

1 Allegheny Square, Suite 402 Pittsburgh, PA 15212 724-638-8500

March 12, 2025

Allegheny County Health Department Water Pollution Control and Solid Waste Management 3901 Penn Avenue, Building 5 Pittsburgh, PA 15224

Project: Bedford Dwellings Phase II Development

Bedford Avenue & Francis Street

Allegheny County Pittsburgh, PA 15219

Project Number: PAD230020.00

Client: Trek Development Group, Inc.

130 7th Street Allegheny County Pittsburgh, PA 15222

Date: 3/12/2025

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## **Appendix A: Sewage Facilities Planning Module- Component 3**



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

#### **SEWAGE FACILITIES PLANNING MODULE**

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

(Return completed module package to appropriate municipality)

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

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

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

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

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

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

- 1. Project Name Bedford Dwellings Phase II
- 2. Brief Project Description The Housing Authority of the City of Pittsburgh proposes to build 3 single family dwellings, 6 multiple family dwellings, and 1 personal care home for a total of 10 new buildings. In total, these 10 new buildings will consist of 180 units with 93 one-bedroom units, 59 two-bedroom units, 26 three-bedroom, and 2 four-bedroom units.

B. CLIENT (MUNICIPALITY) INFOR	MATION (See	Section B of instruction	s)		
Municipality Name	County	City	Е	Boro	Twp
City of Pittsburgh	Allegheny				
Municipality Contact Individual - Last Name	First Name	MI	Suffix	Title	
Binion	Caster	D		Executive	Director
Additional Individual Last Name	First Name	MI	Suffix	Title	
Municipality Mailing Address Line 1		Mailing Address Line 2	2		
Housing Authority of the City of Pittsburgh		412 Boulevard of the A	Ilies, 6th F	loor	
Address Last Line City		State	ZIP+4	1	
Pittsburgh		PA	15219	9-1353	
Area Code + Phone + Ext. FAX (optional		l) Email	(optional)		
412-456-5000		caste	r.binion@h	acp.org	

C. SITE INFORMATION (See Sec	tion C of instructions)				
Site (Land Development or Project) Nan	ne				
Bedford Dwellings Phase II					
Site Location Line 1 2305 Bedford Ave		Site Location	on Line 2		
Site Location Last Line City Pittsburgh	State PA		P+4 5219	Latitude 40.452175	Longitude -79.970708
Detailed Written Directions to Site The site the City of Pittsburgh's Hill District neighbor					Tulsa Street in
Description of Site The Housing Authority family dwellings, and 1 personal care home 180 units with 93 one-bedroom units, 59 to property is located at 2305 Bedford Avenu neighborhood.	e for a total of 10 nev vo-bedroom units, 26	v buildings. I three-bedro	n total, the	se 10 new buildings four-bedroom units.	will consist of The existing
Site Contact (Developer/Owner)					
Last Name	First Name	MI -	Suffix	Phone	Ext.
Binion Site Contact Title	Caster	D Site Contact	Firm (if nor	412-456-5000	
Executive Director			•	ne, leave blank)	
FAX		mail	ionly of the	City of Pittsburgh	
TAX		caster.binion	@hacn ord		
Mailing Address Line 1		Mailing Addre			
Housing Authority of the City of Pittsburgh		ŭ		lies, 6th Floor	
Mailing Address Last Line City		State	ZIF	•	
Pittsburgh		PA	152	219-1353	
D. PROJECT CONSULTANT IN	FORMATION (See	e Section D	of instruction	ons)	
Last Name	First Na	ame		MI	Suffix
Smith	Shanno				
Title		ting Firm Na	me		
Assistant Project Manager	Bohler	A '1' A I I	1: 0		
Mailing Address Line 1		Mailing Addre	ess Line 2		
1 Allegheny Square		Suite 402	. 4	Country	
Address Last Line – City	State	ZIP-		Country	a of Amarica
Pittsburgh Email Area	PA Code + Phone	152 Ext.	12	Area Code +	s of America
	638-8500	LXt.		Alca Code I	1700
E. AVAILABILITY OF DRINKING	WATER SUPPI	_Y			
The project will be provided with one of the project will be provided with one of the project walls or cisterns.  Individual wells or cisterns.  A proposed public water support of the water of t	oly. ly. oply is to be used, r company stating tha	provide that it will serve	e name ce the projec	of the water compa	
Name of water company: Pitt  F. PROJECT NARRATIVE (See S			iy (PVVSA)		
I. FRUJEUI NARRATIVE (See S	SECTION E OF INSTRUCTIO	ופוונ			

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

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

3.	PR	OPO	SED WASTEWATER DISPOSAL FACILITIES (See Section G of instructions)				
	Check all boxes that apply, and provide information on collection, conveyance and treatment facilities an served. This information will be used to determine consistency with Chapter 93 (relating to wastewater to requirements).						
	1.	СО	LLECTION SYSTEM				
		a.	Check appropriate box concerning collection system				
			New collection system  Pump Station  Force Main				
			Grinder pump(s)				
		Clea	an 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 142				
			Connections 37				
			Name of:				
			existing collection or conveyance system Bedford Avenue - 15" VCP				
			owner Pittsburgh Water and Sewer Authority (PWSA)				
			existing interceptor Monongahela River Interceptor				
			owner Allegheny County Sanitary Authority (ALCOSAN)				
	2.	WA:	STEWATER TREATMENT FACILITY				
		prov	ck all boxes that apply, and provide information on collection, conveyance and treatment facilities and I's served. This information will be used to determine consistency with Chapter(s) 91 (relating to general isions), 92 (relating to national Pollution Discharge Elimination System permitting, monitoring and pliance) and 93 (relating to water quality standards).				
		a.	Check appropriate box and provide requested information concerning the treatment facility				
			☐ New facility ☐ Expansion of existing facility ☐ Expansion of existing facility				
			Name of existing facility ALCOSAN Wastewater Treatment Facility				
			NPDES Permit Number for existing facility				
			Clean Streams Law Permit Number PAG 136110				
			Location of discharge point for a new facility. Latitude Longitude				
		b. I	The following certification statement must be completed and signed by the wastewater treatment facility permitee 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 affluent limits (see Section I) and conditions contained in the NPDES permit identified above.				
		1	Name of Permittee Agency, Authority, MunicipalityALCOSAD				
		١	Name of Responsible Agent				
		A	Agent Signature Date 3-5-25				
		(	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.
- 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.
- Existing and proposed buildings, streets, roadways, access roads, etc.

- Any designated recreational or open space area.
- Wetlands from National Wetland Inventory Mapping and USGS Hydric Soils Mapping.
- I. Flood plains or Flood prone areas, floodways, (Federal Flood Insurance Mapping)
- m. Prime Agricultural Land.
- n. Any other facilities (pipelines, power lines, etc.)
- 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

5.

6.

	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 <b>MUST BE SELECTED</b> 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.
PR	ME A	GRIC	ULTURAL LAND PROTECTION
YΕ	S N	10	
		$\leq$	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?
HIS	TORI	C PRE	ESERVATION ACT
YΕ	S N	Ю	
$\boxtimes$			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 <a href="www.dep.state.pa.us">www.dep.state.pa.us</a>, 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.

		PROTEC ck one:	CTION OF RARE, ENDANGERED OR THREATENED SPECIES	
	$\boxtimes$	my se	Pennsylvania Natural Diversity Inventory (PNDI) Project Environmental Review Receipt" resulting from arch of the PNDI database and all supporting documentation from jurisdictional agencies (where sary) is/are attached.	
		Form," is atta plannii will no Reviev	repleted "Pennsylvania Natural Diversity Inventory (PNDI) Project Planning & Environmental Review (PNDI Form) available at <a href="https://www.naturalheritage.state.pa.us">www.naturalheritage.state.pa.us</a> , and all required supporting documentation ched. I request DEP staff to complete the required PNDI search for my project. I realize that mying module will be considered incomplete upon submission to the Department and that the DEP review to begin, and that processing of my planning module will be delayed, until a "PNDI Project Environmentary Receipt" and all supporting documentation from jurisdictional agencies (when necessary) is/are led by DEP.	
	417		Applicant or Consultant Initials JRS	
H	ALT	ERNA	TIVE SEWAGE FACILITIES ANALYSIS (See Section H of instructions)	
			ernative sewage facilities analysis has been prepared as described in Section H of the attached tions and is attached to this component.	
		The ap	oplicant may choose to include additional information beyond that required by Section H of the attached tions.	
•	COMPLIANCE WITH WATER QUALITY STANDARDS AND EFFLUENT LIMITATIONS (Se Section I of instructions) (Check and complete all that apply.)			
	1.	Water	s designated for Special Protection	
		i	The proposed project will result in a new or increased discharge into special protection waters as dentified in Title 25, Pennsylvania Code, Chapter 93. The Social or Economic Justification (SEJ) required by Section 93.4c. is attached.	
	2.	Penns	sylvania Waters Designated As Impaired	
		i	The proposed project will result in a new or increased discharge of a pollutant into waters that DEP has dentified 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.	Inters	tate 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 effluen imitations necessary to meet the requirements of the interstate or international compact.	
	4	Tribut	aries To The Chesapeake Bay	
		1	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 phosphorus 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 permitee. The permitee 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)	

watershed requirements.

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

J. CHAPTER 94 CONSISTENCY DETERMINAT	TION (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.

- Project Flows <u>56,950</u> 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.).

- 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.)	
6 II II	Average	Peak	Average	Peak	Average	Peak
Collection	1383011	4840539	2000	1515000	471585	1650548
Conveyance	12,100,000	12,100,000	5,100,000			
Treatment	and the same of th	250,000 000		5,810,000 250,000,000	217,000,000	295,000

3. Collection and Conveyance Facilities

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

YES NO

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 Pitt	sburgh Water
Name of Responsible Agent Zach Rinker	
Agent Signature	Zach Rinker Zach Rinkete 2025.02.06
	13:53:45 -05'00'

J. CHAPTER 94 CONSISTENCY DETERMINATION (See Section J of instructions)
c. Conveyance System
Name of Agency, Authority, Municipality
Name of Responsible Agent
Agent Signature
Date 3-5-25
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, MunicipalityA LCOSAN
Name of Responsible Agent
Agent Signature \text{leac}
Date3-5-25
☐ 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 <b>NOT</b> 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.
<ul> <li>Recycle and reuse is proposed and the information requested in Section K-2 of the planning module instructions is attached.</li> </ul>
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.
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. DETA	ILED HYDROGEOLOGIC STUDY (See Section N of instructions)
	☐ The	detailed hydrogeologic information required in Section N. of the instructions is attached.
0.	SEWA	GE MANAGEMENT (See Section O of instructions)
		pletion by the developer(project sponser), 4-5 for completion by the non-municipal facility agent and ion by the municipality)
1.		
	to assu	espond to the following questions, attach the supporting analysis, and an evaluation of the options available re long-term proper operation and maintenance of the proposed non-municipal facilities. If No, skip the ler of Section O.
2.	Project	Flows gpd
	Yes	No
3.		☐ Is the use of nutrient credits or offsets a part of this project?
		attach a letter of intent to puchase the necessary credits and describe the assurance that these credits and will be available for the remaining design life of the non-municipal sewage facility;
For	complet	on by non-municipal facility agent)
4.	Collection	on and Conveyance Facilities
		estions below are to be answered by the organization/individual responsible for the non-municipal collection veyance facilities. The individual(s) signing below must be legally authorized to make representation for the ation.
	Ye	
	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?
		s, this sewage facilities planning module will not be accepted for review by the municipality, delegated local cy and/or DEP until this issue is resolved.
	belov servi	, a representative of the organization responsible for the collection and conveyance facilities must sign v to indicate that the collection and conveyance facilities have adequate capacity and are able to provide ce to the proposed development in accordance with Chapter 71 §71.53(d)(3) and that this proposal will not 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

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5.	Tre	reatment 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?				
				nning module for sewage facilities will not be reviewed by the municipality, delegated local DEP until this issue is resolved.				
	If no, the treatment facility permittee must sign below to indicate that this facility has adequate treat capacity and is able to provide wastewater treatment services for the proposed development in accord with §71.53(d)(3) and that this proposal will not impact that status.							
	b.	Name	of Facility					
		Name	of Respo	nsible Agent				
		Agent	Signature					
(For	com			unicipality)				
6.				O OPTION necessary to assure long-term proper operation and maintenance of the proposed acilities 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". Newspapublication is required if any of the following are answered "yes".						
	•	Yes No	•					
	1.		Does t	he project propose the construction of a sewage treatment facility?				
	2.		Will the per day	e project change the flow at an existing sewage treatment facility by more than 50,000 gallons y?				
	3.		Will the of \$100	e project result in a public expenditure for the sewage facilities portion of the project in excess 0,000?				
	4.			e project lead to a major modification of the existing municipal administrative organizations the municipal government?				
	5.			e project require the establishment of $\textit{new}$ municipal administrative organizations within the pal government?				
	6.		Will the	e project result in a subdivision of 50 lots or more? (onlot sewage disposal only)				
	7.			he project involve a major change in established growth projections?				
	8.			he project involve a different land use pattern than that established in the municipality's Official le Plan?				

P. PUBLIC NOTIFICATION REQUIREMENT co	ont'd. (See Section P of instructions)									
9.   Does the project involve the use of laged)?	arge volume onlot sewage disposal systems (Flow > 10,000									
	a conflict between the proposed alternative and consistency 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.	,									
<ul> <li>☐ No comments were received. A copy of the public notice is attached.</li> </ul>										
Q. FALSE SWEARING STATEMENT (See Section	on Q of instructions)									
	ue and correct to the best of my knowledge, information and nt are made subject to the penalties of 18 PA C.S.A. §4904									
Shannon Smith	Yhunnon mith									
Name (Print)	Signature									
Assistant Project Manager	2/24/2025									
Title	Date									
1 Allegheny Square, Suite 402, Pittsburgh, PA 15212  Address	724-638-8500 Telephone Number									
	releptione Number									
R. REVIEW FEE (See Section R of instructions)										
project and invoice the project sponsor <b>OR</b> the project spor module prior to submission of the planning package to DEF	nning module review. DEP will calculate the review fee for the nsor may attach a self-calculated fee payment to the planning P. (Since the fee and fee collection procedures may vary if a eject sponsor should contact the "delegated local agency" to									
☐ I request DEP calculate the review fee for my project a DEP's review of my project will not begin until DEP rece	and send me an invoice for the correct amount. I understand ives 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 \$										
new lot and is the only lot subdivided from a parcel of la	e review fee because this planning module creates <b>only</b> one and as that land existed on December 14, 1995. I realize that disqualify me from this review fee exemption. I am furnishing y fee exemption.									
County Recorder of Deeds for	County, Pennsylvania									
	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.

The fee is based upon:

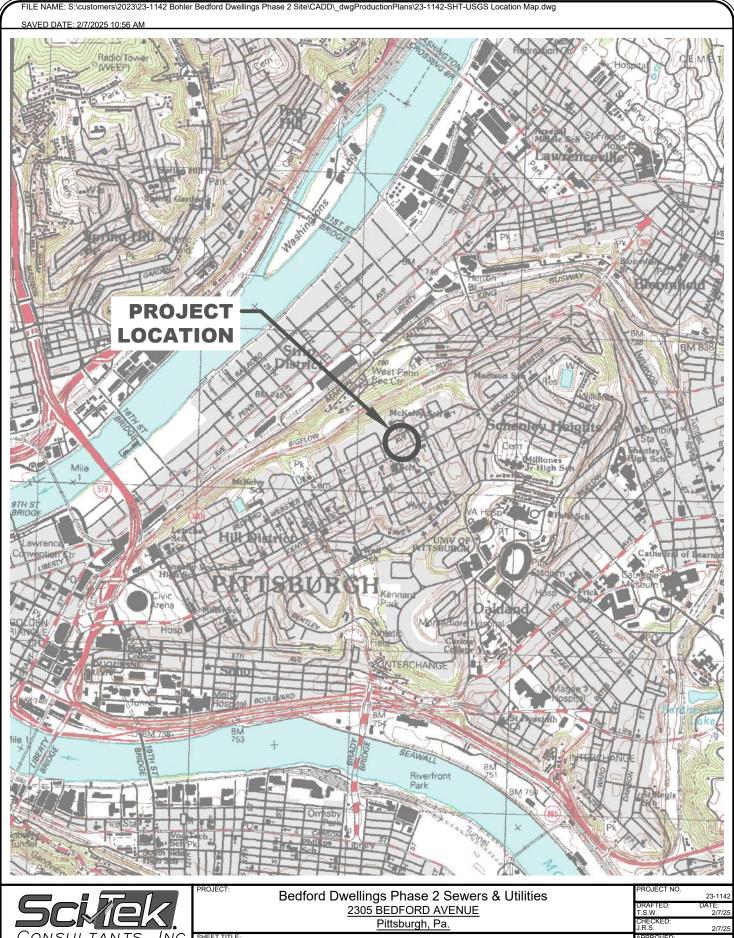
- The number of lots created or number of EDUs whichever is higher.
- For community sewer system projects, one EDU is equal to a sewage flow of 400 gallons per day.
- 2. For a surface or subsurface discharge system, use the appropriate one of these formulae.
  - A. A new surface discharge greater than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

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)

## **Appendix B: Site Location Map**



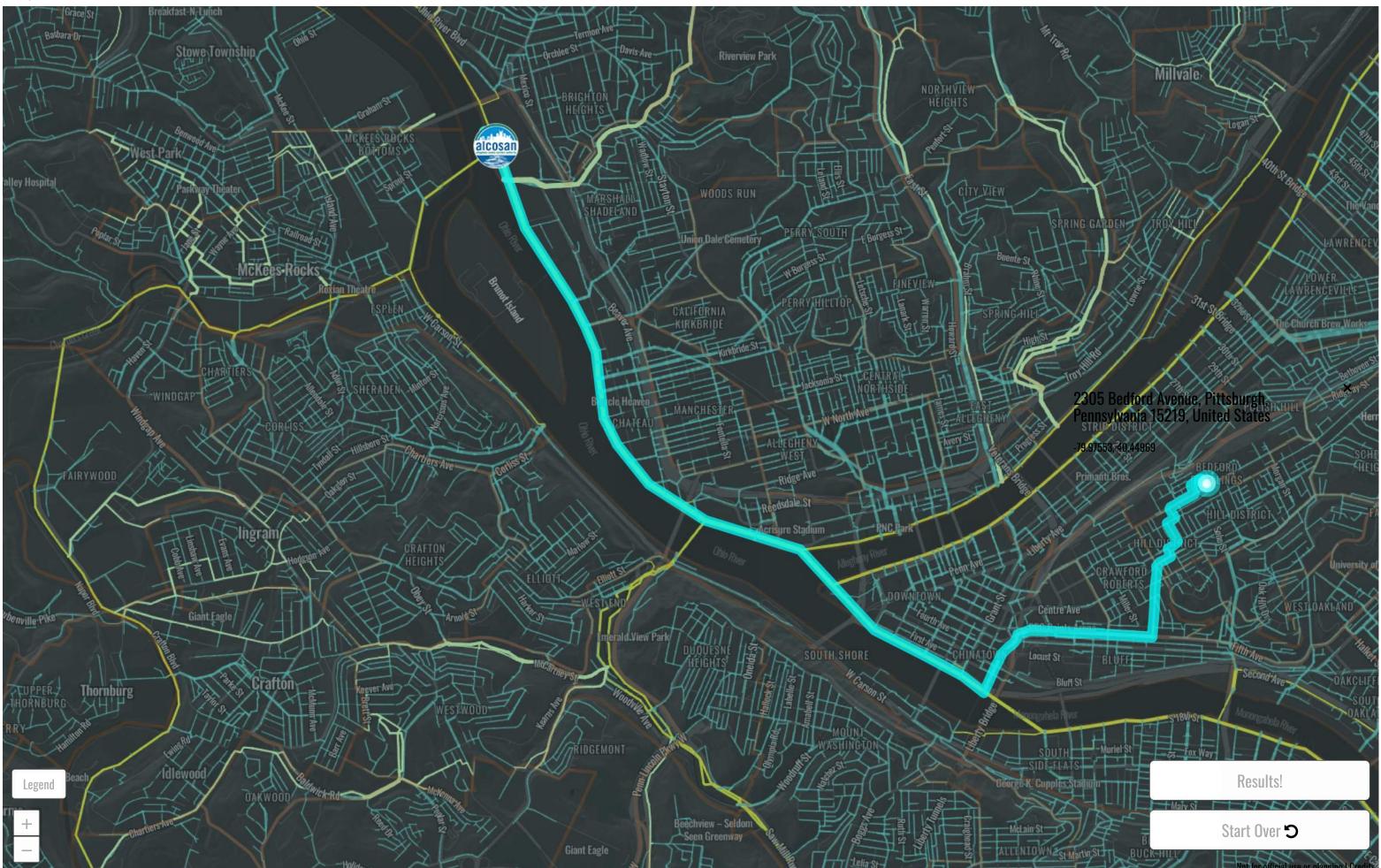
655 RODI ROAD - PITTSBURGH PA 15235 PHONE: (412) 371-4460 FAX: (412) 371-4462

www.scitekanswers.com

**Location Map** 

2/7/25

1 OF 1



## **Appendix C: Project Narrative**





February 25th, 2025

Project Narrative: Bedford Dwellings Phase II Development

On behalf of Trek Development, Bohler Engineering is submitting a Sanitary Sewer Module for the proposed Bedford Dwellings Phase II Development. This project narrative is being submitted in accordance with the requirements of Component 3, Section F of the Sewage Facilities Planning Module.

