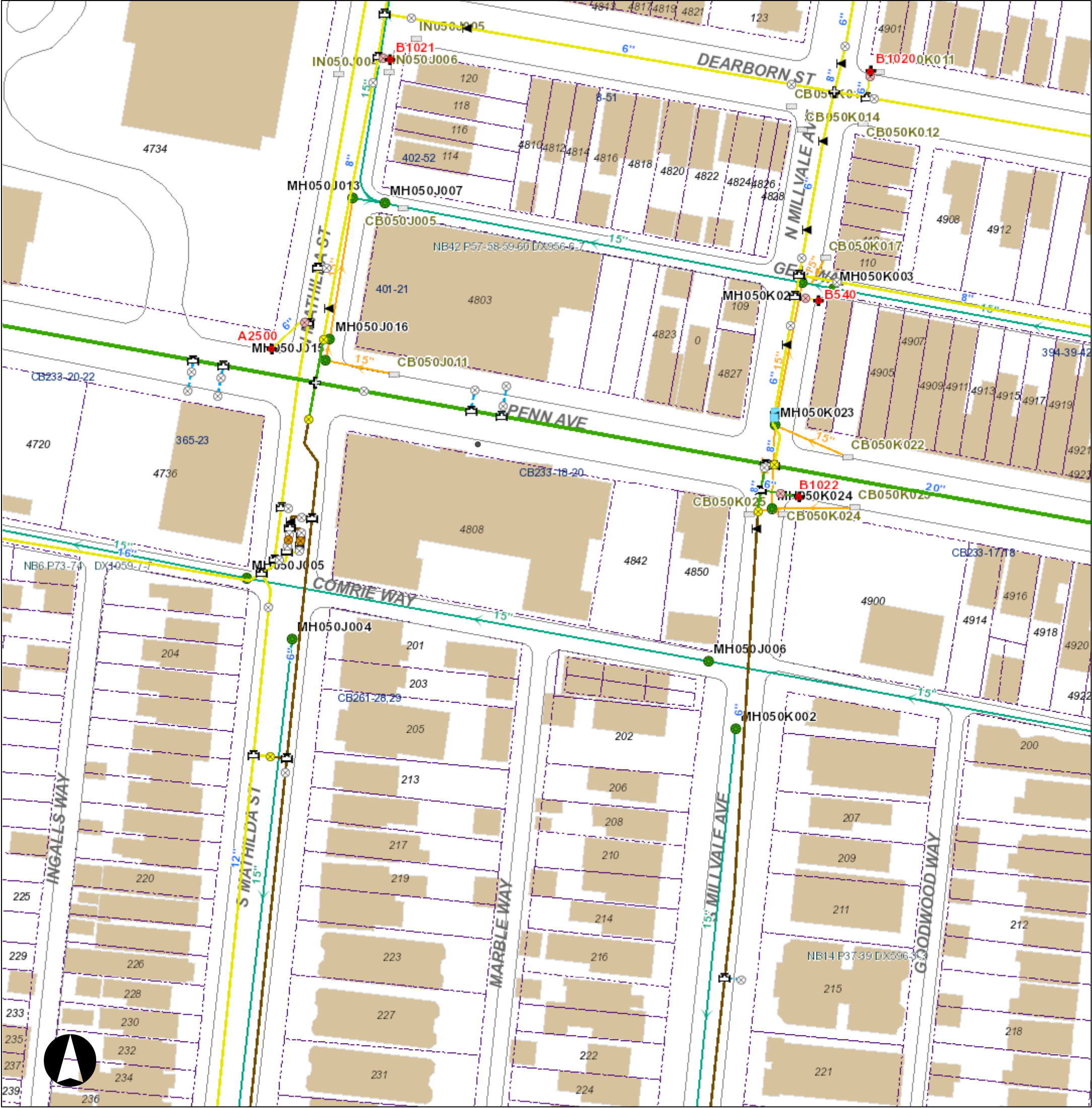
1. The Water Mapping (attached) indicates that there are not water facilities within the area of the proposed encroachment.
2. The Sewer Mapping (attached) indicates that there are no sewer facilities within the area of the proposed encroachment. Please note, PWSA does not maintain records of sewer service laterals and the property owner is responsible for maintenance. We cannot confirm if the private service lateral will be affected.