The proposed site is located along Bedford Avenue between Chauncey Drive and Tulsa Street in the City of Pittsburgh's Hill District neighborhood on lot #0010-F-00210-0000-00, in Pittsburgh's 5<sup>th</sup> Ward. This project is a Publicly Funded Renovation. The total acreage of the proposed project site boundary is 10.1 acres. Total disturbed area is 9.2 acres.

The site currently is known as the Garden of Hope. As of 2005, several dwellings occupied this space. These dwellings have since been removed. Once developed, the site will consist of 3 single family dwellings, 6 multiple family dwellings, and 1 personal care home for a total of 10 new buildings. These 10 buildings will consist of 18- units with 93 one-bedroom units, 59 two-bedroom units, 26 three-bedroom, and 2 four-bedroom units. The project location is shown in Figure 1.



Figure 1. Google Earth View of Project Location

The development primarily drains via pipe systems to the existing sewer utility line along Bedford Avenue. Existing and proposed demands consider the type of establishment, historical data, number of public and private bathrooms, and occupancy of the facility.

With regard to the proposed Sanitary Sewage, the flow was calculated based on PADEP guidelines, and prototypical utility loading information provided by the retailers. The proposed flow from the development is calculated to be 56,950 GPD. Based on the assumption that one EDU is equal to 350 GPD, the total number of EDUs was calculated to be 163. Please refer to Appendix D for sanitary sewer flow calculations.

The proposed sanitary sewage flow will discharge into an existing sanitary sewer treatment facility, the ALCOSAN Wastewater Treatment Plant. Sanitary pipe from the proposed buildings will tie into new sanitary sewer mains on the surrounding roadways, which will then connect to PWSA's existing sewer system. Stormwater will be managed by installing pipe in the roadways surrounding the site, which will connect into PWSA's combined sewer system located within Bedford Avenue. Multiple inlets/catch basins will be located throughout the site to collect the remainder of the stormwater. It will then travel to the ALCOSAN Wastewater Treatment Facility.

# **Appendix D: Proposed Sanitary Sewer Flow Calculations**



### **CALCULATION COVER PAGE**

Part I – Gene	ral			
Calculation	C-1	Revision 0		
Calculation	Flow Cal	lculations		
Project Number	er: 23-1142	Project Name: Bedford Dwellings Phase II		
Number of Pag	ges in	18		
Part 2 – Comp	nleted by Cl	necker		
_	-	correctly selected and appropriately documented?	X Yes	$\bigcap$ N
		culation methodology been used?	X Yes	
_		bed and justified?	X Yes	
	•	ectly selected and incorporated into the calculation?	X Yes	
	-	ations from external sources referenced and appropriate?	X Yes	
	-	ons correct and have they been completely documented?	⊠ Yes	
		considering the input?	⊠ Yes	
7. Are result	s reasonable c	considering the input:	<u> </u>	1
Printed Name	of Checker:	Jack Harding		
Signature 9	tack Hard	Date: 10/2	30/2024	
Signature _ \{	]	Butc. 107.	<u> </u>	
Davit 2 Annua	vval (Campl	oted by Ducient Manager or Driveinal in Chauge)		
Part 3 – Appro	wai (Compi	eted by Project Manager or Principal-in-Charge)		
Printed Name:	Jack Hardin	g		
G: (	Jook Lin-	A	20/2024	
Signature	How Hur	dung Date: 10/2	<u> 30/2024</u>	



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#### 1.0 STATEMENT OF PURPOSE

Provide the design and/or Permitted Capacity Flows (average and peak), Present Flows (average and peak), and Projected Flows in 5 years (average and peak) for the 15" VCP combined sewer located along Bedford Avenue.

These flows are reported in the Section J of the Component 3 of the Pennsylvania DEP Sewage Facilities Planning Module (Reference 1).

#### 2.0 DESCRIPTION OF METHODOLGY USED

Design Capacity Flows (average and peak) are calculated using Manning's Equation for full-flow conditions and a peaking factor for combined sewer systems of 3.5. Parameters for the equation are obtained from the Pittsburgh Water and Sewer Authority (PWSA) Developer's Manual (Reference 2), the Water & Sewer (W&S) Use Tap Allocation Authorization Letter provided by PWSA (Reference 3), and the Sewage Facilities Planning Module (SFPM) Most Limited Capacity Sewer (MLCS) Spreadsheet provided to Sci-Tek Consultants by PWSA (Reference 4).

Present flows (average and peak) are measured during the 30-day flow monitoring period performed from May 21<sup>st</sup>, 2024, to June 19<sup>th</sup>, 2024. Flow monitoring was conducted in manhole MH010D013 located on Bedford Avenue near the intersection of Morgan Street. The combined sewer along Bedford Avenue is a 15" VCP pipe.

Due to the project flows greater than 4,000 gallons per day, PWSA requested Sci-Tek to provide 30-day flow monitoring data (Method #2 described in Methodology to Determine the Present Flow in PWSA Developer's Manual).

Projected flows in 5 years (average and peak) are calculated using the present peak flow and project flow, and peaking factor of 3.5.

#### 3.0 NUMERICAL CALCULATIONS

Design Capacity, average and peak flows, are calculated using the following equation:

$$Q_{peak,design} = \left(\frac{1.49}{n}\right) A R^{\frac{2}{3}} \sqrt{S}$$
 (Equation 1) (Reference 5)

$$Q_{average,design} = \frac{Q_{peak,design}}{Peaking factor}$$
 (Equation 2) (Reference 2)



Present flows, average (Q<sub>average,present</sub>) and peak (Q<sub>peak,present</sub>), were measured during 30-day flow monitoring task.

Projected flows in 5 years, average and peak, are calculated using the following equation:

$$Q_{peak,projected} = (Q_{peak,present} + Q_{project flow}) * 1.05$$
 (Equation 3) (Reference 2)

$$Q_{average,projected} = \frac{Q_{peak,projected}}{Peaking\ factor}$$
 (Equation 4) (Reference 2)

Where:

Q<sub>peak,design</sub> = Peak design capacity flow

n = Manning's roughness coefficient

A = Flow area

R = Hydraulic radius

S = Pipe slope

Qaverage,design = Average design capacity flow

Q<sub>peak,projected</sub> = Projected peak flow in 5 years

Qaverage,projected = Projected average flow in 5 years

#### **4.0 INPUT**

- n = 0.015 (from PWSA's Developer's Manual for vitrified clay pipe)
- Pipe diameter = 15 in = 1.25 ft (from SFPM MLCS Spreadsheet)
- Length of the pipe = 246.20 ft (from SFPM MLCS Spreadsheet)
- Vertical drop from upstream invert to downstream invert = 1104.39 1100.00 = 4.39 ft (from SFPM MLCS Spreadsheet)
- Peaking factor = 3.5 (from PWSA's Developer's Manual for combined sewers)



#### 5.0 RESULTS

$$Q_{peak,design} = \left(\frac{1.49}{n}\right)AR^{\frac{2}{3}}\sqrt{S} = \frac{1.49}{0.015} * 0.625^{2} * \pi * \left(\frac{0.625^{2} * \pi}{2 * 0.625 * \pi}\right)^{\frac{2}{3}} * \sqrt{\frac{4.39}{246.20}} = 7.49355 \ cfs$$

$$Q_{peak,design} = 7.49355 \ \frac{cf}{sec} * 7.48052 \frac{gall}{cf} * 86400 \frac{sec}{day} = 4,843,208 \ \frac{gall}{day}$$

$$Q_{average,design} = \frac{Q_{peak,design}}{3.5} = \frac{4,843,208 \frac{gall}{day}}{3.5} = 1,383,773 \frac{gall}{day}$$

 $Q_{average,present}$  and  $Q_{peak,present}$  were obtained from Average Hourly Dry Flow measurements provided in **Attachment B**.

$$Q_{average,present} = 0.000 \, mgd = 0 \, \frac{gall}{day}$$

$$Q_{peak,present} = 0.000 \, mgd = 0 \, \frac{gall}{day}$$

$$Q_{peak,projected} = (Q_{peak,present} + Q_{project flow}) * 1.05 = (0 + 56,950) * 1.05 = 59,798 \frac{gall}{day}$$

$$Q_{average,projected} = \frac{Q_{peak,projected}}{Peaking\ factor} = \frac{59,798 \frac{gall}{day}}{3.5} = 17,085 \frac{gall}{day}$$

#### 6.0 REFERENCES

- 1. Pennsylvania Department of Environmental Protection, Instructions for Completing Component 3 Sewage Collection and Treatment Facilities. Revised February, 2015.
- 2. Pittsburgh Water and Sewer Authority, Developer's Manual. Revised April 12, 2024.
- 3. Water & Sewer (W&S) Use Tap Allocation Authorization Letter provided to Sci-Tek Consultants by PWSA.
- 4. Sewage Facilities Planning Module (SFPM) Most Limited Capacity Sewer (MLCS) Spreadsheet provided to Sci-Tek Consultants by PWSA.
- 5. Merle C. Potter, David C. Wiggert, Bassem H. Ramadan, Mechanics of Fluids, Fourth Edition.



#### 7.0 ATTACHMENTS

Attachment A Water and Sewer Use Tap Allocation Authorization Letter

Attachment B Average Hourly Dry Weather Flow

Attachment C Methodology to Determine the Present Flows and Calculations for

Design Capacity, Present Flows and Projected Flow from PWS

Developer's Manual

Attachment D Sewage Facilities Planning Module (SFPM) Most Limited Capacity

Sewer (MLCS) Spreadsheet

Attachment E Manning Equation Reference Mechanics of Fluids



#### ATTACHMENT A

WATER & SEWER (W&S) USE TAP ALLOCATION AUTHORIZATION LETTER



March 19, 2024

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

Subject: Tap Allocation Authorization Letter

Dear Mr. Flanagan:

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

Project Name: 2305 Bedford Ave

Project Address: 2305 Bedford Ave

Pittsburgh PA 15219

Net Flow, gpd: 56,950

EDU's, 350gpd/EDU: 163

Our review is based on information provided by others under the assumption that this information was accurate and complete. Should you have any questions, please do not hesitate to contact me directly at x5370 or ZRinker@pgh2o.com.

Sincerely,

Zach Rinker, PE Project Manager

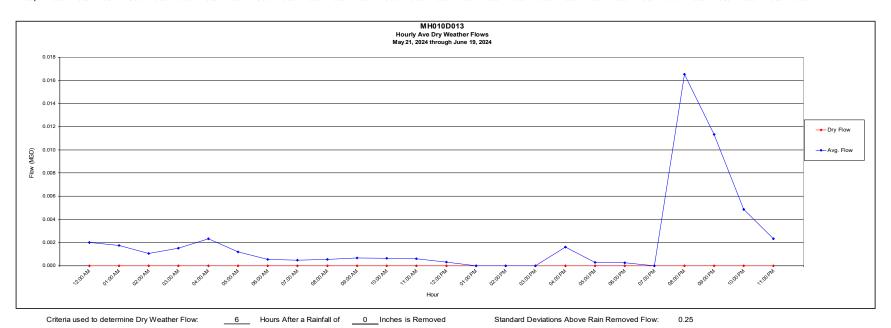
cc: CityGrows – Application Number DEV-409-0224



# ATTACHMENT B AVERAGE HOURLY DRY WEATHER FLOW

# Present maximum monthly dry weather average & peak flows = 0

	Average	Hourly I	Dry Flow			May 21,	2024 thro	ugh June	19, 2024	1																					
2024	05/21	05/22	05/23	05/24	05/25	05/26	05/27	05/28	05/29	05/30	05/31	06/01	06/02	06/03	06/04	06/05	06/06	06/07	06/08	06/09	06/10	06/11	06/12	06/13	06/14	06/15	06/16	06/17	06/18	06/19	Average
12:00 AM	0.000			0.000						0.000	0.000	0.000		0.000	0.000			0.000	0.000	0.000	0.000	0.000	0.000	0.000			0.000	0.000	0.000	0.000	0.000
01:00 AM	0.000			0.000						0.000	0.000	0.000		0.000	0.000			0.000	0.000	0.000	0.000	0.000	0.000	0.000		0.000	0.000	0.000	0.000	0.000	0.000
02:00 AM	0.000			0.000						0.000	0.000	0.000		0.000	0.000			0.000	0.000	0.000	0.000	0.000	0.000	0.000		0.000	0.000	0.000	0.000	0.000	0.000
03:00 AM	0.000			0.000						0.000	0.000	0.000		0.000	0.000			0.000	0.000	0.000	0.000	0.000	0.000	0.000		0.000	0.000	0.000	0.000	0.000	0.000
04:00 AM	0.000			0.000						0.000	0.000	0.000		0.000	0.000			0.000	0.000	0.000	0.000	0.000	0.000	0.000		0.000	0.000	0.000	0.000	0.000	0.000
05:00 AM	0.000			0.000						0.000	0.000	0.000		0.000	0.000			0.000	0.000	0.000	0.000	0.000	0.000	0.000		0.000	0.000	0.000	0.000	0.000	0.000
06:00 AM				0.000						0.000	0.000	0.000		0.000	0.000			0.000	0.000	0.000	0.000	0.000	0.000	0.000		0.000	0.000	0.000	0.000	0.000	0.000
07:00 AM				0.000						0.000	0.000	0.000		0.000	0.000			0.000	0.000	0.000	0.000	0.000	0.000	0.000		0.000	0.000	0.000	0.000	0.000	0.000
08:00 AM				0.000						0.000	0.000	0.000		0.000	0.000			0.000	0.000	0.000	0.000	0.000	0.000	0.000		0.000	0.000	0.000	0.000	0.000	0.000
09:00 AM				0.000						0.000	0.000	0.000		0.000	0.000			0.000	0.000	0.000	0.000	0.000	0.000	0.000		0.000	0.000	0.000	0.000	0.000	0.000
10:00 AM				0.000						0.000	0.000	0.000		0.000	0.000			0.000	0.000	0.000	0.000	0.000	0.000	0.000		0.000	0.000	0.000	0.000	0.000	0.000
11:00 AM				0.000						0.000	0.000	0.000		0.000	0.000			0.000	0.000	0.000	0.000	0.000	0.000	0.000		0.000	0.000	0.000	0.000	0.000	0.000
12:00 PM				0.000						0.000	0.000	0.000		0.000	0.000			0.000	0.000	0.000	0.000	0.000	0.000	0.000		0.000	0.000	0.000	0.000	0.000	0.000
01:00 PM				0.000						0.000	0.000	0.000		0.000	0.000			0.000	0.000	0.000	0.000	0.000	0.000	0.000		0.000	0.000	0.000	0.000	0.000	0.000
02:00 PM				0.000						0.000	0.000	0.000		0.000	0.000			0.000	0.000	0.000	0.000	0.000	0.000	0.000		0.000	0.000	0.000	0.000	0.000	0.000
03:00 PM				0.000						0.000	0.000	0.000		0.000	0.000			0.000	0.000	0.000	0.000	0.000	0.000	0.000		0.000	0.000	0.000	0.000	0.000	0.000
04:00 PM				0.000						0.000	0.000	0.000		0.000	0.000			0.000	0.000	0.000	0.000	0.000	0.000	0.000		0.000	0.000	0.000	0.000	0.000	0.000
05:00 PM				0.000						0.000	0.000	0.000		0.000	0.000			0.000	0.000	0.000	0.000	0.000	0.000	0.000		0.000	0.000	0.000	0.000	0.000	0.000
06:00 PM				0.000						0.000	0.000	0.000		0.000	0.000			0.000	0.000	0.000	0.000	0.000	0.000	0.000		0.000	0.000	0.000	0.000	0.000	0.000
07:00 PM				0.000						0.000	0.000	0.000		0.000	0.000			0.000	0.000	0.000	0.000	0.000	0.000	0.000		0.000	0.000	0.000	0.000	0.000	0.000
08:00 PM				0.000						0.000	0.000	0.000		0.000	0.000			0.000	0.000	0.000	0.000	0.000	0.000	0.000		0.000	0.000	0.000	0.000	0.000	0.000
09:00 PM 10:00 PM				0.000						0.000	0.000	0.000		0.000	0.000			0.000	0.000	0.000	0.000	0.000	0.000	0.000		0.000	0.000	0.000	0.000	0.000	0.000 0.000
										0.000	0.000																				
11:00 PM	0.000			0.000						0.000	0.000	0.000		0.000	0.000			0.000	0.000	0.000	0.000	0.000	0.000	0.000		0.000	0.000	0.000	0.000	0.000	0.000
AVG.	0.000			0.000						0.000	0.000	0.000		0.000	0.000			0.000	0.000	0.000	0.000	0.000	0.000	0.000		0.000	0.000	0.000	0.000	0.000	0.000
Precip. :	0.00	0.00	0.07	0.00	0.09	0.96	0.03	0.07	0.05	0.00	0.00	0.00	0.02	0.00	0.00	0.00	0.53	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.16	0.00	0.00	0.00	0.00	0.00	





#### ATTACHMENT C

METHODOLOGY TO DETERMINE THE PRESENT FLOWS & CALCULATIONS FOR DESIGN CAPACITY, PRESENT FLOWS AND PROJECTED FLOW FROM PWSA DEVELOPER'S MANUAL

# Methodology to Determine the Present Flow Within the Most Limited Capacity Sewer

The SFPM shall analyze the most limited capacity sewer (MLCS) downstream of the proposed connection to ensure the proposed flows will not create a dry-weather hydraulic overload within the next five (5) years. The PWSA shall provide the location of the MLCS within our online permitting portal. Please note that the MLCS is not typically the same sewer utilized for connection. The Present Flow within the MLCS shall be determined, as follows:

Method No.	Project Flows, gpd	Methodology to Determine the Present Flow within the MLCS
Method #1	Up to and Including 4,000 gpd	Peak Flow Depth Measurements
Method #2	Greater than 4,000 gpd	Flow Monitoring

#### Method #1: Peak Flow Measurement

The Applicant shall take a minimum of five (5) flow depth measurements at the MLCS over a one-hour period between 6-8 AM or 6-8 PM. For example, an Applicant could take measurements at 7:00AM, 7:15AM, 7:30AM, 7:45AM and 8:00AM. The maximum of the five flow measurements shall be utilized as the flow depth for the Manning equation calculations. All flow depths between zero and one inch shall be rounded to one-inch.

#### Method #2: Flow Monitoring

The Applicant shall contract with a professional flow monitoring company to monitor the Present Flows at the MLCS. The flow monitoring shall take place for a minimum period of 30 calendar days, unless otherwise approved by the PWSA. Data should be checked for quality and analyzed to provide the present maximum monthly dry weather average flows and peak flows in gallons per day. For peak flows in the PWSA's collection systems, indicate whether the flow is peak hourly flow or peak instantaneous flow. The Applicant shall provide the results in an excel spreadsheet.

## Calculations for Design Capacity, Present Flows and Projected Flows

#### **General Information**

The flow calculations shall be signed and sealed by a Professional Engineer licensed in the Commonwealth of Pennsylvania.

When available, the Applicant may utilize historical as-built information, which can be requested via the PWSA website, to determine the existing sewer slope. If historical as-built information is not available, the Applicant shall either utilize the minimum slope permitted per the DEP Wastewater Facilities Manual or survey the existing sewer to determine the actual sewer slope.