PWSA has no objection to the proposed encroachment under the conditions set forth above.

JAT

Attachment

4842 Penn GIS



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

0

0.02

0.04

mi

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: 10/18/2024

City of Pittsburgh, County of Allegheny, data.pa.gov, West Virginia GIS, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS |

STEPHANIE K. LEWIS

(412)584-5015

January 13, 2025

Christopher Richardson
Hampton Technical Associates, Inc.

Re: MDK Holdings Proposed Encroachment at 4842 Penn Av

Dear Mr. Richardson

Columbia Gas of Pennsylvania does not have facilities in the vicinity of 4842 Penn Av and will be unaffected by the proposed work at that location. Please reach out if plans change and there will be further encroachment other than along Comrie Way.

Please contact me at the above phone number should you have any questions.

Sincerely,



Stephanie K. Lewis
Field Engineering Leader



January 21, 2025

**Brian Ralston
DOMI
CITY OF PITTSBURGH
611 2ND AVE
PITTSBURGH, PA 15219**

Re PROPOSED ENCROACHMENT

This document was prepared in response to the request made to Verizon Pennsylvania LLC

This is in response to your request for Verizon Pennsylvania LLC to investigate if there will be any impacts made to Verizon facilities by the construction of the project **4842 Penn Avenue..** Verizon will have no objection to the proposed encroachment.

Should you have any questions or concerns regarding these terms, please contact **Dan Barren (412)237-2291**

Sincerely

Dan Barren
Engineer –Network Operations Engineering
508 Old Frankstown Rd. Monroeville PA, 15146
O 412.237.2291 | M 412.529.9266
Daniel.Barren@verizon.com



Corey Elzer
Engineering

469 Hershey Rd, Penn Hills 15235 | Mail Drop PH-TD
Tel 412-393-2614 | Email: celzer@duqlight.com

VIA EMAIL: Christopher Richardson <ChrisR@hampton-tech.net >

**Re: 4842 Penn Avenue:
Service Laterals along Comrie Way Encroachment Permit Letter - Duquesne Light**

To whom it may concern,

Duquesne Light has reviewed this request, and we have no issues. Based on your plans, there is no encroachment on DLC facilities.

This letter is not intended as a full recitation of the facts or a complete review of applicable law. Nothing contained in or omitted from this letter is or shall be deemed to be a limitation, restriction, modification, or waiver of any of Duquesne Light's rights or remedies, either at law or in equity, in connection with any of the matters raised, all of which are expressly reserved.

Sincerely,

A handwritten signature in black ink that reads 'Corey A. Elzer'.

Corey Elzer
Supervisor, Engineering
412.393.2614 (Office)
celzer@duqlight.com

Duquesne Light Company
469 Hersey Rd. Penn Hill, PA 15235
DuquesneLight.com



Jill Marie Groves
TEL 412.258.4691
MOBILE 412.588.4219
jill.groves@peoples-gas.com

October 17, 2024

Kimberly Lucas, Director
Department of Mobility and Infrastructure
City of Pittsburgh
611 Second Avenue
Pittsburgh, PA 15219

RE: Encroachment: Two Private Water Laterals
Location: 4842 Penn Ave (S.Mathilda St. & Comrie Way)
Lot Block: 0050-J-00081
8th Ward, City of Pittsburgh

Dear Ms. Lucas:

This letter is in response to a request that Peoples Natural Gas Company (Peoples) received from Hampton Technical Associates, Inc., regarding an encroachment of two private water laterals at the above-referenced location.

Based on the drawing plan provided to Peoples, the existing encroachment does not interfere with our gas facilities in this area.

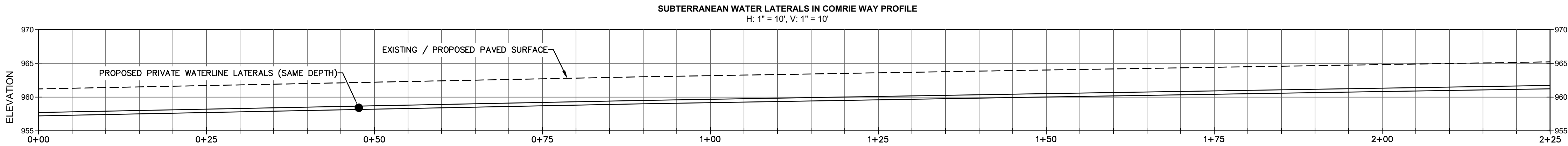
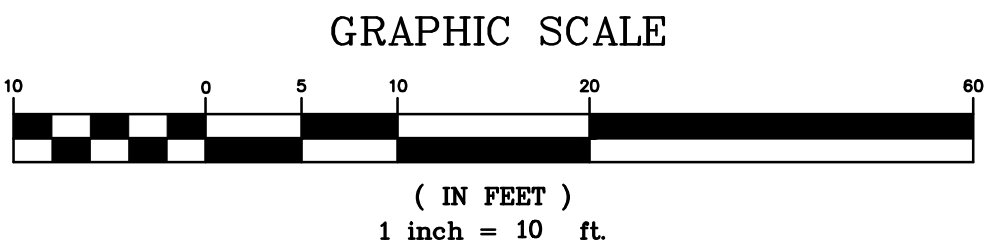
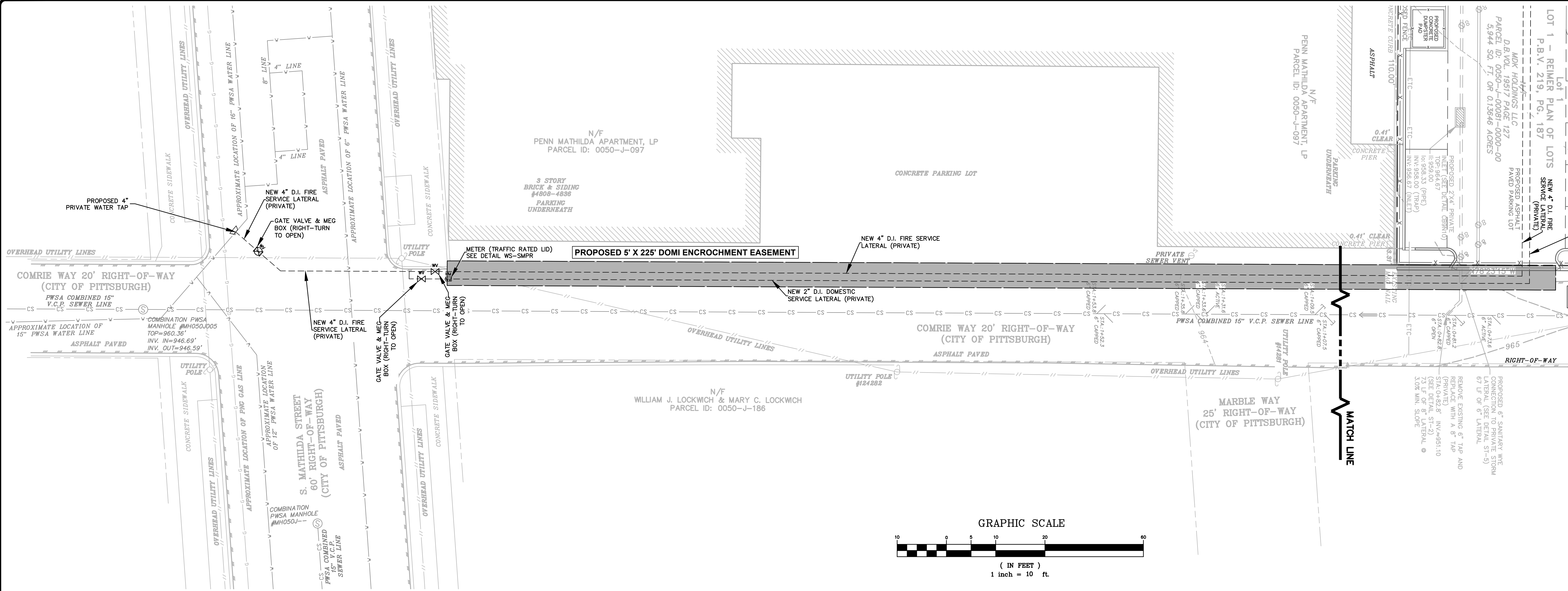
Peoples has no objection to the proposed encroachment.