The Applicant shall utilize the following Manning Roughness Coefficients (n):

Table 3.2
Manning Roughness Coefficient

Pipe Material	Manning Roughness Coefficient, n
Brick	0.016
Concrete	0.013
Ductile Iron	0.012
Plastic	0.010
Vitrified Clay	0.015

The Applicant shall utilize the following Peaking Factors:

Table 3.3 Peaking Factors

Type of Collection System	Peaking Factor
Combined	3.5
Separate	3.0

#### **Flow Calculations**

The Applicant shall calculate the Design and/or Permitted Capacity, Present Flows and Projected Flows in 5 Years, as follows:

Table 3.4 Flow Calculation Methodology

Flow Type	Calculation Methodology
Peak Design Capacity	Use the Manning Equation for full-flow conditions
Average Design Capacity	= Peak Design Capacity ÷ Peaking Factor
Present Peak Flow	Method #1: Use the Manning Equation for partially filled pipes
	Method #2: Analyze the flow data
Present Average Flow	Method #1: = Present Peak Flow ÷ Peaking Factor
	Method #2: Analyze the flow data
Projected Peak Flow in 5 Years	= (Present Peak Flow + Project Flow) x 1.05
Project Average Flow in 5 Years	= Projected Peak Flow in 5 Years ÷ Peaking Factor





#### ATTACHMENT D

SEWAGE FACILITIES PLANNING MODULE (SFPM) MOST LIMITED CAPACITY SEWER (MLCS) SPREADSHEET

#### Most Limited Capacity Sewer (MLCS) Spreadsheet

PROJECT NAME:
PWSA PROJECT NUMBER:
PWSA REVIEWER:

Bedford Dwellings Phase 2
DEV-409-2305
Shannon Connell, EIT
April 5, 2024

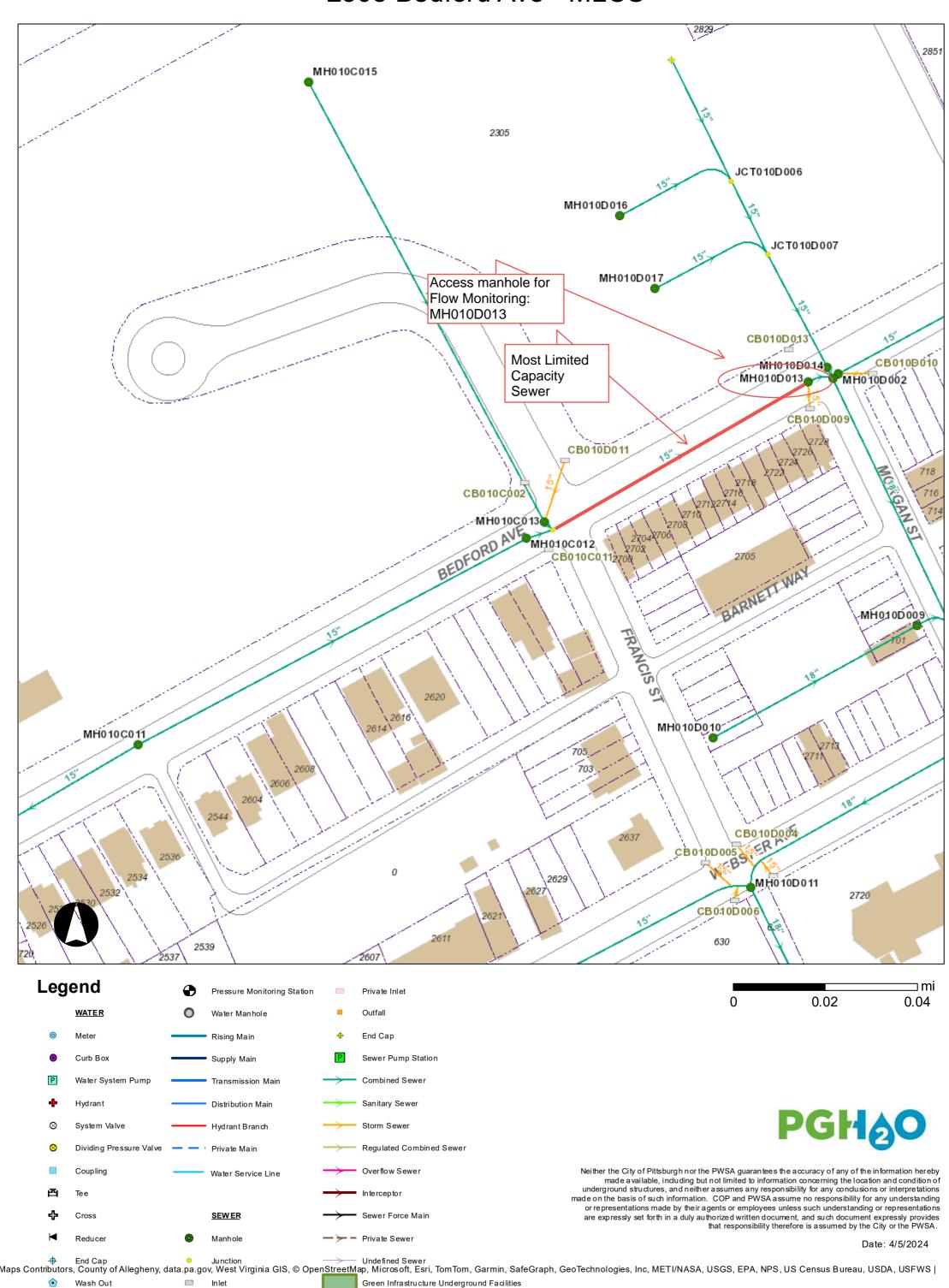
DATE:

LEGEND:

Output Data Input Data Questionable Data Hydraulically Limited Sewer

		Upstream	Downstream					Area,	Wetted P,		
Upstream MH	Downstream MH	Invert	Invert	Length, ft	Diam., in.	Material	n	sf	ft	Slope	Flow, gpd
MH010C011	MH010C012	1129.17	1109.38	382.54	15	VCP	0.015	1.23	3.927	5.17%	8,252,171
MH010C012	JCT010D003	1109.39	1104.39	25.60	15	VCP	0.015	1.23	3.927	19.53%	16,034,255
JCT010D003	MH010D013	1104.39	1100.00	246.20	15	VCP	0.015	1.23	3.927	1.78%	4,844,757
MH010D013	MH010D022	1100.00	1099.37	40.04	15	VCP	0.015	1.23	3.927	1.57%	4,551,002
MH010D022	JCT010D002	1099.37	1085.24	238.80	18	VCP	0.015	1.77	4.712	5.92%	14,351,182
JCT010D002	JCT010D008	1085.24	1081.96	102.17	18	VCP	0.015	1.77	4.712	3.21%	10,570,827
JCT010D008	MH010D011	1081.96	1075.95	259.80	18	VCP	0.015	1.77	4.712	2.31%	8,973,284
MH010D011	MH010D012	1075.95	1053.47	114.89	18	VCP	0.015	1.77	4.712	19.57%	26,097,012
MH010D012	MH010H023	1053.47	1045.00	157.45	18	VCP	0.015	1.77	4.712	5.38%	13,683,718
MH010H023	MH010H046	1045.00	1040.00	194.60	18	VCP	0.015	1.77	4.712	2.57%	9,456,868
MH010H046	MH010H057	1040.00	1035.00	66.73	18	VCP	0.015	1.77	4.712	7.49%	16,149,467
MH010H057	MH010H033	1035.00	1031.73	22.61	18	VCP	0.015	1.77	4.712	14.46%	22,436,616
MH010H033	MH010H040	1031.73	1028.32	138.36	18	VCP	0.015	1.77	4.712	2.46%	9,262,019
MH010H040	MH010H013	1028.32	1020.69	129.40	18	VCP	0.015	1.77	4.712	5.90%	14,326,130
MH010H013	MH010H010	1020.69	1002.53	229.60	18	VCP	0.015	1.77	4.712	7.91%	16,592,267
MH010H010	JCT010M001	1002.53	988.13	187.20	18	VCP	0.015	1.77	4.712	7.69%	16,365,808
JCT010M001	MH010M043	988.13	984.45	22.87	18	VCP	0.015	1.77	4.712	16.09%	23,665,985
MH010M043	MH010M014	984.45	975.85	119.17	18	VCP	0.015	1.77	4.712	7.22%	15,848,914
MH010M014	MH010M040	975.85	974.66	37.92	18	VCP	0.015	1.77	4.712	3.14%	10,451,366
MH010M040	MH010M041	974.41	974.03	10.45	42	Brick	0.016	9.62	10.996	3.64%	101,020,639
MH010M041	JCT010M004	973.94	969.94	195.77	42	Brick	0.016	9.62	10.996	2.04%	75,723,972
JCT010M004	MH010M022	969.94	967.88	82.44	42	Brick	0.016	9.62	10.996	2.50%	83,741,566
MH010M022	JCT010M005	967.66	966.14	64.12	42	Brick	0.016	9.62	10.996	2.37%	81,564,560
JCT010M005	MH010M023	966.14	960.46	219.85	42	Brick	0.016	9.62	10.996	2.58%	85,150,537
MH010M023	MH010M002	960.17	953.97	263.43	42	Brick	0.016	9.62	10.996	2.35%	81,271,764
MH010M002	MH010L023	953.80	948.87	256.76	42	Brick	0.016	9.62	10.996	1.92%	73,406,790

### 2305 Bedford Ave - MLCS





### ATTACHMENT E

### MANNING EQUATION REFERENCE MECHANICS OF FLUIDS

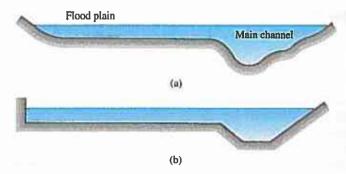


Fig. 10.5 Generalized section representation: (a) actual cross section; (b) composite cross section.

fitting or interpolation to extract the numerical information as functions of the depth. Such procedures are useful for computer-based analyses.

A composite section is one made up of several subsections; usually these subsections are of analytic form. The example shown in Fig. 10.5a consists of a main channel and a floodplain. The main channel is approximated by a trapezoid and the floodplain by a rectangle, Fig. 10.5b. One could derive analytical expressions for such a composite section; however, it may be more useful to consider the functional forms for the geometric parameters. Note that the functions will be discontinuous at depths where the two sections are matched.

Most of the theoretical developments in this chapter focus on cross sections that are rectangular. Such an assumption allows one to simplify the mathematics associated with open-channel flow analysis. Even though the equations will be simplified relative to more complicated geometries, the physical understanding of the phenomena and conclusions reached will apply to most generalized prismatic cross sections. A clear distinction will be made between rectangular and other types of geometry when various developments and concepts are presented.

CEPT Uniform
in a channel
epth and velocity
along its length.

### 10.3.2 Equation for Uniform Flow

Uniform flow occurs in a channel when the depth and velocity do not vary along its length, that is, when terminal conditions have been reached in the channel. Under such conditions, the energy grade line, water surface, and channel bottom are all parallel. Uniform flow can be predicted by an equation of the form

$$V = C\sqrt{RS_0} \tag{10.3.11}$$

in which  $S_0$  is the slope of the channel bottom and C is the *Chezy coefficient*, which is independent of the Reynolds number since the flow is considered completely turbulent. It has become common engineering practice to relate C to the channel roughness and the hydraulic radius by use of the *Manning relation* 

$$C = \frac{c_1}{n} R^{1/6} \tag{10.3.12}$$

where  $c_1 = 1$  for SI units and  $c_1 = 1.49$  for English units. Combining Eqs. 10.3.11 and 10.3.12 with the definition of discharge results in the Chezy-Manning equation

$$Q = \frac{c_1}{n} A R^{2/3} \sqrt{S_0}$$
 (10.3.13)

Values of the Manning coefficient n are given in Table 7.3.

The depth associated with uniform flow is designated  $y_0$ ; it is called either uniform depth or normal depth. Uniform flow rarely occurs in rivers because of the irregularity of the geometry. In man-made channels it is not always present, since the presence of controls such as sluice gates, weirs, or outfalls will cause the flow to become gradually varied. It is, however, necessary to determine  $y_0$  when analyzing gradually varied flow conditions, since it provides a basis for evaluating the type of water surface that may exist in the channel. The design of gravity flow sewer networks is often based on assuming uniform flow and the use of Eq. 10.3.13, even though much of the time the flow in such systems may be nonuniform.

An examination of Eq. 10.3.13 reveals that it can be solved explicitly for Q, n, or  $S_0$ . Examples 7.19 and 7.20 provide illustrations. Use of a trial-and-error solution or equation solver is necessary when it is required to find  $y_0$  with the remaining parameters given.

### Example 10.1

Water is flowing at a rate of 4.5 m<sup>3</sup>/s in a trapezoidal channel (Fig. 10.4b) whose bottom width is 2.4 m and side slopes are 1 vertical to 2 horizontal. Compute  $y_0$  if n = 0.012 and  $S_0 = 0.0001$ .

#### Solution

Given geometrical data are b = 2.4 m and  $m_1 = m_2 = 2$ . Rearrange Eq. 10.3.13, noting that R = A/P and  $c_1 = 1$ :

$$\frac{A^{5/3}}{P^{2/3}} = \frac{nQ}{\sqrt{S_0}}$$

Substituting in the known data and trapezoidal geometry, one has

$$\frac{\left[2.4y_0 + \frac{1}{2}y_0^2(2+2)\right]^{5/3}}{\left[2.4 + y_0(2\sqrt{1+2^2})\right]^{2/3}} = \frac{0.012 \times 4.5}{\sqrt{0.0001}}$$

Solving for  $y_0$ , either by trial-and-error or by use of computational software, yields  $y_0 = 1.28 \text{ m}$ .

KEY CONCEPT The depth associated with uniform flow is called either uniform depth or normal depth.

### **Appendix E: Plot Plan**

# ALTA/NSPS Land Title Survey Bedford Dwellings Phase II 5th Ward, City of Pittsburgh, Allegheny County, Commonwealth of Pennsylvania

### GENERAL NOTES:

- BASIS OF BEARING: PENNSYLVANIA COORDINATE SYSTEM OF 1983, SOUTH ZONE. GRID NORTH ESTABLISHED PER GPS OBERVATIONS CONDUCTED ON THE NAD83(2011) DATUM UTILIZING THE KEYNET GPS VRS NETWORK
- 2. THE UNDERGROUND UTILITIES SHOWN ON THIS SURVEY HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION, MARKINGS PROVIDED BY THE UTILITY COMPANIES AND EXISTING DRAWINGS OBTAINED FROM THE UTILITY COMPANIES. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE LINDERGROUND LITH ITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM AVAILABLE INFORMATION. ALL UTILITIES SHOULD BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY/ALL CONSTRUCTION PROJECTS.
- VERTICAL CONTROL SHOWN HEREON IS NAVD 88 AS PER GPS FIELD OBSERVATIONS, AND FROM PENNSYLVANIA SPATIAL DATA ACCESS (PASDA) AERIAL LIDAR DATA TOPOGRAPHY
- 4. AS OF JANUARY 17, 2024, THERE WAS OBSERVED EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS ON THE SUBJECT PREMISES.
- AS OF JANUARY 17, 2024, THERE WAS OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS WHILE CONDUCTING THE FIELDWORK. ALSO THERE WAS KNOWN PROPOSED CHANGES IN STREET RIGHT OF WAY LINES OBTAINED OR OBSERVED WHILE CONDUCTING THE SURVEY.
- 6. AS OF JANUARY 17, 2024, THERE WERE NO OBSERVED DELINEATION MARKERS OF ANY FIELD DELINEATED WETLANDS CONDUCTED BY A QUALIFIED SPECIALIST HIRED BY THE
- 7. ALL IMPROVEMENTS DEPICTED ON SHEET 4 OF 4 ARE SHOWN PER THE EXISTING CONDITIONS FIELD SURVEY PERFORMED BY SHEFFLER & CO., INC., DATED JULY 1ST, 2024.

### FLOOD ZONE NOTE.

BY GRAPHIC PLOTTING ONLY, THE SUBJECT PREMISES LIES WITHIN FLOOD ZONE X, OTHER AREAS, AS SHOWN ON FEMA FIRM MAP COMMUNITY PANEL NO. 42003C0353H, BEARING AN EFFECTIVE DATE OF SEPTEMBER 26, 2014. ZONE X, OTHER AREAS, DENOTES AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

### STATEMENT OF ENCROACHMENTS:

THE SURVEYOR EXPRESSES NO LEGAL OPINION AS TO THE OWNERSHIP OR NATURE OF THE FOLLOWING POTENTIAL ENCROACHMENTS AND WERE PRESENT AT THE TIME FIELD SURVEY WAS CONDUCTED ON JULY 1ST, 2024.

- THE SUBJECT'S CHAIN-LINK FENCE ENCROACHES ONTO THE NEIGHBORING PROPERTY BY
- THE SUBJECT'S CHAIN-LINK FENCE ENCROACHES ONTO THE NEIGHBORING PROPERTY BY 22.3 FEET AS SHOWN.
- THE SUBJECT'S CHAIN-LINK FENCE ENCROACHES ONTO THE NEIGHBORING PROPERTY BY 8.73 FEET AS SHOWN.
- THE SUBJECT'S CHAIN-LINK FENCE ENCROACHES ONTO THE NEIGHBORING PROPERTY BY 50.7 FEET AS SHOWN.
- THE SUBJECT'S WOODEN STEPS ENCROACH OUTSIDE THE PUBLIC 8.00' PEDESTRIAN WAY BY 0.8' AS SHOWN.
- THE SUBJECT'S WOODEN STEPS ENCROACH OUTSIDE THE PUBLIC 8.00' PEDESTRIAN WAY BY 0.7' AS SHOWN.

### **ZONING INFORMATION:**

THE SUBJECT PREMISES LIES WITHIN THE (RM-M) RESIDENTIAL MODERATE DENSITY ZONING DISTRICT. THE BULK AREA & SETBACK REQUIREMENTS FOR THIS DISTRICT ARE SHOWN BELOW.

RM-M (MULTI-UNIT RESIDENTIAL MODERATE DENSITY ZONING DISTRICT.

3,200 SQ. FT.

MIN. LOT SIZE PER UNIT: 1.800 SQ. FT MIN. FRONT SETBACK: MIN. REAR SETBACK: 25 FEE7 MIN. EXTERIOR SIDE YARD SETBACK: MIN. INTERIOR SIDE YARD SETBACK:

MAX. BUILDING HEIGHT: 55 FEET (NOT TO EXCEED 4 STORIES)

ZONING INFORMATION WAS OBTAINED FROM:

CITY OF PITTSBURGH https://pittsburghpa.gov/dcp/index.html

DEPT. OF CITY PLANNING CITY-COUNTY BUILDING 414 GRANT STREET. PITTSBURGH, PA 15219 PHONE: 412-255-2241

MIN. LOT SIZE:

### UTILITY SERVICE INFORMATION:

PITTSBURGH WATER & SEWER AUTHORITY PITTSBURGH. PA 15222 CABLE TV

1530 CHARTIERS AVE. PITTSBURGH. PA 15204

DUQUESNE LIGHT CO. 2645 NEW BEAVER AVE. PITTSBURGH. PA 15233

SARGENT FLECTRIC CO. 2740 SMALLMAN STREET PITTSBURGH, PA 15222

PEOPLES GAS COMPANY, LLC 336 E. CUNNINGHAM ST. BUILER, PA 16001 **TELEPHONE** VFRIZON OF PA 110 1026 HAY STREET PITTSBURGH, PA 15221

PITTSBURGH WATER & SEWER AUTHORITY 1200 PENN AVENUE PITTSBURGH, PA 15222

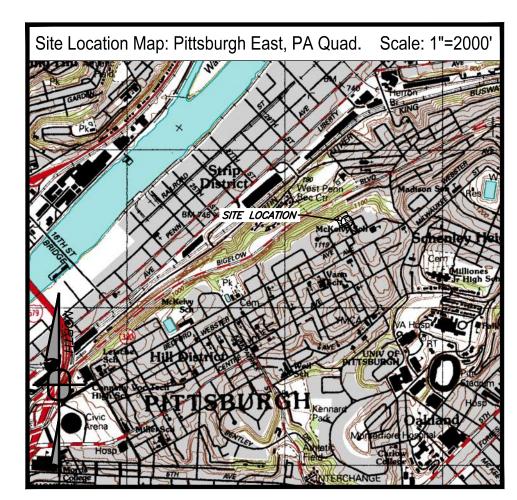
PITTSBURGH WATER & SEWER AUTHORITY 1200 PENN AVENUE PITTSBURGH PA 15222

### REFERENCE PLAN MATERIALS:

BEDFORD DWELLINGS ADDITON EASTERLY TRACT PLAN, P.B.V.54, PGS.194-198

BEDFORD DWELLINGS PLAN. P.B.V. 37, PGS, 43-45 WESTERN RESTORATION PLAN OF LOTS, P.B.V. 177, PGS.150-151

REVISION NO. 2 - WESTERN RESTORATION PLAN OF LOTS, P.B.V. 200, PGS. 117 & 118



### SCHEDULE B - SECTION 2 ITEMS

AS PER FIDELITY NATIONAL TITLE INSURANCE COMPANY'S LAND TITLE COMMITMENT NO.

11781133, WITH AN EFFECTIVE DATE OF OCTOBER 15TH, 2024. Rights of the public and others entitled thereto, in and to the use of that portion of the

- premises within the bounds of Junilla Street, Francis Street, Watt Street and Morgan Street. THIS ITEM DOES NOT AFFECT THE SUBJECT PREMISES. All matters set forth on Robert Woods' Plan, recorded in the Recorder's office of said
- Allegheny County, Pennsylvania, in Plan Book Volume 3, page 179. THIS ITEM DOES NOT AFFECT THE SUBJECT PREMISES.
- All matters set forth on the William Walker Plan of Lots, of record in the Recorder's office of said County in Plan Book Volume 14, page 190.

  THIS ITEM DOES NOT AFFECT THE SUBJECT PREMISES.
- All matters set forth on the Jones Jeremy and Scully Plan of Lots, of record in the Recorder's 14) Office of Allegheny County in Plan Book Volume 4, page 152. <u>THIS ITEM</u> DOES NOT AFFECT THE SUBJECT PREMISES.
- Pursuance of Resolution of the Council of the City of Pittsburgh, No. 205 approved May 10, 15 1951, Resolution Book Volume 12, page | 283 (\*\*Note\*\* – No copy available). NO COPY OF THE ABOVE ITEM WAS PROVIDED, THEREFORE THIS ITEM CANNOT BE ADDRESSED.
- Together with all rights in a certain forty (40) foot right of way and water-course described in (16) Deed Book Volume 1665, page 505 (\*\*NOTE\*\* - Deed recorded 7/14/1910, to old to retrieve copy)
- NO COPY OF THE ABOVE ITEM WAS PROVIDED, THEREFORE THIS ITEM CANNOT BE ADDRESSED. Rights granted to Equitable Gas Company as set forth in Deed Book Volume 2649 Page 423.

  THIS ITEM DOES NOT AFFECT THE SUBJECT PREMISES.
- Rights granted to Peoples Natural Gas Company as set forth in Deed Book Volume 3134 Page 728.

  THIS ITEM DOES NOT ASSEST TO THIS ITEM DOES NOT AFFECT THE SUBJECT PREMISES.
- Rights granted to Duquesne Light Company as set forth in Deed Book Volume 5374 Page 106.
- Utility Pole Attachment Agreement from The Housing Authority of the City of Pittsburgh to Warner Cable Corp. of Pittsburgh, a Pennsylvania corporation as set forth in Deed Book Volume THIS ITEM NO LONGER AFFECTS THE SUBJECT PREMISE AS THE AGREEMENT APPEARS TO HAVE EXPIRED ON 2/28/1995.
- Easement and Entry Agreement between Warner Cable Corp. of Pittsburgh and Housing Authority of the City of Pittsburgh as set forth in Deed Book Volume 6426 Page 360.
  THIS ITEM DOES AFFECT THE SUBJECT PREMISES, HOWEVER IT IS BLANKET IN NATURE AND THERE
- Rights granted to Duquesne Light Company, a Pennsylvania corporation as set forth in Deed Book Volume 10891 Page 347. THIS ITEM DOES AFFECT THE SUBJECT PREMISES, HOWEVER IT IS BLANKET IN NATURE AND THERE ARE NO PLOTTABLE ITEMS.
- Declaration of Trust from Housing Authority of the City of Pittsburgh as set forth in Deed Book Volume 2744 Page 412 and Amended Declaration of Trust in Deed Book Volume 3239 Page 396 and Amended Declaration of Trust in Deed Book Volume 3875 Page 64. THESE ITEMS DO NOT AFFECT THE SUBJECT PREMISES.

### SCHEDULE B - SECTION 2 ITEMS

AS PER FIDELITY NATIONAL TITLE INSURANCE COMPANY'S LAND TITLE COMMITMENT NO. 11781133, WITH AN EFFECTIVE DATE OF OCTOBER 15TH, 2024.

- Declaration of Trust between Housing Authority of the City of Pittsburgh and Public Housing (24) Book Volume 3312 Page 588. THIS ITEM DOES DESCRIBE AND IS PERTINENT TO THE SUBJECT PREMISES, HOWEVER THERE ARE
- Declaration of Trust Agreement recorded December 9, 2015 in Deed Book Volume 16222 Page (25) this item does describe and is pertinent to the subject premises, however there are

Ordinance No. 250 recorded in Ordinance Book 57 Page 336 and Ordinance No. 253 recorded

- in Ordinance Book 57 Page 337.

  THESE ITEMS WERE NOT PROVIDED AND THEREFORE CANNOT BE ADDRESSED.
- THIS TOUR OF THE SUBJECT PREMISES & ALL MATTERS WHICH AFFECT ARE PLOTTED All matters set forth on the Plan Book Volume 54 Page 194.
- All matters set forth on the Plan Book Volume 54 Page 194.

  THIS ITEM DOES AFFECT THE SUBJECT PREMISES & ALL MATTERS WHICH AFFECT ARE PLOTTED

  AND SHOWN HEREON AND SHOWN HEREON.
- a) Grantor: Tuberculosis League of Pittsburgh, PA Grantee: The Peoples National Gas Company granted by instrument dated March 26, 1953, and recorded in Deed Book Volume 3265. page THIS ITEM DOES AFFECT THE SUBJECT PREMISES, HOWEVER THERE ARE NO PLOTTABLE ITEMS. THE
- Slopes for Bigelow Boulevard as set forth in Ordinance No. 163 of the City of Pittsburgh, approved March 29, 1939 and appearing

o Ordinance Book Volume 49, Page 614 (\*\*NOTE\*\* – No Copy available) THESE ITEMS WERE NOT PROVIDED AND THÈREFORE CANNOT BE ADDRESSÉD.

GAS LINE IS PLOTTED AND SHOWN HEREON.

Terms and conditions of the following instruments:

- a) Easement for private road as set forth in instrument from the Housing Authority of the City of Pittsburgh to The Tuberculosis League of Pittsburgh, dated November 7, 1952 and recorded in Deed Book Volume 3247, page HIS ITEM DOES AFFECT THE SUBJECT PREMISES AND IS PLOTTED AND SHOWN HEREON.
- p) Deed from The Commonwealth of Pennsylvania to The Urban Redevelopment Authority of Pittsburgh, dated August 31, 1991, and recorded in Deed Book Volume 8810, page 12. THIS ITEM DOES DESCRIBE AND IS PERTINENT TO THE SUBJECT PREMISES, HOWEVER THERE ARE
- Cross Easement Agreement by and among American Lung Association of Western Pennsylvania and Urban Redevelopment Authority of Pittsburgh, dated September 16, 1992 and recorded September 17. 1992
  - HIS DOCUMENT WAS NOT PROVIDED AND THEREFORE CANNOT BE ADDRESSED. THERE IS NO REFERENCED RECORDED DOCUMENT LISTED TO ADDRESS Notes, conditions, setback lines, easements, reservations, covenants and restrictions as shown
- and set forth in John S. Shaffer's Plan, recorded in Map Plan/Book No. 2, part 1 page 67, but omitting any covenants or estrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or
- restriction is permitted by applicable law. THIS ITEM DOES NOT AFFECT THE SUBJECT PREMISES. Notes, conditions, setback lines, easements, reservations, covenants and restrictions as shown and set forth in plan, recorded in Map Plan/Book No. 5 page 114, but omitting any covenants or restrictions, if any, based upon
- 34)| orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is THIS ITEM DOES NOT AFFECT THE SUBJECT PREMISES.

SURVEYOR'S CERTIFICATION:

This is to certify that this map or plat and the survey on which it is based were made in accordance with

City of Pittsburgh, a Pennsylvania corporation:

Date of Plat or Map: January 17th, 2025.

Name. J. Todd Henwood (Printed)

Date: January 17, 2025

Registered Professional Land Surveyor No.: SU-075612

19 of Table A thereof. The field work was completed on July 1st, 2024.

To: Bedford Dwellings Phase IIA, LLC, Fidelity National Title Insurance Company, & Housing Authority of the

the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS and includes Items 1, 2, 3, 4, 6(a), 7(a), 8, 10, 11(b), 13, 14, 16, 17, 18, &

### SCHEDULE "A" LEGAL DESCRIPTION:

AS PER FIDELITY NATIONAL TITLE INSURANCE COMPANY'S LAND TITLE COMMITMENT NO. 11781133, WITH AN EFFECTIVE DATE OF OCTOBER 15TH, 2024.

\*\*\* LEGAL DESCRIPTION FOR TEMPORARY USE ONLY - METES AND BOUNDS DESCRIPTION TO BE DRAWN AND PROVIDED TO COMPANY - DESCRIPTION TO BE REVISED UPON APPROVAL \*\*\* ALL THOSE CERTAIN LOTS or pieces of land situated in the Fifth Ward of the City of Pittsburgh, County of Allegheny and Commonwealth of Pennsylvania, bounded and described as follows,

BEGINNING at the intersection of the Easterly line of Wesley Street and the Northerly line of Bedford Avenue: thence along the Fasterly line of Wesley Street, North 29° 01' 02, 4" West for a distance of 477.01 feet to a point on the Southerly line of Ridgeway Street; thence along the Southerly line of Ridgeway Street North 60° 55' 47.6" East for a distance of 477.08 feet to a point on the Westerly line of the Robert Wood's plan of Lots; thence along the Westerly line of the Robert Wood's Plan of Lots, South 14° 52' 02.4" East for a distance of 492.05 feet to a point on the Northerly Line of Bedford Avenue; thence along the Northerly line of Bedford Avenue South 60° 55' 47.6" West for a distance of 356.79 feet to a point on the Easterly line of Wesley Street, which is the point of beginning; also

BEGINNING at the intersection of the Westerly line of Marohn Street and the line dividing lot No. 12 and No. 13 in the Robert Wood's Plan of Lots; thence South 75° 07' 57.6" West along the line dividing lots No. 12 and No. 13 for a distance of 100 feet to a point of the Westerly line of the Robert Wood's Plan of Lots; thence along the Westerly line of said plan, North 14° 52' 02.4" West for a distance of 167.03 feet to a point on the Southerly line of Ridgeway Street; thence along the Southerly line of Ridgeway Street North 60° 55' 57.6" East for a distance of 61.89 feet to a point on the line dividing lots No. 20 and No. 21 in the same plan; thence along the line dividing lots No. 20 and No. 21 in said plan South 14° 52' 02.4" East for a distance of 73.07 feet to a point on the Northerly line of lot No. 17 in the same plan; thence North 60° 55' 47.6" East along the Northerly line of lot No. 17 for a distance of 41.26 feet to a point on the Westerly line of Marohn Street; thence along the Westerly line of Marohn Street South 14 52' 02.4" East for a distance of 119.27 feet to a point on the dividing lots No. 12 and No. 13, which is the point of beginning; also

BEGINNING at the intersection of the Fasterly line of Marohn Street and the Southerly line of Lot No. 1 in the Robert Wood's Plan of Lots; thence South 75° 07' 57.6" West along the Southerly line of Lot No. 1 in said plan of lots for a distance of 100 feet to a point; thence North 14° 52' 02.4" West along the Westerly line of the same Plan of Lots for a distance of 180 feet to a point; thence 75° 07' 57.6" East along the line dividing Lots Nos. 9 and 10 in this plan for a distance of 100 feet to a point on the Westerly line of Marohn Street; thence South 14° 52' 02.4" East along the Westerly line of Marohn Street for a distance of 180 feet to a point on the Southerly line of Lot No. 1, which is the point of beginning; also

BEGINNING at the intersection of the Northerly line of Bedford Avenue and the Easterly line of Marohn Street produced; thence South 60° 55' 47.6" West along the Northerly line of Bedford Avenue for a distance of 113.46 feet to a point; thence North 14° 52' 02.4" West for a distance of 37.43 feet to a point; thence North 75° 07' 57.6" East for a distance of 110 feet to a point on the Easterly line of Marohn Street; thence South 14\* 52' 02.4" East along the Easterly line of Marohn Street produced for a distance of 9.59 feet to a point on the Northerly line of Bedford Avenue which is the point of beginning; also

## BEGINNING at the intersection of the Northerly line of Bedford Avenue and the line dividing the

Robert Wood's Plan of Lots and the William Walker's Plan of Lots; thence South 60° 55' 47.6" West along the Northerly line of Bedford Avenue for a distance of 30.60 feet to a point on the dividing line of lots No. 43 and No. 44 in the Robert Wood's Plan, thence North 14° 52' 02.4" West along the Westerly line of Lot No. 43 in said plan for a distance of 79.22 feet to a point on the Southerly line of Tomahawk Street; thence North 75° 07' 57.6" East along the Southerly line of Tomahawk Street for a distance of 23.20 feet to a point on the line dividing the Robert Wood's Plan of Lots and the William Walker's Plan of Lots; thence South 20° 00' 42.4" East along said dividing line for a distance of 72 feet to a point on the Northerly line or Bedford Avenue, which is the point of beginning

THIS DEED is executed by virtue and in pursuance of an Ordinance of Council of the City of Pittsburgh, No. 588, approved December 16, 1938 and recorded in Ordinance Book, Volume 49,

ALL that certain lot or piece of land situate in the Fifth Ward of the City of Pittsburgh, County of Allegheny and Commonwealth of Pennsylvania, being Lot No. 35 in Robert Woods' Plan, recorded in the Recorder's office of said Allegheny County, Pennsylvania, in Plan Book Volume 3. page 179. bounded and described as follows, to wit:

BEGINNING on the Easterly side of Marohn, formerly Middle Street at the dividing line between Lots Nos. 34 and 35 in said plan; thence along said side of Marohn Street Southwardly twenty (20) feet to the line dividing Lot No. 35 from Lots Nos. 36 to 42 inclusive in said plan thence along said dividing line Eastwardly one hundred thirty (130) feet to the Easterly line of Lot No. 35 in said plan; thence along said Easterly line Northwardly twenty-four (24) feet four-fifths (4/5) of an inch to the dividing line between Lots Nos. 34 and 35 in said plan; thence along said dividing line Westwardly one hundred twenty-eight (128) feet seven (7) inches to Marohn Street, at the place of beginning.

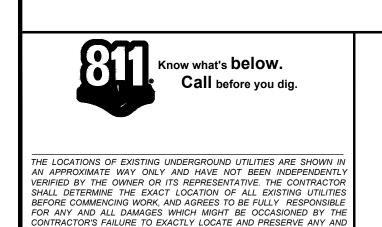
ALSO, ALL that certain lot or piece of land situate in the Firth Ward of the City of Pittsburgh, County of Allegheny and Commonwealth of Pennsylvania, being Lots Nos. 40, 41 and 42 in Robert Woods' Plan, recorded in the Recorder's Office of said Allegheny County, Pennsylvania, in Plan Book Volume 3, page 179, bounded and described as follows, to wit:

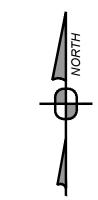
BEGINNING on the Northerly side of Fonville Street at the dividing line between Lots Nos. 39 and 40 in said plan, distant eighty (80) feet Eastwardly from Marohn Street; thence along said side of Fonville Street Eastwardly sixty (60) feet to the Easterly line of Lot No. 42 in said plan; thence along said Easterly line Northwardly One hundred (100) feet four (4) inches to the line dividing Lot No. 35 from Lots Nos 40, 41, and 42, in said plan; thence along said dividing line Westwardly fifty (50) feet to the dividing line between Lots Nos. 39 and 40 in said plan; thence along said dividing line Southwardly one hundred (100) feet to Fonville Street, at the place of beginning.

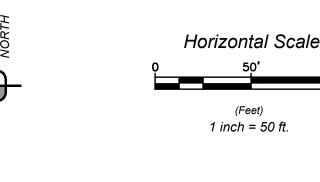
ALL that certain lot or piece of ground situate in the Fifth (formerly 13th) Ward, of the City of Pittsburgh, County of Allegheny and Commonwealth of Pennsylvania, being Lot Numbered Forty-seven (47) in Robert Wood's Plan of Lots as recorded in the Recorder's Office of said Allegheny County, Pennsylvania, in Plan Book Volume 3, page 179, bounded and described as

BEGINNING on the South Side of a forty (40) foot street at the corner of lot Numbered Forty-eight (48) in said plan, being the property now or late of R. McLain, and forty (40) feet distant from Marohn (formerly Middle) Street; thence along said forth (40) foot street, Eastwardly, twenty (20) feet to the corner of Lot Numbered Forty—six (46) in said plan; and thence extending Southerly and at right angles with said forty (40) foot street, preserving the same width throughout, a distance of one hundred (100) feet, more or less, to Bedford

(CONTINUED ON SHEET 2 OF 3)

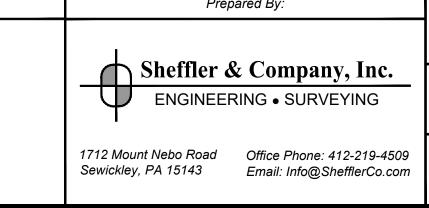






	Date.
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e:	Revision Description:	Ву:	Prepared By:
			Sheffler & Company, In  ENGINEERING • SURVEYING  1712 Mount Nebo Road Sewickley, PA 15143  Office Phone: 412-219 Sewickley, PA 15143  Email: Info@ShefflerC



Bedford Dwellings Phase II				
Prepared For:				
Bohler Engineering				
Situate In:				
5th Ward, City of Pittsburgh, Allegheny County, Pennsylvania				

1 REGISTERED PROFESSIONAL

J. TODD HENWOOD

LAND SURVEYOR

√ SU-075612

ALTA/NSPS Land Title Survey 1 Allegheny Square, Suite 402 Pittsburah. PA 15212 Phone: (724) 638-8500 X29001 DRAWING SCALE: 1"=40' DRAWN BY: DATE ISSUED: January 17, 2025 REVIEWED BY: JTH PROJECT JOB#: FIELD BOOK #: 4872 CADD#: 4872-Bedford Dwellings-ALTA Survey.dwg

Sheet No.

(CONTINUED FROM SHEET 1 OF 4)

ALL that certain lot or piece of land situate in the Fifth Ward of the City of Pittsburgh, County of Allegheny and Commonwealth of Pennsylvania, being Lot No. 46 in Robert Woods' Plan of Lots, recorded in the Recorder's Office of Allegheny County, Pennsylvania, in Plan Book Volume 3, page 179, bounded and described as follows, to wit:

BEGINNING on the Northerly side of Bedford Avenue at the dividing line between lots Nos. 46 and 47 in said plan, distant one hundred seventy-five and five tenths (175.5) feet Eastwardly from the Easterly side of Somers Street; thence along said side of Bedford Avenue Northeastwardly twenty and fourteen hundredths (20.14) feet to the dividing line between Lots Nos. 45 and 46 in said plan; thence along said dividing line Northwardly ninety (90) feet, more or less, to Fonville, formerly Tomahawk, Street; thence long the Southerly side of Fonville Street Westwardly twenty (20) feet to the dividing line between Lots Nos. 46 and 47 in said plan; thence along said dividing line Southwardly ninety-five and five tenths (95.5) feet, more or less, to Bedford Avenue at the place of beginning.

AND ALSO

All that certain lot or piece of land situate in the Fifth Ward of the City of Pittsburgh, County of Allegheny and Commonwealth of Pennsylvania, being Lot No. 26 in Robert Woods' Plan, recorded in the Recorder's Office of Allegheny County in Plan Book Volume 3, page 179, bounded and described as follows, to wit.

BEGINNING on the Southerly side of Ridgway, formerly Ridge Street sixty (60) feet in width, at the dividing line between Lots Nos. 25 and 26 in said plan, distant sixty (60) feet Eastwardly from Marohn Street; thence along said side of Ridgway Street Eastwardly twenty (20) feet to the dividing line between Lots Nos. 26 and 27 in said plan; thence along said dividing line Southwardly seventy-four and fourteen hundredths (74.14) feet more or less to the dividing line between lots Nos. 26 and 28 in said plan; thence along said dividing line Westwardly twenty (20) feet to the dividing line between lots Nos. 25 and 26 in said plan; thence along said dividing line Northwardly, seventy-four and fourteen hundredths (74.14) feet to Ridgway Street, at the place of beginning.

ALL that certain lot or piece of land situate in the Firth Ward of the City of Pittsburgh, County of Allegheny and Commonwealth of Pennsylvania, being lots Nos. 33 and 34 in the Robert Woods Plan, recorded in the Recorder's Office of said Allegheny County, Pennsylvania, in Plan Book Volume 3, page 179, bounded and described as follows, to wit.

BEGINNING on the Easterly side of Marohn formerly Middle Street at the dividing line between lots Nos. 34 and 35 in said plan; thence along said side of Marohn Street Northwardly forty (40) feet to the dividing line between Lots Nos. 32 and 33 in said plan; thence along said dividing line Eastwardly one hundred twenty— five (125) feet nine (9) inches to the Easterly line of said Lots Nos. 33 and 34; thence by said Easterly line in part along the Westerly end of Fonville Street Southwardly forty (40) feet one and three-fifths (1-3/5) inches to the dividing line between lots Nos. 34 and 35 in said plan; thence along said dividing line Westwardly one hundred twenty-eight (128) feet seven (7) inches to Marohn Street, at the place of beginning.

### AND ALSO

ALL that certain lot or piece of land situate in the Fifth ward of the City or Pittsburah. County of Allegheny end Commonwealth of Pennsylvania, being Lot No. 31 in the Robert Woods Plan, recorded in the Recorder's Office of said Allegheny County, Pennsylvania, in Plan Book Volume 3, page 179, bounded and described as follows, to wit;

BEGINNING on the Easterly side of Marohn, formerly Middle, Street, at the dividing line between lots Nos. 31 and 32 in said plan; thence along said side of Marohn Street Northwardly twenty (20) feet to the dividing line between Lots Nos. 30 and 31 in said plan; thence along said dividing line Eastwardly one hundred twenty-two (122) feet eleven (11) inches, more or less, to the Easterly line of said Lot No. 31; thence along said Easterly line Southwardly twenty (20) feet four-fifths (4/5) of an inch to the dividing line between Lots Nos. 31 and 32 in said plan; thence along said dividing line Westwardly one hundred twenty— four (124) feet four (4) inches to Marohn Street, at the place of beginning.

ALL those two certain lots or pieces of land situate in the Fifth Ward of the City of Pittsburgh, County of Allegheny and Commonwealth of Pennsylvania, bounded and described as follows,

FIRST: Lots Nos. 48 and 49 in Robert Woods' Plan, recorded in the Recorder's Office of said Allegheny County, Pennsylvania, in Plan Book Volume 3. page 179.

BEGINNING at the Southeasterly corner of Fonville, formerly Tomahawk, Street and Marohn Street; thence along said side of Fonville Street Eastwardly forty (40) feet to the dividing line between Lots Nos. 47 and 48 in said plan: thence alona said dividina line Southwardly one hundred (100) feet to line of tract second herein described; thence along said tract second herein described Westwardly forty (40) feet to Marohn Street; thence along the Easterly side of Marohn Street Northwardly one hundred (100) feet to Fonville Street, at the place of beginning.

SECOND: BEGINNING on the Easterly side of Marohn Street at the Southwesterly corner of tract first herein described; thence along the Southerly line of said tract first herein described Eastwardly forty (40) feet, more or less, to the Northerly side of Bedford Avenue; thence along the Northerly side of Bedford Avenue Southwestwardly forty—one (41) feet, more or less, to the Easterly line of Marohn Street extended Southwardly to Bedford Avenue; thence along said Easterly line of Marohn Street extended, Northwardly nine and sixty-one hundredths (9.61) feet to the place of beginning.

ALL that certain lot or piece of land situate in the Fifth Ward of the City of Pittsburgh, County of Allegheny and Commonwealth of Pennsylvania, being Lot No. 44 in Robert Wood's Plan of Lots, recorded in the Recorder's Office of said Allegheny County in Plan Book Volume 3, page

RFGINNING on the Northerly side of Bedford Avenue at the dividing line between Lots Nos. 44 and 45 in said plan, at line of land of Sarah A. Johnston; thence along said side of Bedford Avenue Eastwardly twenty and two tenths (20.2) feet, more or less, to the dividing line between Lots Nos. 43 and 44 in said plan; thence along said dividing line Northwardly eighty (80) feet, more or less, to Fonville, formerly Tomahawk Street; thence along the Southerly side of Fonville Street Westwardly twenty (20) feet to the dividing line between Lots Nos. 44 and 45 in said plan; thence along said dividing line Southwardly eighty—five (85) feet, more or less, to Bedford Avenue, at the place of beginning.