Sincerely,

Jill Marie Groves

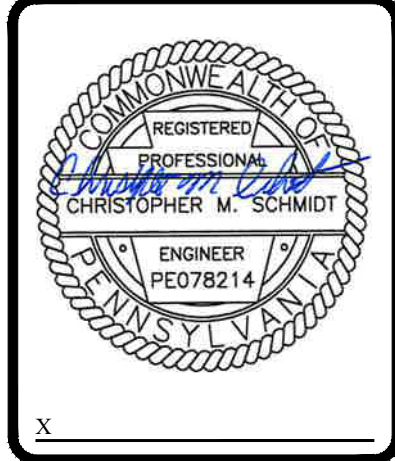
Jill Marie Groves
Land Department

Z:\PROJECTS\14200 jobs\1426502_Design\01_Production\14265_C1101.dwg, CT101.dwg, CT102, 8/28/2024 9:10 AM, Chris Richardson



PROPOSED LEGEND	
WATER SERVICE	----
UNDERGROUND ELECTRIC	----- ETC
SANITARY SEWER	=====
STORM SEWER	=====

EXISTING LEGEND	
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GAS LINE	STORM SEWER
GAS VALVE	CATCH BASIN
WATER LINE	EDGE OF PAVEMENT
WATER VALVE	
HYDRANT	

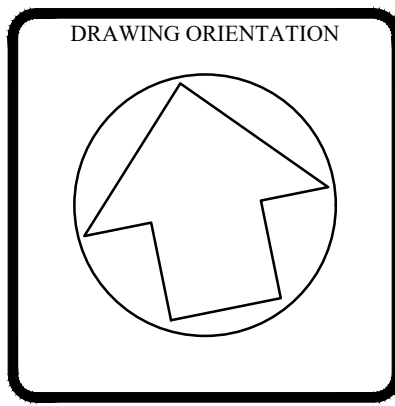


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FAX: (412) 781-5904

☐ **Mats Office**
123 Ridge Road, Suite B
Valencia, PA 16059
PHONE: (724) 625-4544
FAX: (724) 625-4549

PROJECT STATUS	
PRELIMINARY	
DATE	DESCRIPTION
NO	



PROJECT TITLE:
4842 PENN AVENUE DEVELOPMENT
LAND DEVELOPMENT PLAN
DOMI RIGHT-OF-WAY ENCROACHMENT PLAN

CLIENT NAME & ADDRESS:
MDK HOLDINGS LLC
4842 PENN AVENUE, PITTSBURGH, PA 15224
6TH WARD OF THE CITY OF PITTSBURGH, ALEIGHN CO., PA

PROJECT LOCATION:
4842 PENN AVENUE, PITTSBURGH, PA 15224
6TH WARD OF THE CITY OF PITTSBURGH, ALEIGHN CO., PA

PROJECT #: 14265

DRAWN BY:	C.L.R.	CHECKED BY:	C.M.S.
CAD FILE:	14265_C1101.DWG		
HORZ. SCALE:	1" = 10'	VERT. SCALE:	1" = 10'
SHEET:	4	OF	4
CT102		14265	
PROJECT #:		14265	



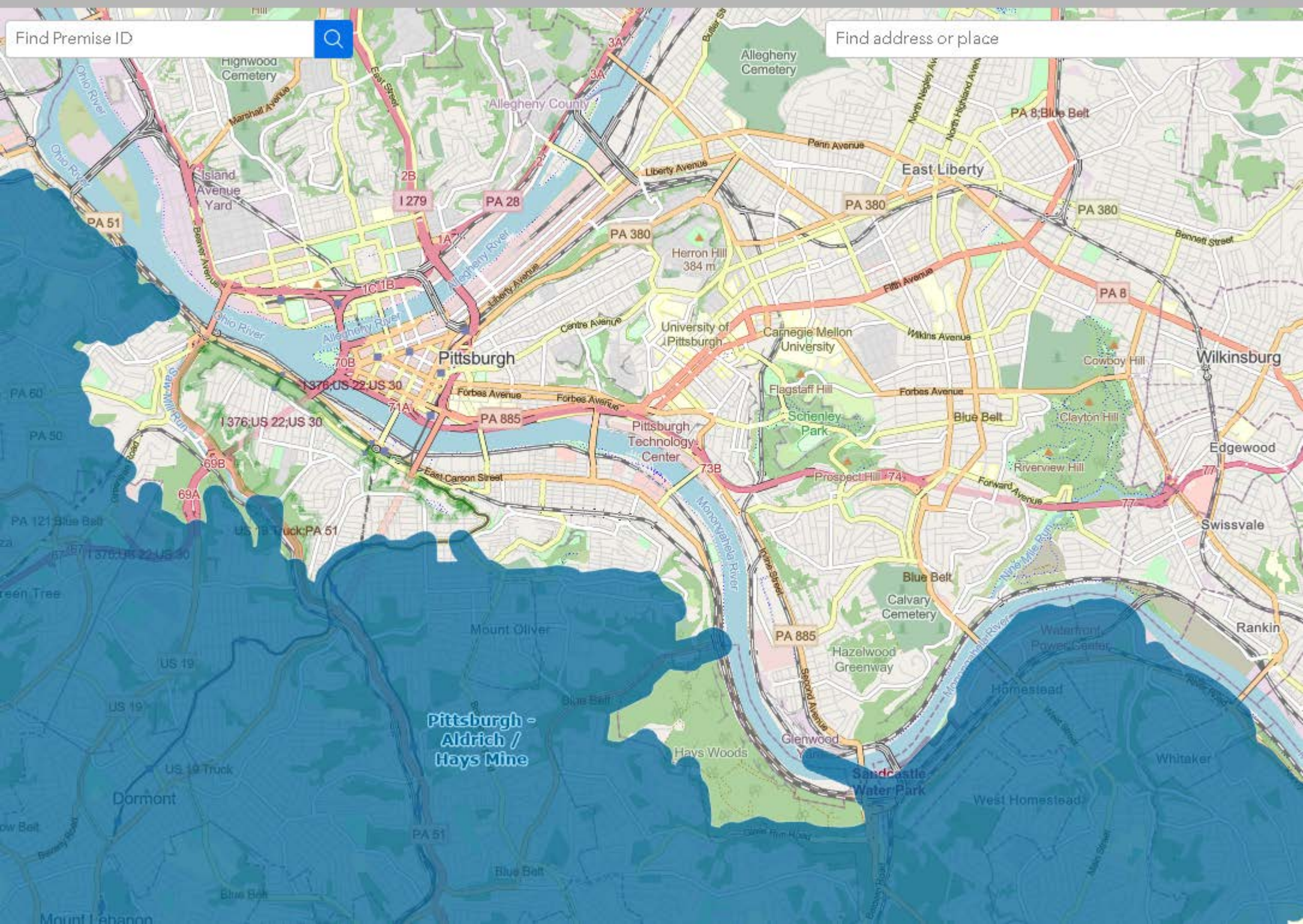
Customer Service Line Material Map

American Water

Find Premise ID



Find address or place





CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

10/11/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Assured Risk Advisors LLC 120 Tropiano Lane Irwin PA 15642		CONTACT NAME: Matthew Cortazzo PHONE (A/C, No, Ext): (724) 392-4586 FAX (A/C, No): (724) 744-2943 E-MAIL ADDRESS: mcortazzo@assured-risk.com	
		INSURER(S) AFFORDING COVERAGE	
		INSURER A: Atlantic States Insurance	
		INSURER B: Donegal Mutual Insurance	
		INSURER C: Southern Insurance Company of VA	
		INSURER D:	
		INSURER E:	
		INSURER F:	

INSURED Shape Development Group LLC 5150 Penn Ave Ste 310 Pittsburgh PA 15224		NAIC # 22586 13692 26867 	
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COVERAGES**CERTIFICATE NUMBER:** CL2482804154**REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:			CPA9017445	09/15/2024	09/15/2025	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000
	<input checked="" type="checkbox"/> AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY			1000203377	09/15/2024	09/15/2025	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input checked="" type="checkbox"/> RETENTION \$ 0			CXL9017445	09/15/2024	09/15/2025	EACH OCCURRENCE \$ 1,000,000 AGGREGATE \$ 1,000,000
	<input checked="" type="checkbox"/> WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N <input checked="" type="checkbox"/> Y	N/A	1000007422	09/15/2024	09/15/2025	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 500,000 E.L. DISEASE - EA EMPLOYEE \$ 500,000 E.L. DISEASE - POLICY LIMIT \$ 500,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Certificate Holder is listed as additional insured when required by written contract.

CERTIFICATE HOLDER**CANCELLATION**City of Pittsburgh
414 Grant Street

Pittsburgh

PA 15219

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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