ALL that certain lot or piece of land situate in the Fifth Ward of the City of Pittsburgh, County of Allegheny and Commonwealth of Pennsylvania, being Lot No. 24 in Robert Woods' Plan of Lots, recorded in the Recorder's Office of Allegheny County in Plan Book Volume 3, page 179, bounded and described as follows, to-wit;

BEGINNING on the Southerly side of Ridgway, formerly Ridge Street, sixty (60) feet in width at the dividing line between Lots Nos. 23 and 24, distant twenty (20) feet Eastwardly from Marohn Street; thence along said side of Ridgway Street Eastwardly twenty (20) feet to the dividing line between Lots Nos. 24 and 25 in said plan; thence along said dividing line Southwardly seventy—four and fourteen hundredths (74.14) feet more or less, to the dividing line between Lots Nos. 24 and 28 in said plan; thence along said dividing line Westwardly twenty (20) feet to the dividing line between lots Nos. 23 and 24 in said plan; thence along said dividing line Northwardly seventy-four and fourteen hundredths

ALSO, ALL that certain lot or Piece of land situate in the Fifth Ward of the City of Pittsburgh, County of Allegheny and Commonwealth of Pennsylvania, being parts of lots Nos. 14 and 15 ir John S. Shaffer's Plan, recorded in the Recorder's Office of Allegheny County in Plan Book Volume 2, part 1, page 67, bounded and described as follows, to-wit.

BEGINNING at the Northeasterly corner of Gazelle Way and Shafer Street; thence along the

(74.14) feet to Ridgway Street, at the place of beginning.

Northerly side of Gazelle Way Eastwardly forty (40) feet to the dividing line between Lots Nos. 15 and 16 in said plan; thence along said dividing line Northwardly sixteen and seventy hundredths (16.70) feet to line of land of John W. Denby, et ux.: thence by said lands along the face of a brick wall erected on said adjoining lands to the North, Westwardly forty (40) feet to Shafer Street: thence along the Easterly side of Shafer Street Southwardly sixteen and nine hundredths (16.09) feet to Gazelle Way at the place of beginning.

ALL that certain lot or piece of land situate in the Fifth Ward of the City of Pittsburgh, County of Allegheny and Commonwealth of Pennsylvania, being lot No. 27 in Robert Woods' Plan of Lots, recorded in the Recorder's Office of Allegheny County in Plan Book Volume 3, page 179, bounded and described as follows, to-wit:

BEGINNING on the Southerly side of Ridgway, formerly Ridge, Street, sixty (60) feet in width at the dividing line between Lots Nos. 26 and 27, distant eighty (80) feet Eastwardly from Marohn Street; thence along said side of Ridgway Street Eastwardly thirty (30) feet, more or less, to line of William Walker Plan, Plan Book 14, page 190; thence along said William Walker Plan Southwardly, seventy—four and fourteen hundredths (74.14) feet, more or less, to the dividing ine between lots Nos. 27 and 28 in Robert Woods' Plan; thence along said dividing line Westwardly, thirty-five and sixty-seven hundredths (35.67) feet, more or less, to the dividing line between lots Nos. 26 and 27 in said Robert Woods' Plan; thence along said dividing line Northwardly seventy-four and fourteen hundredths (74.14) feet to Ridgway Street at the place of beginning.

(CONTINUED ON NEXT COLUMN)

Know what's **below.** 

HE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN I N APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENT

Call before you dig.

### EXHIBIT "A" LEGAL DESCRIPTION:

(CONTINUED FROM PREVIOUS COLUMN)

ALL that certain lot or piece of land situate in the Fifth Ward of the City of Pittsburgh, County of Allegheny and Commonwealth of Pennsylvania, being Lot No. 32 in the Robert Woods Plan, recorded in the Recorder's Office of said Allegheny County, Pennsylvania, in Plan Book Volume page 179, bounded and described as follows, to-wit.

BEGINNING on the Easterly side of Marohn, formerly Middle. Street at the dividing line between Lots Nos. 32 and 33 in said plans thence along said side of Marohn Street Northwardly twenty (20) feet to the dividing line between Lots Nos. 31 and 32 in said plan: thence along said dividing line Eastwardly one hundred twenty-four (124) feet four (4) inches to the Easterly line of said Lot No. 32; thence along said Easterly line Southwardly twenty (20) feet four-fifths (4/5) of an inch to the dividing line between Lots Nos. 32 and 33 in said plan; thence along said dividing line Westwardly one hundred twenty-five (125) feet nine (9) inches to Marohn Street, at the place of beginning.

All that certain lot or piece of land situate in the Fifth Ward of the City of Pittsburgh, County of Allegheny and Commonwealth of Pennsylvania, being Lot No. 25, in Robert Woods' Plan of Lots, of record in the Recorder's Office of Allegheny County in Plan Book Volume 3, page 179, bounded and described as follows, to wit:

Beginning on the Southerly side of Ridgway, formerly Ridge Street, sixty (60) feet in width, at the dividing line between Lots Nos. 24 and 25 in said plan, distance forty (40) feet Eastwardly from Marohn Street; thence along said side of Ridgway Street Eastwardly twenty (20) feet to the dividing line between Lots Nos. 25 and 26 in said Plan; thence along said dividing line Southwardly seventy-four and fourteen hundredths (74.14) feet to the dividing line between Lots Nos. 25 and 28 in said plan; thence along said dividing line Westwardly twenty (20) feet to the dividing line between Lots Nos. 24 and 25 in said plan; thence along said dividing line Northwardly seventy-four and fourteen hundredths (74.14) feet to Ridgway Street, at the place AND ALSO

ALL that certain lot or piece of ground situate in the Fifth (formerly 13th.) Ward of the City of Pittsburgh, County of Allegheny and Commonwealth of Pennsylvania, being Lot No. 21 in Robert Woods Plan of Lots, recorded in the Recorder's Office of Allegheny County in Plan Book Volume 3, page 179, bounded and described as follows, to-wit:

BEGINNING on the Southside of Ridgeway (formerly Ridge) Street at the corner of Lot No. 22 and at a distance of Twenty (20) feet Seven (7) inches Westwardly from Marohn (formerly Middle) Street; thence Westwardly Twenty (20) feet Seven (7) inches along Ridgeway Street to Lot No. 20; thence extending Southwardly parallel with Marohn Street, preserving the same width One hundred (100) feet to Lot No. 17.

ALL THAT CERTAIN LOT OR PIECE OF LAND situate in the Fifth Ward of the City of Pittsburah. County of Allegheny and Commonwealth of Pennsylvania, being lots Nos. 28, 29 and 30 in Robert Woods Plan of Lots, recorded in the Recorder's Office of Allegheny County in Plan Book Volume 3, page 179, bounded and described as follows, to wit:

BEGINNING on the Easterly side of Marohn, formerly Middle Street, at the dividing line between lots Nos. 30 and 31 in said plan; thence along said side of Marohn Street Northwardly, sixty-eight (68) feet four and one-half, (4 1/2) inches, more or less, to the line dividing lot No. 28 from lots Nos. 23 to 27 inclusive in said plan: thence alona said dividina line Eastwardly, one hundred fifteen (115) feet eight (8) inches, more or less, to the Easterly line of said lots Nos. 28, 29 and 30 in said plan; thence along said Easterly line Southwardly, ninety-seven (97) feet one and three-fifth (1-3/5) inches, more or less, to the dividing line between lots Nos. 30 and 31 in said plan; thence along said dividing line Westwardly, one hundred twenty— two (122) feet eleven (11) inches to Marohn Street at the place of beginning.

ALL that certain lot numbered 37 in Robert Woods' Plan of Lots situate in the Firth Ward of the City of Pittsburgh, County of Allegheny and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the Northerly aide of Flora Street twenty (20) feet East from the corner of Middle Street and the said Flora Street and at the Southeasterly corner of lot No. 36; thence in on Easterly direction along the said Flore Street twenty (20) feet to the line of lot No. 38 in said plan; thence in a Northerly direction along the line of Lot No. 38 one hundred (100) feet to the line of Lot No. 35 in said plan; thence in a Westerly direction along the line of lot No. 35 twenty (20) feet to the line of Lot No. 36 in said plan; and thence in a Southerly direction along the line of lot No. 36 to Flora Street at the place of beginning.

ALL that certain lot or piece of ground numbered 22 in a plan of lots in the Fifth Ward of the City of Pittsburgh laid out by Robert Woods, and recorded in the Recorder's Office of Allegheny County, Pennsylvania, in Plan Book Volume 3, Page 179, being bounded and

BEGINNING on the Southwesterly corner of Ridgeway Street (formerly Ridge) and Marohn Street (formerly Middle Street); thence along Ridgeway Street Westwardly twenty (20) feet and seven inches to lot numbered twenty-one (21) in said plan; thence along the line of the same and parallel with Marohn Street, Southwardly one hundred (100) feet to lot numbered seventeen (17) in said plan; thence along the line of same and parallel with Ridgeway Street, Eastwardly, a distance of twenty (20) feet and seven inches to Marohn Street; thence along the same one hundred (100) feet to the place of beginning

FIRST: ALL that certain lot or piece of ground situated in the Fifth (5th) Ward of the City of Pittsburgh, County of Allegheny and Commonwealth of Pennsylvania, being Lot Numbered Ninety-three (93) in Plan of Lots laid out by William Walker, of record in the Recorder's Office of Allegheny County in Plan Book volume 14 Page 190 and being bounded and described as

BEGINNING at a pin on the Southern side of Fonville (formerly Flora) Street, at the corner of Duff Street, and having a frontage on Fonville Street of thirty-one and, 58/100ths (31.58) feet, and a depth of one hundred (100) feet to Tomahawk Alley having a frontage on said Alley of twenty-seven and 71/100ths (27.71) feet.

SECOND: ALL that certain lot or piece of ground situated in the Fifth (5th) Ward of the City of Pittsburah. County of Alleaheny and Commonwealth of Pennsylvania beina Lot Numbered One hundred four (104) in William Walker's Plan of Lots of record in the Recorder's Office of Allegheny County in Plan Book Volume 14, page 190, and being bounded and described as

BEGINNING on the Northerly line of Fonville, (formerly Flora) Street, at the corner of Lot Numbered One hundred three (103) in said Plan; and thence extending Westwardly thirty-five and 31/l00ths (35.31) feet to lands now or formerly of the Woods Plan; thence Northwardly along the line of said Woods Plan, one hundred one and 26/100ths (101.26) feet to Haydon Way, (formerly Mitchell alley); thence Eastwardly along Haydon Way nineteen and 46/100ths (19.46) feet to line of lot Numbered one hundred three (103) aforesaid; and thence Southwardly along Lot Numbered One hundred three (103), one hundred (100) feet to Fonville Street, at the place of beginning.

ALL those certain lots or pieces of ground situate in the Fifth ward of the City of Pittsburgh, County of Allegheny and Commonwealth of Pennsylvania, and being lots Nos. 103, 105 and 106 in the William Walker Plan of Lots, of record in the Recorder's office of said County in Plan Book Volume 14, page 190, and being bounded and described as follows, to-wit;

LOT 103. BEGINNING on the Northerly side of Flora Street at a point distant thirty-five and thirty-one hundredths (35.51) feet from Chauncey Street; thence North along the dividing line between Lots No. 103 and 104 one hundred (100) feet to Mitchell Alley; thence along said alley twenty (20) feet to the dividing line between Lots Nos. 102 and 103; thence along said last mentioned line one hundred (100) feet to Flora Street; thence along Flora Street twenty (20) feet to the place of beginning.

LOTS 105 and 106. BEGINNING at a point of the Southerly side of Ridgeway street; thence extending Eastwardly forty and forty-seven hundredths (40.47) feet; thence extending Southwardly one hundred (100) feet; thence extending Westwardly fifty-six and forty-nine hundredths (56.49) feet; thence extending Northwardly one hundred one and seventy-seven hundredths (101.77) feet to

ALL those certain lots or pieces of ground situated in the Fifth (5th) Ward of the City of Pittsburgh, County of Allegheny and Commonwealth of Pennsylvania, being Lots Numbered Seventy-two (72) to Eighty-two (82) both inclusive, Lots Numbered Eighty-three (83) to Ninety-two (92), both inclusive, Lots Numbered Ninety-four (94) to One hundred two (102), both inclusive. Lots Numbered One hundred seven (107) to One hundred fifteen (115), both inclusive, in William Walker's Plan of Lots, of record in the Recorder's Office of Allegheny County in Plan Book Volume 14, page 190, and being bounded and described as follows, to

(a) LOTS Numbered Seventy-two (72) to Eighty-two (62), both inclusive, having together a frontage on the Northerly line of Bedford Avenue of two hundred thirty-seven and 78/100ths (237.78) feet, extending back Northwardly along the Westerly line of Duff Street, a distance of one hundred one and 33/100ths (101.33) feet to the Southerly line of Tomahawk Way and along the Westerly line of Lot Numbered Eighty-two (82), being also the line of the Woods Plan, a distance of one hundred one and 62/100ths (101.62) feet to the Southerly line of Tomahawk Way, fronting on said Way two hundred forty and 41/100ths (240.41) feet. (CONTINUED ON NEXT COLUMN)

Date:

### EXHIBIT "A" LEGAL DESCRIPTION:

11781133 WITH AN EFFECTIVE DATE OF OCTOBER 15TH 2024

(CONTINUED FROM PREVIOUS COLUMN)

(b) LOTS Numbered Eighty-three (83) to Ninety-two (92), both inclusive, having together a rontage of two hundred one and 69/100ths (201.69) feet on the Southerly side of Fonville, formerly Flora) Street, and extending back Southwardly along the Westerly line of Lot Numbered Ninety—three (93), a distance of one hundred (100) feet, and along the line of Lot Numbered Eighty-three (83) in said Plan, being also the line of the Woods Plan, a distance of one hundred one and 26/100ths (101.26) feet to the Northerly line of Tomahawk way, fronting on said Way two hundred seventeen and 63/100ths (217.63) feet.

of Fonville, (Formerly Flora) Street, and extending back Northwardly along the Westerly line of Duff Street, a distance of one hundred and 96/100ths (100.96) feet, and, along the Westerly line of Lot Numbered One hundred two (102) in said Plan, a distance of one hundred (100) feet to the Southerly line of Haydon,

(d) LOTS Numbered One hundred seven (107) to One hundred fifteen (115), both inclusive, ogether having a frontage of one hundred eighty—seven and 46/100ths (187.46) feet on the Westerly line of Duff Street, one hundred one and 46/100ths (101.46) feet, and along the Westerly line of Lot Numbered One hundred six (106), a distance of one hundred (100) feet. both to the Northerly line of Haydon (formerly Mitchell) Way, and fronting on said Way, one hundred seventy-seven and 51/100ths (177.51) feet.

ALL that certain lot or piece of ground situate in the Fifth (formerly 13th) Ward of the City of

BEING a lot of around lying on the Northerly side of Bedford Avenue and running through to Ridaeway (formerly Ridae) Street, bounded on the Easterly side by Junilla Street, and on the Westerly side by Duff Street, known as the Lincoln Memorial Cemetery.

of Allegheny and Commonwealth of Pennsylvania, bounded and described as follows, to-wit: Reainning at the intersection of the Northwesterly side of Bedford Avenue with the outhwesterly side of Watt Street; thence along said side of Bedford Avenue South 61° 32' 13 West four hundred twenty-five and five tenths (425.5) feet, more or less, to the center of Junilla Street; thence along the center of said Junilla Street North 21° 42' 17" West one

point: thence North 61° 32' 13" East twenty-five and five tenths (25.5) feet to the Easterly side of Junilla Street: thence along the Fasterly side of Junilla Street Northwestwardly three hundred fourteen and forty- eight hundredths (314.48) feet. more or less. to Ridaway Street. thence along the Southeasterly side of Ridgway Street Northeastwardly four hundred (400) feet, more or less, to Watt Street; thence along the Southwesterly side of Watt Street Southeastwardly four hundred seventy—eight (478) feet, more or less, to Bedford Avenue at the place of beginning.

ogether with all right, title and interest of the party of the first part in the portions of Junilla Street and Watt Street adjoining the lands above described.

County of Allegheny and Commonwealth of Pennsylvania, and being part of Farm No. 2 in the Manor of Pittsburgh, formerly in City District Section No. 11, being more particularly bounded and described as follows, to wit:

ALL that certain lot or piece of ground situate in the Fifth (formerly 13th) Ward of the City of

BEGINNING at the Southeasterly intersection of Francis and Ridgway Street; thence in a Northeasterly direction along the Southerly line of Ridaway Street, for a distance or 205.46 feet to the Westerly line of Morgan Street, thence in a Southeasterly direction along said Westerly line of Morgan Street, for the distance of 222.06 feet to a point; thence in a Southwesterly direction parallel with Ridgway Street, for a distance of 70.24 feet to a point; thence in a Southeasterly direction parallel with Morgan Street, for a distance of 16.66 feet to a poin thence in a Southwesterly direction, parallel with Ridaway Street for a distance of 139.65 feet to the Easterly line of Francis Streets thence in a Northwesterly direction along the said Easterly line of Francis Street, for the distance of 238.72 feet to the place of beginning.

Pittsburgh, County of Allegheny and Commonwealth of Pennsylvania, being more particularly bounded and described as follows, to wit:

BEGINNING at a point on the Westerly side of Perry (formerly Moore) Street, said point being South 29° 01' 08" East a distance of 45.05 feet from the intersection of the Westerly side of Perry Street and the Southerly side of Arcena (formerly Arch) Street thence along said side of Perry Street South 29° 01' 08" East a distance of 20.02 feet to a point on the dividing line of lot now or formerly of C. Reilly; thence along said dividing line of said Reilly South 60° 55' 42" West a distance of 100.11 feet to a point; thence North 29° 01' 08" West a distance of 20.02 feet to a point; thence North 60° 55' 42" East a distance of 100.11 feet to a point at

Lots, of record in the Recorder's Office of Allegheny County in Plan Book Volume 4, page 152. of Pittsburgh, No. 205 approved May 10, 1951, Resolution Book Volume 12, page 283.

of Allegheny and Commonwealth of Pennsylvania, bounded and described as follows, to wit: BEGINNING at a point, said point being the intersection of the Northerly line of Bedford Avenue and the easterly line of Francis Street, thence along the Northerly side of Bedford Avenue North 60° 55' 42" East a distance of thirty-five and 14/100ths (35.14) feet to a point on the line dividing Lot now or formerly of R. C. Dunmore and lot of Durose Herbert, one of the grantors herein; thence along the line of lot of said R. C. Dunmore North 25° 10' 35" West a distance of one-hundred twenty and 17/100ths (120.17) feet to a point on line of lot now or formerly of Lettie Ellis and Frank Ellie, her husband; thence South 60° 55' 42' West a distance of thirty-five and 14/100ths (35.14) feet to a point on the Easterly side of Francis Street: thence along the Easterly side of Francis Street South 25° 10' 35" East a distance of one-hundred twenty and 17/100ths (120.17) feet to a point on, the Northerly line of Bedford

in Deed Book Volume 1665, page 505.

BEGINNING at a point on the Easterly side of Francis Street, said point being located on the line dividing lot now or formerly of Durose Herbert and lot of Lettie Ellis and Frank Ellis, the grantors herein, said point being North 25° 10' 35" West a distance of one-hundred twenty and 17/100ths (120.17) feet from the intersection of the Easterly side of Francis Street and the Northerly line of Bedford Avenue; thence along the Easterly side Francis Street North 25° 10' 35" West a distance of twenty-five and 4/100ths (25.04) feet to a point on the line of lot now or formerly of J. C. Fowler; thence along the line of lot of said J. C. Fowler North 60° 55' 42" East a distance of thirty-five and 14/100ths (35.14) feet to a point on the line of lot now or formerly of R. C. Dunmore; thence along the line of lot of said R. C. Dunmore South 25° 10' 35" East a distance of twenty-five and 4/100ths (25.04) feet to a point on the line of lot of said Durose Herbert; thence along line of lot of said Durose Herbert South

TOGETHER with all rights in a certain forty (40) foot right of way and water course described in Deed Book Volume 1665, page 505. (CONTINUED ON NEXT COLUMN)

### EXHIBIT "A" LEGAL DESCRIPTION:

(CONTINUED FROM PREVIOUS COLUMN)

ALL THAT CERTAIN LOT OR PIECE OF LAND situate in the Fifth ward of the City of Pittsburgh, County of Allegheny and Commonwealth of Pennsylvania, bounded and described as follows,

11781133 WITH AN EFFECTIVE DATE OF OCTOBER 15TH 2024

BEGINNING at a point on the center line of Francis Street, said point being North 25\* 10' 35" West a distance of One Hundred Forty-five and 21/100ths (145.21) feet from the intersection of the center line of Francis Street and the Northerly line of Bedford Avenue; thence along the center line of Francis street North 25° 10' 35" West a distance of Fifty-five and 53/100ths (55.53) feet to a point; thence North 60° 55' 42" East and along the dividing line of lot now or formerly of A. Carr, a distance of Sixty and 20/100ths (60.20) feet to a point on the line of lot now or formerly of R. C. Dunmore; thence along said line of lot of Dunmore South 25° 10' 35" East a distance of Fifty—five and 53/100ths (55.53) feet to a point on the line of lot now or formerly of L. and F. Ellis; thence along said line of lot of Ellis South 60° 55' 42" West a distance of Sixty and 20/100ths (60.20) feet to a point on the center line of Francis Street at the place of beginning.

CONTAINING 3,335.12 square feet, of which 1,388.32 feet is the portion contained in the street. Together with any and all rights in and to a certain forty—foot right—of—way and water course described in the Recorder's Office of Allegheny County at Deed Book Volume 1665 Page 505.

ALL that certain lot or piece of land situate in the 5th Ward of the City of Pittsburgh, County of Allegheny and Commonwealth of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point on the Northerly side of Bedford Avenue said point being North 60° 55' 42" East a distance of thirty-five and 14/100ths feet from the intersection of the Northerly line of Bedford Avenue and the Easterly line of Francis Street, thence along the Northerly side of Bedford Avenue, North 60° 55' 42" East distance of thirty-seven and 51/100ths feet to a point on the dividing line of Lot now or formerly of Charles W. Matthews, and Viola his wife thence along said dividing line North 29° 04' 18" West a distance of seventy and 01/100ths feet to a point, thence still alona line of Lot of said Matthews North 60° 55' 42" East a distance of two and 38/100ths feet to a point, thence still along line of lot of said Matthews North 25° 10' 48" West a distance of one-hundred sixty-eight and 90/100ths feet to a point on Southerly line of a 40 foot Right of Way; thence along said Right of Way South 60° 55' 42" West a distance of thirty-five and 10/100ths feet to a point; on the dividing line of lot now or formerly of A. Carr; thence along said dividing line and continuing along the dividing line of lots now or formerly of J. C. Fowler, L. & F, Ellis, and D. Herbert South 25° 10' 35' East a distance of two hundred thirty-nine and 07/100ths feet to a point on the Northerly line of Bedford Avenue at the place of beginning.

CONTAINING 8.376.96 square feet.

ALSO, their right, title interest, claim and demand of, in, to and out of that certain Right of Way and Easement for a water course and Right of Way, as set forth, described and agreed upon in a certain article of agreement, between R. L. Parker et ux., et al., and Ida M. Hefelfinger, et al., dated July 14, 1910, and recorded in Deed Book Volume 1665, Page 505, in Recorder's Office of Allegheny County Pennsylvania.

ALL that certain lot or piece of land situate in the Firth Ward of the City of Pittsburgh, County of Allegheny and Commonwealth of Pennsylvania, bounded and described as follows, to-wit: BEGINNING at a point on the Northerly side of Bedford Avenue, said point being North 60° 55 42" East a distance of Thirty-five and 14/100ths (35.14) feet from the intersection of the Northerly line of Bedford Avenue and the Easterly line of Francis Street; thence along the Northerly side of Bedford Avenue, North 60° 55' 42" East a distance of Thirty-seven and 51/100ths (37.51) feet to a point on the dividing line of lot now or formerly of Charles W. Matthews; thence along said dividing line North 29° 04' 18" West a distance of Seventy and 01/100ths (70.01) feet to a Point; thence still along line of lot of said Matthews North 60° 55' 42" East a distance of Two and 38/100ths (2.38) feet to a point; thence still along line of lot of said Matthews North 25° 10' 48" West a distance of One Hundred Sixty—eight and 90/100ths (168.90) feet to a Point on the Southerly line of a Forty (40) foot right-of-way; thence along said right-of-way South 60° 55' 42" West a distance of Thirty-five and 10/100ths (35.10) feet to a Point on the dividing Line of lot now or formerly of A. Carr; thence along said dividing line and continuing along the dividing line of lots now or formerly of J. C. Fowler, L. and F. Ellis, and D. Herbert South 25° 10' 35" East a distance of Two Hundred Thirty-nine and 07/100ths (239.07) feet to a Point on the Northerly line of Bedford Avenue at the place of beginning.

ALSO their right, title, interest, claim and demand of, in, to and out of that certain riaht-of-way and easement for a water course and riaht-of-way, as set forth, described and agreed upon in a certain article of agreement between R. L. Parker, et ux, et al., and Ida M. Hefelfinger, et al., dated July 14, 1910, and recorded in Deed Book Volume 1665, Pace 505, in the Recorder's Office of Allegheny County, Pennsylvania.

ALL THAT CERTAIN LOT OR PIECE OF LAND situate in the Firth (5th) Ward of the City of Pittsburgh, County of Allegheny and Commonwealth of Pennsylvania, bounded and described as

BEGINNING at a point on the Northerly side of Bedford Avenue, said point being North 60° 55' 42" East a distance of seventy-two and sixty-five (72.65) hundreths feet from the intersection of the Northerly line of Bedford Avenue and the Easterly line or Francis Street; thence along the Northerly side of Bedford Avenue North 60° 55' 42" East a distance of Thirty-two and Seventy-four Hundredths (32.74) feet to a point on the line of lot dividing lot of Mathew and Margaret R. Anderson and lot of Charles W. Mathew, grantor herein; thence along the line of lot of said Anderson North 25° 48' 18" West a distance of Two Hundred Thirty-eight and Eiahtv-nine Hundredths (238.89) feet to a point on a forty (40) foot right-of-way; thence along said right-of-way South 60° 55' 42" West a distance of Thirty-two and Fifty-three Hundredths (32.53) feet to a point on the line dividing lot of R. C. Dunmore and lot of Charles Mathews, grantor herein; thence along the line of lot of said Dunmore South 25° 10' 48" East a distance of One Hundred Sixty-eight and Ninety Hundredth (168.90) feet to a point; thence still along line of lot of said Dunmore South 60° 55' 42" West a distance of Two and Thirty-eight Hundredths (2.38) feet to a point; thence still along the line of lot of said Dunmore South 29° 04' 18" East a distance of Seventy and One Hundredths (70.01) feet to a point on the Northerly line of Bedford Avenue, at the place of beginning.

ALSO all their right, title, interest, claim and demand of, in, to and out of that certain right-of-way and easement for a water course and right-of-way as set forth, described and agreed upon in a certain article of agreement, between R. L. Parker, et ux. et al, and Ida M. Hefelfinger, et al, dated July 14, 1910 and recorded in Deed Book Volume 1665 page 505, in the Recorder's Office of Allegheny County, Pennsylvania.

ALL that certain lot or piece of land situate in the Fifth (5th) Ward of the City of Pittsburgh County of Allegheny and Commonwealth of Pennsylvania, bounded and described as follows,

BEGINNING on the Northerly side of Bedford Avenue at a distance of seventy and twenty-eight hundredths (70.28) feet Westwardly from the Northwesterly corner of Bedford Avenue and Morgan Street; thence extending Southwestwardly along Bedford Avenue, South sixty (60) degrees, fifty-five (55) minutes, forty- two (42) seconds West, thirty-five and fourteen hundredths (35.14) feet to lot now or late of Emma S. Andrews; thence along line of said lot North twenty-five (25) degrees, ten (10) minutes, forty-eight (48) seconds West two hundred thirty-eight and eighty-nine (238.89) feet to a point; thence along a private road laid out by and agreed to by the heirs of Richard Parker by Indenture dated July 14, 1910, and recorded in Deed Book Volume 1665, page 505, North sixty (60) degrees, fifty-five (55) minutes, forty-two (42) seconds East thirty-five and fourteen hundreds (35.14) feet to the line of land now or late of R. L. Parker; thence along line of said lot South twenty-five (25) degrees, forty-eight (48) minutes, eighteen (18) seconds East two hundred thirty-eight and eighty-nine hundredths (238.89) feet to Bedford Avenue, the place of beginning.

ALSO, their right, title, interest, claim and demand of, in and to and out of that certain right-of-way end easement for a water course and right-of-way, as set forth, described and agreed upon in a certain article of agreement between R. L. Parker et ux, et al and Ida M. Hefelfinger, et al., dated July 14, 1910, and recorded in Deed Book Volume 1665, page 505, in the Recorder's Office of Allegheny County,

ALL that certain lot or piece of land situate in the Fifth Ward of the City of Pittsburgh, County of Allegheny and Commonwealth of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point, said Point being the intersection of the Northerly line of Bedford Avenue and the Westerly line of Morgan Street; thence along the Westerly side of Morgan Street North 25° 48' 18" West a distance of One Hundred Five and 07/100ths (10.5.07) feet to a point on the line of lot now or formerly of Goldstein. Talenfeld & Finebera; thence along said line of lot South 60° 55' 42" West a distance of Seventy and 28/100ths (70.28) feet to a point on the dividing line of Lot now or formerly of M. Anderson; thence along line of lot of said Anderson South 25° 48' 18" East a distance of One Hundred Five and 7/100ths (105.07) feet to a point on the Northerly line of Bedford Avenue; thence along the Northerly side of Bedford Avenue North 60° 55' 42" East a distance of Seventy and 28/100ths (70.28) feet to a point at the place of beginning.

TOGETHER with all rights in and to a ten-foot strip of land adjoining the above- described premises on the Northerly line thereof Commencing at Morgan Street and extending Southwestwardly a distance of Seventy and 28/100 (70.28) feet to the line of lot of the aforesaid M. Anderson. (CONTINUED ON NEXT COLUMN)

### EXHIBIT "A" LEGAL DESCRIPTION:

ALL THAT CERTAIN LOT OR PIECE OF LAND situate in the Fifth (5th) Ward of the City of

Pittsburgh, County of Allegheny, and Commonwealth of Pennsylvania bounded and described as

BEGINNING at a point on the Westerly side of Morgan Street, said point being North 25° 48'

18" West a distance of One Hundred Five and 07/100ths (105.07) feet from the intersection

of the Northerly line of Bedford Avenue and the Westerly line of Morgan Street; thence along

distance of One Hundred Fifty and 50/100ths (150.50) feet to a point on the dividing line of

lot now or formerly of the Christian Missionary Alliance; thence along line of lot of the said

Alliance North 60° 55' 42" East a distance of Seventy and 28/100ths (70.28) feet to a point

ALSO, their right, title, interest, claim and demand of, in, to and out of that certain Forty (40)

oot right—of— way and easement for a water—course and right—of—way as set forth, described

and agreed upon in a certain article of agreement between R. L. Perker, et ux, et al, and Ida

M. Hefelfinger, et al., dated July 14, 1910, and recorded in Deed Book Volume 1665, Page

TOGETHER with and subject to the permanent use for ingress, egress and regress of a Ten

(10) foot strip of land along the Southerly side of above described property commencing on

(70.28) feet to be used in common with the owners and occupiers of the premises abutting

ALL that certain lot or piece of land situate in the 5th Ward of the City of Pittsburgh, County

BEGINNING at a point beina the intersection of the Northerly line of Bedford Avenue and the

Easterly line of Morgan Street, thence along the Easterly side of Morgan Street North 25\* 48'

North 64° 11' 42" East a distance of sixteen and 90/100ths (16.90) feet to a point thence

(114.93) feet to a point on the Northerly line of Bedford Avenue, thence along the Northerly

as 2801 and 2803 Bedford Avenue, a distance of one-hundred fourteen and 93/100ths

South 25° 31' 31" East and partly through the center of a party wall between buildings known

side of Bedford Avenue South 60° 55' 42" West a distance of sixteen and 35/100ths (16.35)

TOGETHER with the right of ingress, egress, and regress into, upon, over and out of a certain

ALL that certain lot or piece of land situate in the 5th Ward of the City of Pittsburgh, County

BEGINNING at a point on the Northerly side of Bedford Avenue said point being North 60° 55'

Northerly side of Bedford Avenue North 60° 55' 42" East a distance of sixteen and 03/100ths

dividing premises known as 2803 and 2803 1/2 Bedford Avenue, a distance of one hundred

64° 11' 42" West a distance of fifteen and 10/100ths (15.10) feet to a point sixteen and

90/100ths (16.90) feet from the Easterly line of Morgan Street, thence South 25° 31' 31

East and through the center of a party wall dividing premises known as 2801 and 2803

and occupants of the Lots abutting of said alley on the Southerly side thereof.

the Northerly side of Bedford Avenue at place of beginning.

Northerly line of Bedford Avenue at the place of beginning.

bounded and described as follows: to-wit:

(16.03) feet to a point, thence North 25° 58' 31" West and through the center of a party wall

eleven and 99/100ths (111.99) feet to a two foot alley thence along said two foot alley South

Bedford Avenue a distance of one- hundred twelve and 93/100ths (112.93) feet to a point on

TOGETHER with the right on ingress, egress and regress into, upon, over and out of said two

foot alley in rear of described parcel of ground for the use in common with all of the owners

All that certain lot or piece of land situate in the 5th Ward of the City of Pittsburgh, County

BEGINNING at a point on the Northerly side of Bedford Avenue said point being North 60° 55°

42" East a distance of thirty-two and 38/100ths (32.38) feet from the intersection of the

Northerly side of Bedford Avenue and the Easterly side of Morgan Street, thence, along the

dividing premises known as 2803 1/2 and 2805 Bedford Avenue a distance of one-hundred

thirteen and 7/100ths (113.07) feet to a point on the line of land now or formerly of H. C.

through the center of a party wall dividing premises known as 2803 and 2803 1/2 Bedford

Avenue a distance of one-hundred thirteen and 99/100ths (113.99) feet to a point on the

TOGETHER with the right of ingress, egress and regress, into, upon, over and out of a two

ALL that certain lot or piece of ground situate in the Fifth (5th) Ward of the City of

Pittsburgh, County of Allegheny and Commonwealth of Pennsylvania, being more particularly

BEGINNING at a point on the Northerly side of Bedford Avenue said point beina North Sixty

(60) degrees, Fifty-five (55) minutes, Forty-two (42) seconds East a distance of Forty-eight

and Forty-eight Hundredths (48.48) feet from the intersection of the Northerly line of Bedford

Avenue and the Easterly line of Morgan Street; thence along Northerly side of Bedford Avenue,

North Sixty (60) degrees, Fifty—five (55) minutes, Forty—two (42) seconds East a distance of

Fifteen and Ninety-seven Hundredths (15.97) feet to as point; thence North Twenty-six (26)

degrees, Five (05) minutes, Thirty-one (31) seconds West and through the center of a party

wall dividing premises known as 2805 and 2807 Bedford avenue a distance of One Hundred

along the Northerly side of said two foot alley South Sixty-four (64) degrees, Eleven (11)

minutes. Forty—two (42) seconds West a distance of Sixteen and Twenty—seven Hundredths

welve and Sixteen Hundredths (112.16) feet to the Northerly line of a two foot alley thence

(31) seconds East and through the center of a party wall dividing premises known as 2803

1/2 and 2805 Bedford Avenue a distance of One Hundred Thirteen and Seven Hundredths

(113.07) feet to a point on the Northerly line of Bedford Avenue at the Place of beainnina.

THE foregoing premises are conveyed together with the right of ingress, egress and regress

into, upon, over and out of a certain two-foot alley in the rear of said premises for the use

in common with all the other owners and occupants of the lots abutting on said alley on the

ALL that certain lot or piece of land situate in the 5th Ward of the City of Pittsburgh, County

BEGINNING at a point on the Northerly side of Bedford Avenue said point being North 60° 55'

Northerly side of Bedford Avenue, North 60° 55' 48" East, a distance of sixteen and 09/100ths

42" East a distance of sixty-four and 45/100ths (64.45) feet from the intersection of the

(16.09) feet to a point, thence North 26°08'31" West and through the center of party wall

nine and 24/100ths (109.24) feet to a two foot alley, thence along said two foot alley South

26° 05' 31" East and through the center of a party wall dividing premises known as 2807 and

64° 11' 42" West a distance of fifteen and 97/100ths (15.97) feet to a point; thence South

2505 Bedford Avenue, a distance of one hundred ten and 16/100ths (110.16) feet to a point

TOGETHER with the right on ingress, egress and regress into, upon, over and out of said two

of Allegheny and Commonwealth of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point on the Northerly side of Bedford Avenue said point being North 60° 55

Northerly side of Bedford Avenue. North 60° 55' 42" East a distance of fifteen and 83/100ths

dividing premises known as 2807 1/2 and 2809 Bedford Avenue a distance of one hundred

eight and 34/100ths (108.34) feet to a two foot alley; thence along said two foot alley South

64° 11' 42" West a distance of sixteen and 35/100ths (16.35) feet to a point; thence South

26° 08' 31" East and through the center of a party wall dividing premises known as 2807 an

2807 1/2 Bedford Avenue a distance of one hundred nine and 24/100ths (109.24) feet to a

TOGETHER with the right of ingress, egress and regress into, upon, over and out of said two

(15.83) feet to a Point; thence North 25° 51' 31" West and through the center of a party wall

42" East a distance of eighty and 54/100ths (80.54) feet from the intersection of the

Northerly side of Bedford Avenue and the Easterly side of Morgan Street, thence along the

and occupants of the lots abutting on said alley on the Southerly side thereof.

on the Northerly line of Bedford Avenue, at place of beginning.

Point on the Northerly line of Bedford Avenue at place of beginning.

and occupants of the lots abutting on said alley on the Southerly side thereof.

dividing premises known as 2807 and 2807 1/2 Bedford Avenue, a distance of one hundred

Northerly side of Bedford Avenue and the Easterly side of Morgan Street, thence along the

of Allegheny and Commonwealth of Pennsylvania, bounded and described as follows to-wit:

and occupants of the lots abutting on said alley on the Southerly side thereof.

foot allev in rear of described parcel of around for the use in common with all of the owners

McEldownery, thence along the line of land of said McEldownery South 64 11' 42" West a

of Allegheny and Commonwealth of Pennsylvania, bounded and described as follow to wit:

of Allegheny and Commonwealth of Pennsylvania, bounded and described as follow to-wit:

42" East a distance of sixteen and 35/100ths (16.35) feet from the intersection of the

Northerly line of Bedford Avenue and the Easterly line of Morgen street, thence along the

two foot alley in rear of described parcel of ground for the use in common with all of the

owners and occupants of the lots abutting on said alley on the Southerly side thereof.

18" West a distance of one- hundred fifteen and 83/100ths (115.83) feet to a point, thence

of Allegheny and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

Morgan Street and extending backward of even width, a distance of Seventy and 28/100

the Westerly side of Morgan Street North 25° 48' 18" West a distance of One Hundred Fifty

and 50/100ths (150.50) feet to a point; thence South 60° 55' 42" West, a distance of

Anderson extended: thence along line of lot of said Anderson South 25° 48' 18" East a

on the Westerly line of Morgan Street at the place of beginning.

505, in the Recorder's Office of Allegheny County.

feet to a point at place of beginning.

Seventy and 28/100ths (70.28) feet to a point on the line of lot now or formerly of M.

(CONTINUED FROM PREVIOUS COLUMN)

AND ALSO

on the South.

11781133 WITH AN EFFECTIVE DATE OF OCTOBER 15TH 2024 11781133 WITH AN EFFECTIVE DATE OF OCTOBER 15TH 2024

(CONTINUED FROM PREVIOUS COLUMN)

ALL that certain lot or piece of land situate in the 5th Ward of the City of Pittsburgh, County of Allegheny and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

EXHIBIT "A" LEGAL DESCRIPTION:

BEGINNING at a point on the Northerly side of Bedford Avenue said point being North 60 $^{\circ}$  55 $^{'}$ 42" East, a distance of ninety-six and 37/100ths (96.37) feet from the intersection of the Northerly line of Bedford Avenue and the Easterly line of Morgan Street, thence along the Northerly side of Bedford Avenue North 60° 55' 42" East, a distance of sixteen and 24/100ths (16.24) feet to a point, thence North 26° 07' 31" West and through the center of a party wall dividing premises known as 2809 and 2811 Bedford Avenue a distance of one-hundred seven and 41/100ths (107.41) feet to a two foot alley, thence along said two foot alley South 64° 11' 42" West, a distance of fifteen and 70/100ths (15.70) feet to a point, thence South 25° 51' 31" East and through the center of a party wall dividing premises known as 2807 1/2 and 2809 Bedford Avenue a distance of one-hundred eight and 34/100ths (108.34) feet to a point on the Northerly line of Bedford Avenue at place of beginning.

TOGETHER with the right of ingress, earess and regress into, upon over and out of said two foot alley in rear of described parcel of around for the use in common with all of the owners and occupants of the lots abutting on said alley on the Southerly side thereof.

ALL that certain lot or piece of ground situated in the Fifth (5th) Ward of the City of Pittsburgh, County of Allegheny and Commonwealth of Pennsylvania, being more particularly bounded and described as follows. to-wit:

sixty-one hundredths (112.61) feet North from the intersection of said Northerly line of Bedford Avenue with the Easterly line of Morgan Street; thence along the Northerly side of Bedford Avenue North sixty (60) degrees, fifty-five (55) minutes, forty-two (42) seconds East a distance of fifteen and seventy-six hundredths (15.76) feet to a point; thence North twenty-five (25) degrees, fifty-seven (57) minutes, thirty-one (31) Seconds West and through the center of a partition wall dividing premises known as Nos. 2811-1/2 and 2811 Bedford Avenue, a distance of one hundred six and fifty-one hundredths (106.51) feet to a two-foot alley; thence along said alley South sixty-four (64) degrees, eleven (11) minutes, forty-two (42) seconds West a distance of sixteen and six hundredths (16.06) feet to a point; and thence South twenty-six (26) degrees, seven (07) minutes, thirty-one (31) seconds East and through the center of a partition wall dividing premises known as Nos. 2811 and 2809 Bedford Avenue, a distance of one hundred seven and forty—one hundredths (107.41) feet to the point at the place of beginning.

The foregoing premises are conveyed together with the right of ingress, egress and regress into, upon, over and out of a certain two—foot alley in the rear of said premises for the use in common with all the other owners and occupants of the lots abutting on said alley on the Southerly side thereof.

of Allegheny and Commonwealth of Pennsylvania, bounded and described as follow to-wit: BEGINNING at a point on the Northerly side of Bedford Avenue, said point being North sixty

(60) degrees fifty-five (55) minutes forty-two (42) seconds East a distance of one hundred twenty-eight and thirty-seven hundredths (128.37) feet from the intersection of the Northerly line of Bedford Avenue and the Easterly line of Morgan Street; thence along the Northerly line of Bedford Avenue North sixty (60) degrees fifty-five (55) minutes forty-two (42) seconds East a distance of sixteen and three hundredths (16.03) feet: thence North twenty-six (26) degrees one (01) minute nine (09) seconds West and through the center of a party wall dividing premises known as Nos. 2811-1/2 and 2813 Bedford Avenue a distance of one hundred seven and fifty-nine hundredths (107.59) feet to a two-foot alley; thence along the said two-foot alley South sixty- four (64) degrees eleven (11) minutes forty-two (42) seconds West a distance of fifteen and ninety hundredths (15.90) feet to a point; thence South twenty-five (25) degrees fifty-seven (57) minutes thirty-one (31) seconds East and through the center of a party wall dividing premises known as Nos. 2811 and 2811-1/2 Bedford Avenue a distance of one hundred eight and fifty—one hundredths (108.51) feet to a point on the Northerly line of Bedford Avenue at the place of beginning.

TOGETHER with the right of ingress, egress and regress into, upon, over and out of said owners and occupants of the lots abutting on said alley on the Southerly side there of.

ALL that certain lot or piece of land situate in the 5th Ward of the City of Pittsburgh, County

42" East, a distance of one hundred forty four and 40/100ths (144.40) feet from the intersection of the Northerly line of Bedford Avenue and the Easterly line of Morgan Street; thence along the Northerly side of Bedford Avenue North 60° 55' 42" East, a distance of fifteen and 87/100ths (15.87) feet to a point, thence North 25° 58' 57" West and through the center of a party wall dividing premises known as No. 2813 and No. 2815 Bedford Avenue (Frroneousely stated as 1815 Redford Avenue in prior deed) a distance of one-hundred four and 70/100ths (104.70) feet to the Southerly line of a two foot alley, thence along the Southerly side of said two foot alley South 64° 11' 42" West, a distance of fifteen and 91/100ths (15.91) feet to a point, thence South 26° 01' 09" East and through the center of a party wall dividing premises known as No. 2813 and No. 2811 1/2 Bedford Avenue a distance of one-hundred five and 59/100ths (105.59) feet to a point on the Northerly line of

TOGETHER with the right of ingress, egress and regress into, upon, over and out of said two and occupants of the lots abutting on said alley on the Southerly side thereof.

BEGINNING at a point on the Northerly line of Bedford Avenue said point being North 60° 55' 42" East a distance of one-hundred sixty and 27/100ths (160.27) feet from the intersection of the Northerly line of Bedford Avenue and the Easterly line of Morgan Street thence along the Northerly side of Bedford Avenue North 60° 55' 42" East a distance of sixteen and 94/100ths (16.94) feet to a point on line of land of the Tuberculosis League of Pittsburgh, thence along the line of the Tuberculosis League of Pittsburgh North 25° 48' 18" West a distance of one-hundred three and 75/100ths (103.75) feet to a two foot alley, thence along said two foot alley South 64° 11' 42" West a distance of seventeen and 25/100ths (17.25)

thence South 25' 58' 57" East and through the center of a party wall dividing Premises known (16.27) feet to a point; thence South Twenty-six (26) degrees, Fifteen (15) minutes, Thirty-one as No. 2813 and 2815 Bedford Avenue a distance of one-hundred four and 70/100ths (104.70) feet to a point on the Northerly line of Bedford Avenue at the place of beainnina. TOGETHER with the right of ingress, egress, and regress into, upon, over and out of said two foot alley in rear of described parcel of ground for the use in common with all of the owners and occupants of the lots abutting on said alley on the Southerly side thereof.

> ALL that certain lot or piece of land situate in the Fifth (5th.) Ward of the City of Pittsburgh. County of Allegheny and Commonwealth of Pennsylvania, being more particularly bounded and

BEGINNING at a point on the Southerly side of private street, 30 feet wide, and known as of said White Street, North 64° 11' 42" East a distance of Seventy-eight and Eighty hundredths (78.80) feet to a point on the line of property of the Tuberculosis League of 11' 42" West a distance of Seventy-eight and Eighty Hundredths (78.80) feet to a point;

TOGETHER with all rights, title and interest in and to all public and private alleys and streets

BEGINNING at a point on the Easterly line of Morgan Street said point being North 25° 48' 18" West a distance of one-hundred twenty eight and 16/100ths feet from the intersection of the Northerly line of Bedford Avenue and the Easterly line of Morgan Street; thence along the Easterly line of Morgan Street North 25° 48' 18" West a distance of fifty-eight and no/100ths feet to the intersection of the Easterly line of Moraan Street, and the Southerly line of a private street thirty feet wide known as White Street, thence along the Southerly side of said White Street North 64° 11' 42" East a distance of ninety-eight and 12/100ths feet to a point: thence South 25° 48' 18" East and through the center of a party wall dividing houses known

ALL that certain lot or piece of land situate in the 5th Ward of the City of Pittsburgh, County

Northerly line of a 12.33' private alley, thence along the Northerly side of said private alley South 64° 11' 42" West a distance of ninety-eight and 12/100ths feet to a point on the Easterly line of Morgan Street at the place of beginning.

foot alley in rear of described parcel of ground for the use in common with all of the owners (CONTINUED ON SHEET 3 OF 4)

DRAWN BY:

ALTA/NSPS Land Title Survey

1 Allegheny Square, Suite 402 Pittsburgh. PA 15212 Phone: (724) 638-8500 X29001

Bohler Engineering

Bedford Dwellings Phase II

DATE ISSUED: January 17, 2025 | REVIEWED BY: JTH PROJECT JOB#: 4872 FIELD BOOK #: 4872 CADD#: 4872-Bedford Dwellings-ALTA Survey.dwg

DRAWING SCALE: 1"=40'

Sheet No.

5th Ward, City of Pittsburgh, Allegheny County, Pennsylvania

11781133. WITH AN EFFECTIVE DATE OF OCTOBER 15TH, 2024.

c) LOTS Numbered Ninety—four (94) to One Hundred two (102), both inclusive, having together g frontage of one hundred seventy—seven and 13/100ths (177.13) feet on the Northerly line

(formerly Mitchell) Alley or Way, having a frontage On said Alley or Way of one hundred ninety-six and 02/100ths (196.02) feet.

Southerly line of Ridgeway, (formerly Ridge) Street, and extending back Southwardly along the

Pittsburgh, County of Allegheny and Commonwealth of Pennsylvania, bounded and described as

All that certain lot or piece of land situate in the Fifth Ward of the City of Pittsburgh, County

hundred sixty-three and fifty-two hundredths (163.52) feet to a

NLL THAT CERTAIN PIECE or parcel of land, situate in the fifth Ward, in the City of Pittsburgh,

REGINNING at the corner of John Wright's on the line of Farm No. 4 in the Manor of Pittsburgh; thence along the line of said Farm, North 61 1/4° East 23 perches and 5 links to the middle of Francis Street, or the Wylie's lines thence South 24° 52' East 29 perches and 24 1/4 links, thence South 61 1/4° West 24 perches and 24 1/4 links to John Wright's line; thence by said Wright's line, North 21 1/2 West 33 perches and 3 1/2 links to the place of

Pittsburgh, County of Allegheny and Commonwealth of Pennsylvania bounded and described as

ALSO ALL that certain lot or piece of ground situate in the Fifth Ward, of the City, of

BEING parts of lots Nos. 28, 31, 32, 35, 36 and 39 in the Jones Jeremy and Scully Plan of THIS deed is executed by virtue of and in pursuance of Resolution of the Council of the City

ALL that certain lot or piece of land situate in the 5th Ward of the City of Pittsburgh, County

Avenue at place of beginning. TOGETHER with all rights in a certain forty (40) foot right of way and water-course described

ALL that certain lot or piece of land situate in the 5th Ward of the City of Pittsburgh, County of Allegheny and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

60° 55' 42" West a distance of thirty-five and 14/100ths (35.14) feet to a point on the Easterly line of Francis Street at place of beginning. TOGETHER with any rights in a three foot alley on the Northerly line of the property herein

Professional Seal

1 REGISTERED /

J. TODD HENWOOD

PROFESSIONAL

Prepared By:

**Sheffler & Company, Inc.** ENGINEERING • SURVEYING

Beginning on the Northerly side of Bedford Avenue, at a point distant one hundred twelve and

ALL that certain lot or piece of land situate in the Fifth Ward of the City of Pittsburgh, County

two-foot alley in rear of described parcel of ground for the use in common with all of the

of Allegheny and Commonwealth of Pennsylvania, bounded and described as follows, to wit: BEGINNING at a point on the Northerly line of Bedford Avenue said point being North 60° 55' Northerly side of Bedford Avenue, North 60° 55' 42" East a distance of sixteen and 10/100ths (16.10) feet to a point, thence North 26° 15' 31" West and through the center of a party wall distance of fifteen and 51/100ths (15.51) feet to a point, thence South 25° 58' 31" East and

> Bedford Avenue at place of beginning. foot alley in rear of described parcel of ground for the use in common with all of the owners

ALL that certain lot or piece of land situate in the 5th ward of the City of Pittsburgh, County of Allegheny and Commonwealth of Pennsylvania, bounded and described as follows, to-wit:

White Street, said point being North 64° 11' 42" East a distance of Ninety-eight and Twelve Hundredths (98.12) feet from the intersection of the Southerly line of said White Street and the Easterly line of Morgan Street (said point of intersection being North 25° 48' 18" West a distance of One Hundred Eighty-six and Sixteen Hundredths (186.16) feet from the Northerly line of Bedford Avenue and the Easterly line of Morgan Street); thence along the Southerly line Pittsburgh; thence along the line of property of the Tuberculosis League of Pittsburgh, South 25° 48' 18" East a distance of Fifty-eight (58) feet to a point on the line of property now or formerly of H. C. McEldowney; thence along the line of property of said McEldowney South 64° thence North 25° 48' 18" West and through the center of a party wall dividing houses known as 2810 and 2812 White Street, a distance of Fifty—eight (58) Feet to a point on the Southerly line of said White Street, at the place of beginning.

foot alley in rear of described parcel of ground for the use in common with all of the owners ALL that certain lot or piece of land situate in the 5th Ward of the City of Pittsburgh, County

> of Allegheny and Commonwealth of Pennsylvania, bounded and described as follows, to wit: as 2810 and 2812 White Street a distance of fifty—eight and no/100ths feet to a point on

<u>Bohler Engineering</u> ttn: Mr. Michael Takacs, RLA, ASL

2 of 4

LAND / ERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR 1712 Mount Nebo Road Office Phone: 412-219-4509 \ SU−075612 *[* EFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE Sewickley, PA 15143 OR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY Email: Info@ShefflerCo.com CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

Revision Description:

### EXHIBIT "A" LEGAL DESCRIPTION:

AS PER FIDELITY NATIONAL TITLE INSURANCE COMPANY'S LAND TITLE COMMITMENT NO. 11781133, WITH AN EFFECTIVE DATE OF OCTOBER 15TH, 2024.

(CONTINUED FROM SHEET 2 OF 4)

TOGETHER with all rights in and to public or private streets or alleys adjoining the above described property.

All that certain lot or piece of land situate in the 5th Ward of the City of Pittsburgh, County of Allegheny and Commonwealth of Pennsylvania, bounded and described as follows, to—wit:

BEGINNING at a point on the Northerly line of a private street thirty feet wide, known as White Street, said point being North 64° 11′ 42″ East a distance of one hundred sixty and 13/100ths feet from the intersection of the Easterly line of Morgan Street and the Northerly line of Said White Street, thence along the Northerly line of said White Street North 64° 11′ 42″ East a distance of sixteen and 79/100ths feet to a point on the dividing line of property of the Tuberculosis League of Pittsburgh, thence along the line of said property North 25° 48′ 18″ West a distance of fifty—nine and 79/100ths feet to the center line of a three foot alley, thence along the center line of said alley South 64° 11′ 42″ West a distance of sixteen and 92/100ths feet to a point, thence South 25° 55′ 55″ East and through the center of a party wall dividing houses known as 2819 and 2821 White Street, fifty—nine and 79/100ths feet to a point on the Northerly line of said White Street at the place of beginning.

ALL that certain lot or piece of ground situated in the Fifth (5th) Ward of the City of Pittsburgh, County of Allegheny and Commonwealth of Pennsylvania, being more particularly bounded and described as follows, to-wit:

BEGINNING at the intersection of the Northeasterly side of Morgan Street with the northwesterly side of White Street, thirty (30) feet in width, as dedicated in Deed Book Volume 1731, page 231; thence along said side of Morgan Street North twenty—five (25) degrees, forty—eight (48) minutes eighteen (18) seconds West a distance of fifty—nine and seventy—nine hundredths (59.79) feet to the center of a three—foot alley, as dedicated in said deed; thence along the center of said alley North sixty—four (64) degrees, eleven (11) minutes forty—two (42) second East a distance of one hundred sixty (160) feet to line of land now or late of W. L. Timmons: thence along said land now or late of W. L. Timmons in part along the center of a party wall, South twenty—five (25) degrees, fifty—five (55) minutes, fifty—five (55) seconds East a distance of fifty— nine and seventy—nine hundredths (59.79) feet to the Northwesterly side of White Street; thence along said side of White Street, South sixty—four (64) degrees, eleven (11) minutes, forty—two (42) seconds West a distance of one hundred sixty and thirteen hundredths (160.13) feet to Morgan Street at the place of beginning.

ALL THAT CERTAIN LOT OR PIECE OF GROUND situate in the Fifth Ward of the City of Pittsburgh, County of Allegheny and Commonwealth of Pennsylvania, bounded and described as follows, to

BEGINNING at a point on the Easterly side of Morgan Street, said point being North 25° 48' 18" West a distance of Two Hundred Seventy Five and 95/100ths (275.95) feet from the Northerly side of Bedford Avenue at the point of intersection of the said Easterly side of Morgan Street and the dividing line of the lot of A. L. Davidson and A. Dobkin and the lot of The Tuberculosis League of Pittsburgh; thence by said dividing line extended South 64° 11' 42" West a distance of Twenty five and 04/100ths (25.04) feet, more or less to the center line of Morgan Street; thence along said center line North 25° 48' 18" West, a distance of One Hundred Forty Nine and 32/100ths (149.32) feet more or less to the point of intersection of said center line of Morgan Street and the dividing line of the lot of, or formerly of, Harding Harston and the lot of The Tuberculosis League of Pittsburgh extended thence along said dividing line extended in a Northeasterly direction, a distance of Twenty Five and 04/100ths (25.04) feet, more or less, to the intersection of said dividing line and the Easterly side of Morgan Street; thence along said Easterly side of Morgan Street South 25° 48' 11" East a distance of One Hundred Forty Nine and 32/100ths (149.32) feet to the place of beginning.

TOGETHER with all rights in and to public or private streets and alleys adjoining the above described premises.

Tax ID / Parcel No. 10-F-210

Being the same premises which City of Pittsburgh, a municipal corporation by Deed dated February 28, 1939 and recorded July 3, 1939 in Allegheny County in Deed Book Volume 2629 Page 287 conveyed unto The Housing Authority of the City of Pittsburgh, in fee.

Being the same premises which William B. Tindle and Ethel B. Tindle, his wife and Robert K.

Being the same premises which William B. Tindle and Ethel B. Tindle, his wife and Robert K. Tindle and Irene L. Tindle, his wife by Deed dated September 30, 1938 and recorded September 30, 1938 in Allegheny County in Deed Book Volume 2594 Page 504 conveyed unto Housing Authority of the City of Pittsburgh, in fee.

Being the same premises which Samuel J. Peck, unmarried by Deed dated October 4, 1938 and recorded October 6, 1938 in Allegheny County in Deed Book Volume 2594 Page 535 conveyed unto Housing Authority of the City of Pittsburgh, in fee.

Being the same premises which Isaac Hollinhead and Alice Hollinhead, his wife by Deed dated October 17, 1938 and recorded October 17, 1938 in Allegheny County in Deed Book Volume 2594 Page 549 conveyed unto Housing Authority of the City of Pittsburgh, in fee.

Being the same premises which Nancy McIntyre, widow by Deed dated September 20, 1938 and recorded September 20, 1938 in Allegheny County in Deed Book Volume 2604 Page 522 conveyed unto Housing Authority of the City of Pittsburgh, in fee.

Being the same premises which George W. Johnson and Sadie Johnson, his wife by Deed dated September 20, 1938 and recorded September 20, 1938 in Allegheny County in Deed Book Volume 2604 Page 529 conveyed unto Housing Authority of the City of Pittsburgh, in fee.

Being the same premises which Susan Jenkins, formerly Susan Lewis and William Jenkins, her husband by Deed dated September 23, 1938 and recorded September 23, 1938 in Allegheny County in Deed Book Volume 2607 Page 304 conveyed unto Housing Authority of the City of Pittsburgh, in fee.

Being the same premises which Robert McClain and John McClain, both unmarried by Deed dated September 28, 1938 and recorded September 28, 1938 in Allegheny County in Deed Book Volume 2607 Page 326 conveyed unto Housing Authority of the City of Pittsburgh, in fee.

Being the same premises which Rebecca Thompson, widow by Deed dated October 10, 1938 and recorded October 10, 1938 in Allegheny County in Deed Book Volume 2608 Page 373 conveyed unto Housing Authority of the City of Pittsburgh, in fee.

Being the same premises which Walter A. Breen and Marcella Breen, his wife, Francis J. Breen and Kathryn Breen, his wife, Mary C. Carroll, widow, Ellen Kane and James F. Kane, her husband by Deed dated September 24, 1938 and recorded November 1, 1938 in Allegheny County in Deed Book Volume 2608 Page 546 conveyed unto Housing Authority of the City of

Being the same premises which Charles J. Campbell and Eleanor Campbell, his wife, William Campbell and Bertha Campbell, his wife, Edith Campbell Mann and Leigh O. Mann, her husband by Deed dated November 10, 1938 and recorded November 16, 1938 in Allegheny County in Deed Book Volume 2608 Page 643 conveyed unto Housing Authority of the City of Pittsburgh, in fee.

Being the same premises which Ada C. Ball, unmarried by Deed dated November 9, 1938 and recorded November 26, 1938 in Allegheny County in Deed Book Volume 2608 Page 705 conveyed unto Housing Authority of the City of Pittsburgh, in fee.

Being the same premises which Patrick Connolly and Mary Connolly, his wife by Deed dated September 21, 1938 and recorded September 22, 1938 in Allegheny County in Deed Book Volume 2612 Page 44 conveyed unto Housing Authority of the City of Pittsburgh, in fee.

Being the same premises which Michael John Grealish, Minor, by John Volbert, under Order of Orphans Court at No. 7299 of 1938 by Deed dated November 19, 1938 and recorded November 22, 1938 in Allegheny County in Deed Book Volume 2614 Page 10 conveyed unto

Being the same premises which John Egan, Jr. and Patricia Egan, Minors, by Mary Grealish, under Order of Orphans Court at No. 7299 of 1938 by Deed dated November 18, 1938 and recorded November 22, 1938 in Allegheny County in Deed Book Volume 2614 Page 11 conveyed unto Housing Authority of the City of Pittsburgh, in fee.

Being the same premises which Thomas Grealish and Mary Grealish, his wife by Deed dated November 18, 1938 and recorded November 22, 1938 in Allegheny County in Deed Book Volume 2614 Page 12 conveyed unto Housing Authority of the City of Pittsburgh, in fee.

Being the same premises which Theodosia Tanski, unmarried, Hedwig Tanski, unmarried, Marie Merz, unmarried, William L. Young, Anna E. Young Simpson, unmarried, Blasius J. Czyzewski and Agnes N. Czyzewski, his wife, Francis L. Czyzewski, widower, Otillia Kolski and John J. Kolski, her husband and Ralph W. Czyzewski and Anna F. Czyzewski, his wife by Deed dated November 12, 1938 and recorded October 4, 1939 in Allegheny County in Deed Book Volume 2623 Page 742 conveyed unto Housing Authority of the City of Pittsburgh, in fee.

Being the same premises which Lily McLaughlin, unmarried and Rose McLaughlin Harrs, widow by Deed dated February 10, 1941 and recorded February 13, 1941 in Allegheny County in Deed Book Volume 2683 Page 227 conveyed unto The Housing Authority of the City of Pittsburgh, in fee.

Being the same premises which Anna Bauer and John C. Bauer, her husband, Nellie McCormick and John McCormick, her husband, Irene Feeney and Robert Feeney, widow and son of John A. Feeney, now deceased and Marie Feeney, widow and Marian Walker, daughter of Steve J. Feeney, now deceased and Charles Walker, her husband by Deed dated December 26, 1939 and recorded March 25, 1941 in Allegheny County in Deed Book Volume 2683 Page 485 conveyed unto The Housing Authority of the City of Pittsburgh, in fee.

Being the same premises which Frederick Dorn and Magdalena Dorn, his wife by Deed dated September 24, 1938 and recorded September 30, 1938 in Allegheny County in Deed Book Volume 2608 Page 314 conveyed unto Housing Authority of the City of Pittsburgh, in fee.

Being the same premises which Anna Scaife Ricketson and John H. Ricketson, Jr. her husband by Deed dated November 10, 1938 and recorded November 15, 1938 in Allegheny County in Deed Book Volume 2610 Page 455 conveyed unto Housing Authority of the City of Pittsburgh, in fee.

### EXHIBIT "A" LEGAL DESCRIPTION:

AS PER FIDELITY NATIONAL TITLE INSURANCE COMPANY'S LAND TITLE COMMITMENT NO. 11781133. WITH AN EFFECTIVE DATE OF OCTOBER 15TH, 2024.

(CONTINUED FROM PREVIOUS COLUMN)

Being the same premises which Entress Brick Company, a corporation by Deed dated December 8, 1938 and recorded December 13, 1938 in Allegheny County in Deed Book Volume 2611

Page 363 conveyed unto Housing Authority of the City of Pittsburgh, in fee.

Being the same premises which Lincoln Memorial Cemetery, a Corporation by Deed dated

December 15, 1938 and recorded December 16, 1938 in Allegheny County in Deed Book

Volume 2616 Page 100 conveyed unto Housing Authority of the City of Pittsburgh, in fee.

Being the same premises which City of Pittsburgh, a municipal corporation by Deed dated July 25, 1951 and recorded November 30, 1951 in Allegheny County in Deed Book Volume 3152 Page 388 conveyed unto Housing Authority of the City of Pittsburgh, in fee.

Being the same premises which Bedford Land Corporation by Deed dated December 8, 1938

and recorded December 13, 1938 in Allegheny County in Deed Book Volume 2609 Page 352 conveyed unto Housing Authority of the City of Pittsburgh, in fee.

Being the same premises which Durose Herbert and Mamie Herbert, his wife by Deed dated November 8, 1950 and recorded November 13, 1950 in Allegheny County in Deed Book Volume 3129 Page 76 conveyed unto The Housing Authority of the City of Pittsburgh, in fee.

Being the same premises which Lettie Ellis and Frank Ellis, her husband by Deed dated December 27, 1950 and recorded December 27, 1950 in Allegheny County in Deed Book Volume 3133 Page 278 conveyed unto The Housing Authority of the City of Pittsburgh, in fee.

Being the same premises which James C. G. Fowler, Jr. and Betty H. Fowler, his wife and Jean Louise Fowler Lewis and Matthew Lewis, Sr., her husband by Deed dated February 5, 1951 and recorded February 5, 1951 in Allegheny County in Deed Book Volume 3194 Page 365 conveyed unto The Housing Authority of the City of Pittsburgh, in fee.

Being the same premises which Phlorence I. Dunmore, Mother and Natural Guardian of Betty A. Dunmore, Joy A. Dunmore, Jon Dunmore and Julia Marthe Dunmore by Deed dated March 6, 1951 and recorded March 12, 1951 in Allegheny County in Deed Book Volume 3126 Page 629 conveyed unto The Housing Authority of the City of Pittsburgh, in fee.

Being the same premises which Francis E. Dunmore, unmarried by Deed dated January 24, 1951 and recorded March 12, 1951 in Allegheny County in Deed Book Volume 3129 Page 478 conveyed unto Housing Authority of the City of Pittsburgh, in fee.

Being the same premises which Robert C. Dunmore and Clarice B. Dunmore, his wife by Deed dated March 7, 1951 and recorded March 8, 1951 in Allegheny County in Deed Book Volume 3138 Page 220 conveyed unto The Housing Authority of the City of Pittsburgh, in fee.

Being the same premises which Charles W. Mathews and Mary Mathews, his wife by Deed dated November 24, 1950 and recorded November 24, 1950 in Allegheny County in Deed Book Volume 3130 Page 98 conveyed unto Housing Authority of the City of Pittsburgh, in fee.

Being the same premises which Matthew Anderson and Margaret R. Anderson, his wife by Deed dated October 27, 1950 and recorded October 27, 1950 in Allegheny County in Deed Book Volume 3128 Page 8 conveyed unto The Housing Authority of the City of Pittsburgh, in fee. Being the same premises which The Christian and Missionary Alliance, Brance Number 2 of Pittsburgh, Pennsylvania by Deed dated January 29, 1951 and recorded February 1, 1951 in Allegheny County in Deed Book Volume 3134 Page 260 conveyed unto The Housing Authority of the City of Pittsburgh, in fee.

Being the same premises which Tillie Fineberg and B. Fineberg, her husband, Meyer Talenfeld and Hilda Talenfeld, his wife and Leo Goldstein and Rhea Goldstein, his wife by Deed dated February 27, 1951 and recorded March 6, 1951 in Allegheny County in Deed Book Volume 3132 Page 342 conveyed unto The Housing Authority of the City of Pittsburgh, in fee.

Being the same premises which Thomas H. Richardson and Frenchie Richardson, his wife by Deed dated November 6, 1950 and recorded November 9, 1950 in Allegheny County in Deed Book Volume 3122 Page 282 conveyed unto The Housing Authority of the City of Pittsburgh, in

Being the same premises which Ellsworth Burruss, unmarried by Deed dated November 10, 1950 and recorded November 13, 1950 in Allegheny County in Deed Book Volume 3127 Page 112 conveyed unto The Housing Authority of the City of Pittsburgh, in fee.

Being the same premises which James Freeman and Julia Freeman, his wife by Deed dated November 15, 1950 and recorded November 15, 1950 in Allegheny County in Deed Book Volume 3126 Page 120 conveyed unto The Housing Authority of the City of Pittsburgh, in fee.

Being the same premises which Eugene Solomon and Evalena Solomon, his wife by Deed dated October 30, 1950 and recorded October 30, 1950 in Allegheny County in Deed Book Volume 3121 Page 540 conveyed unto The Housing Authority of the City of Pittsburgh, in fee.

Being the same premises which Hosea Griggs and Louise Griggs, his wife by Deed dated November 6, 1950 and recorded November 17, 1950 in Allegheny County in Deed Book Volume

3128 Page 138 conveyed unto The Housing Authority of the City of Pittsburgh, in fee.

Being the same premises which Walter A. Breen and Marcella F. Breen, his wife and Jessie S. Lindsey, widow by Deed dated November 7, 1950 and recorded November 8, 1950 in Allegheny County in Deed Book Volume 3136 Page 7 conveyed unto The Housing Authority of the City of Pittsburgh, in fee.

November 7, 1950 and recorded November 8, 1950 in Allegheny County in Deed Book Volume 3115 Page 540 conveyed unto The Housing Authority of the City of Pittsburgh, in fee.

Being the same premises which Robert Swagerty and Lillian Swagerty, his wife by Deed dated October 27, 1950 and recorded October 30, 1950 in Allegheny County in Deed Book Volume 3120 Page 510 conveyed unto The Housing Authority of the City of Pittsburgh, in fee.

Being the same premises which Leslie F. Watson and Leanna Watson, his wife by Deed dated

Being the same premises which Learlean Ousley, a widow and Delilah Mae Hargrove, (divorced) by Deed dated November 14, 1950 and recorded November 14, 1950 in Allegheny County in Deed Book Volume 3123 Page 249 conveyed unto Housing Authority of the City of Pittsburgh, in fee.

Being the same premises which Charles D. Williams and Virellia Williams, his wife by Deed dated November 3, 1950 and recorded November 8, 1950 in Allegheny County in Deed Book Volume

3115 Page 536 conveyed unto The Housing Authority of the City of Pittsburgh, in fee.

Being the same premises which Ernest Brewer and Essie Mae Brewer, his wife by Deed dated November 8, 1950 and recorded November 24, 1950 in Allegheny County in Deed Book Volume 3106 Page 716 conveyed unto The Housing Authority of the City of Pittsburgh, in fee.

Being the same premises which Jane Allen, widow by Deed dated December 4, 1950 and recorded December 18, 1950 in Allegheny County in Deed Book Volume 3134 Page 93 conveyed unto Housing Authority of the City of Pittsburgh, in fee.

Being the same premises which George A. Wallace and Alma J. Wallace, his wife, John K. Wallace and Alice W. Wallace, his wife, William K. Wallace and Margaret Wallace, his wife, Alfred M. Wallace and Mable Wallace, his wife, Florence Wallace, a widow and Robert D. Wallace, a bachelor and Jane Allen, a widow and Margaret Moore, a widow, by Henry S. Carr, their Attorney—in—Fact under Power of Attorney dated the 21st day of June, A.D., 1950 by Deed dated February 2, 1951 and recorded February 7, 1951 in Allegheny County in Deed Book Volume 3195 Page 117 conveyed unto The Housing Authority of the City of Pittsburgh, a public corporation, in fee.

Being the same premises which George A. Wallace and Alma J. Wallace, his wife, John K. Wallace and Alice W. Wallace, his wife, William K. Wallace and Margaret Wallace, his wife, Alfred M. Wallace and Mable Wallace, his wife, Florence Wallace, a widow and Robert D. Wallace, a bachelor and Jane Allen, a widow and Margaret Moore, a widow, by Henry S. Carr, their Attorney—in—Fact under Power of Attorney dated the 21st day of June, A.D., 1950 by Deed dated February 2, 1951 and recorded February 7, 1951 in Allegheny County in Deed Book Volume 3195 Page 121 conveyed unto The Housing Authority of the City of Pittsburgh, a public corporation in fee

Abraham Dobkin and Sadie R. Dobkin, his wife by Deed dated October 27, 1950 and recorded October 30, 1950 in Allegheny County in Deed Book Volume 3121 Page 534 conveyed unto The Housing Authority of the City of Pittsburgh, a public corporation, in fee.

Being the same premises which The Tuberculosis League of Pittsburgh by Deed dated June 25,

Being the same premises which Abraham L. Davidson and Fannie Davidson, his wife and

1951 and recorded October 27, 1952 in Allegheny County in Deed Book Volume 3247 Page 67 conveyed unto The Housing Authority of the City of Pittsburgh, a public corporation, in fee.

Being the same premises which Approval of Board Condemnation Proceedings Petition and Affidavit filed by Eminent Domain Proceedings dated April 11, 1951 and recorded April 11, 1951 in Allegheny County in Docket B, July Term A.D. 1951, Page 55 conveyed unto The Housing

Authority of the City of Pittsburg, in fee.

### AS-SURVEYED LEGAL DESCRIPTION:

All those certain lots or pieces of land situate in the Commonwealth of Pennsylvania, County of Allegheny, 5th Ward, City of Pittsburgh, and being known as being a part of property now or formerly of the Housing Authority of the City of Pittsburgh, recorded in Deed Book Volume 3289, page 421, also known as being all of Lot Nos. 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, the rights—of—way of Francis Street, the Private Recreational Area, & the Private Reservation Lot as contained on the Bedford Dwellings Addition Easterly Tract Plan of Lots as recorded in Plan Book Volume 54, pages 194 through 198, and a part of the property now or formerly of the Urban Redevelopment Authority of Pittsburgh, recorded in Deed Book Volume 8810, page 12, also known as being a portion of Parcel D in Revision No. 2 of the Western Restoration Plan of Lots as recorded in Plan Book Volume 200, pages 117 & 118, all records on file in the Office of the Recorder of Allegheny County, Pennsylvania, and being further bounded and described as follows;

Beginning at a point on the northerly right-of-way line of Bedford Avenue, being a 60.0' public right-of-way at the dividing line between Parcel A as recorded in the Plat Plan of Bedford Dwellings as recorded in Plan Book Volume 37, pages 43 through 45, and Lot No. 23 in the Bedford Dwellings Addition Easterly Tract Plan of Lots, aforesaid, said point being distant North 60°40'22" East 166.57 feet from a DPW monument located in the sidewalk on the north side of Bedford Avenue east of the intersection of Chauncey Drive and having co-ordinates of

Thence continuing from said point of beginning along said lot dividing line, North 20°32'54" West, a distance of 480.67 feet to a point at the dividing line between the northerly line of Lots Nos. 24, 25, 26, 27, & the Private Reservation Lot as contained on the Bedford Dwellings Addition Easterly Tract Plan of Lots, aforesaid, and the southerly right—of—way line of Ridgway Street, being an un—opened 60.0' public right—of—way;

Thence along said southerly right-of-way line of un-opened Ridgway Street, North 62°23'36" East, a distance of 644.36 feet to the dividing line between the Private Reservation Lot as shown on the Bedford Dwellings Addition Easterly Tract Plan of Lots, aforesaid, and property now or formerly of the City of Pittsburgh, as recorded in Deed Book Volume 1844, page 283;

Thence along said dividing line the following two (2) courses and distances:

1. South 24°20'24" East, a distance of 51.17 feet to a point;

N414905.985. E1350143.314. based on PA State Plane NAD 83:

2. North 65°28'56" East, a distance of 25.00 feet to a point at the dividing line between land now or formerly of the City of Pittsburgh, recorded in Deed Book Volume 1844, page 283, aforesaid, and Parcel D in Revision No. 2 of the Western Restoration Plan of Lots, aforesaid;

Thence along aforesaid Parcel D, the following three (3) courses and distances:

1. North 65°29'36" East, a distance of 44.24 feet to a point;
2. North 24'20'24" West, a distance of 54.92 feet to a point;
3. North 26'23'37" The second of 54.92 feet to a point;
3. North 26'23'37" The second of 54.92 feet to a point;

2. North 24°20'24" West, a distance of 54.92 feet to a point;
3. North 62°23'36" East, a distance of 111.06 feet to a point on the dividing line between aforesaid Parcel D in Revision No. 2 of the Western Restoration Plan of Lots, and the said southerly right—of—way line of Ridgway Street;

Thence leaving said dividing line and traveling in and through aforesaid Parcel D in Revision No. 2 of the Western Restoration Plan of Lots, South 24°20'24" East, a distance of 104.61 feet to a 3/4" iron pin found at the dividing line between Parcel D in Revision No. 2 of the Western Restoration Plan of Lots, aforesaid, being property now or formerly of the Urban Redevelopment Authority of Pittsburgh, aforesaid, and other property now or formerly of the Urban Redevelopment Authority of Pittsburgh recorded in Deed Book Volume 8934, page 217;

Thence along said dividing line, South 24°20'24" East, a distance of 106.08 feet to an iron pin with plastic I.D. cap found bearing the inscription "AWK" at the dividing line between property now or formerly of the Urban Redevelopment Authority of Pittsburgh recorded in Deed Book Volume 8934, page 217, and said property of the Housing Authority of the City of Pittsburgh, recorded in Deed Book Volume 3289, page 421, also known as the variable width right-of-way line of a private road as shown on the aforesaid Bedford Dwellings Addition Easterly Tract Plan

Thence along said dividing line, the following two (2) courses and distances:

1. North 65\*39'36" East, a distance of 21.79 feet to an iron pin with plastic I.D. cap found bearing the inscription "AWK";

2. South 24°20'24" East, a distance of 265.87 feet to an iron pin with plastic I.D. cap found bearing the inscription "AWK" on the northerly right—of—way line of Bedford Avenue, being a 60.0' public right—of—way, aforesaid;

Thence along said northerly right-of-way line of Bedford Avenue, aforesaid, South  $62^{\circ}23'36''$  West, a distance of 878.44 feet to the place of beginning.

Containing within said bounds a total of 403,168.05 square feet, or 9.255 acres.

Being known as a part of Allegheny County Lot & Block No. 10-F-210, & a part of Lot &

# Know what's below. Call before you dig.

(CONTINUED ON NEXT COLUMN)

Housing Authority of the City of Pittsburgh, in fee.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

Date: Revision Description:

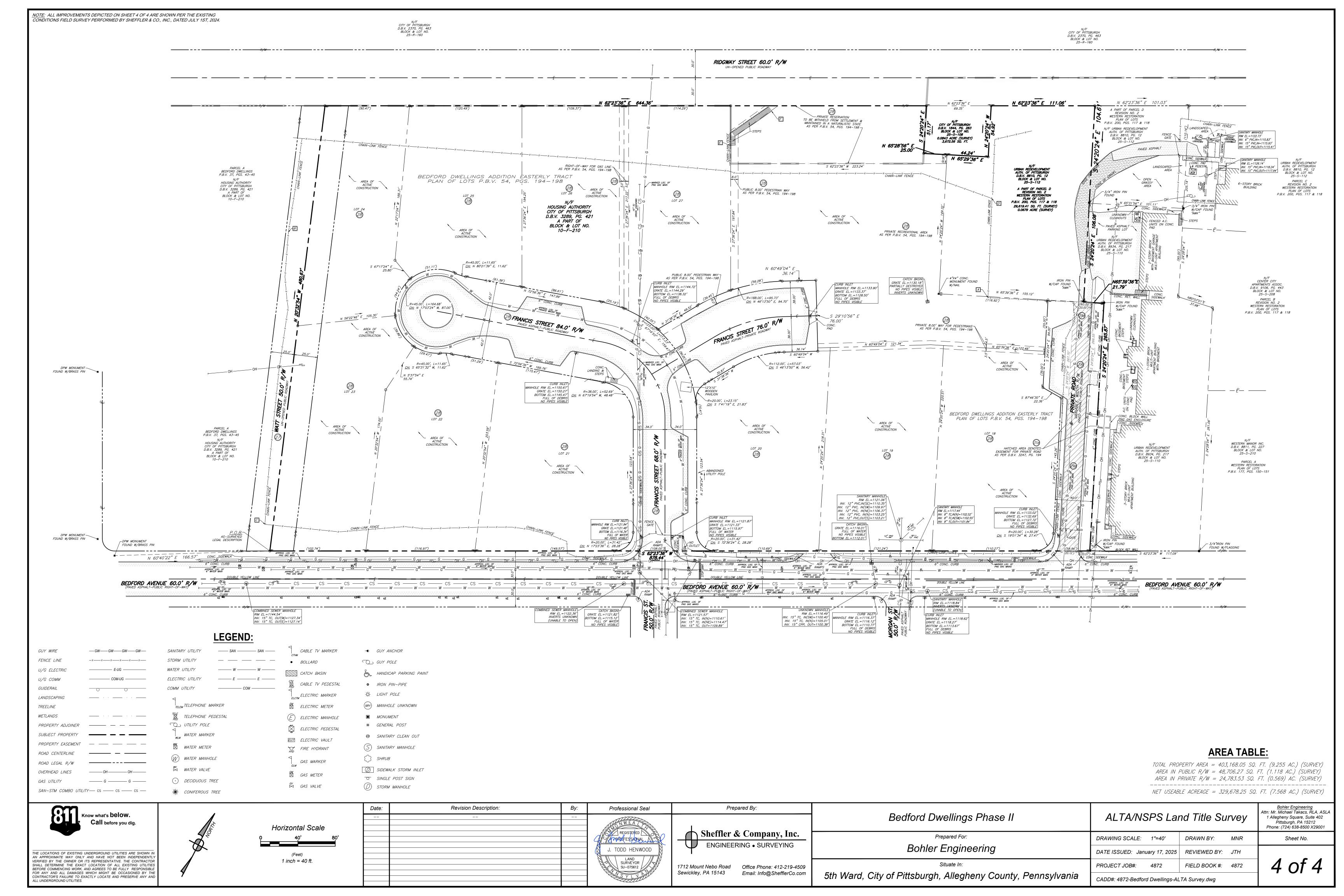
By: Professional Seal Prepared By:

Sheffler & Company, Inc.

ENGINEERING • SURVEYING

1712 Mount Nebo Road Sewickley, PA 15143 Email: Info@ShefflerCo.com

<u>Bohler Engineering</u> ttn: Mr. Michael Takacs, RLA, ASL Bedford Dwellings Phase II ALTA/NSPS Land Title Survey 1 Allegheny Square, Suite 402 Pittsburgh. PA 15212 Phone: (724) 638-8500 X29001 DRAWING SCALE: 1"=40' DRAWN BY: MNR Sheet No. Bohler Engineering DATE ISSUED: January 17, 2025 | REVIEWED BY: JTH 3 of 4 FIELD BOOK #: 4872 PROJECT JOB#: 5th Ward, City of Pittsburgh, Allegheny County, Pennsylvania CADD#: 4872-Bedford Dwellings-ALTA Survey.dwg



### **Appendix F: PNDI**

#### 1. PROJECT INFORMATION

Project Name: **Bedford Dwellings**Date of Review: **3/13/2024 04:09:30 PM**Project Category: **Development, Other** 

Project Area: **5.96 acres** County(s): **Allegheny** 

Township/Municipality(s): PITTSBURGH

ZIP Code:

Quadrangle Name(s): PITTSBURGH EAST

Watersheds HUC 8: Lower Allegheny; Lower Monongahela

Watersheds HUC 12: Allegheny River-Ohio River; Streets Run-Monongahela River

Decimal Degrees: 40.451553, -79.970837

Degrees Minutes Seconds: 40° 27' 5.5923" N, 79° 58' 15.114" W

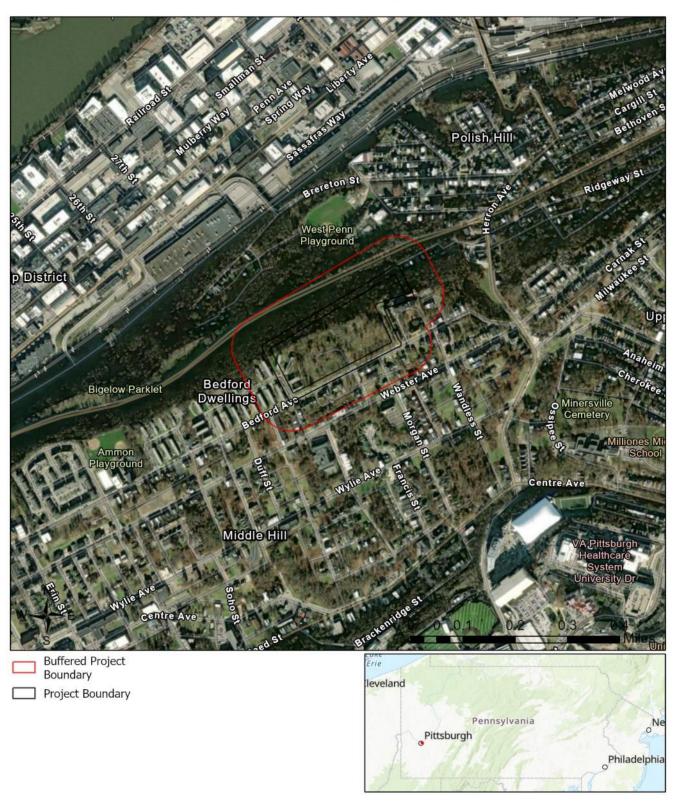
#### 2. SEARCH RESULTS

Agency	Results	Response
PA Game Commission	No Known Impact	No Further Review Required
PA Department of Conservation and Natural Resources	No Known Impact	No Further Review Required
PA Fish and Boat Commission	No Known Impact	No Further Review Required
U.S. Fish and Wildlife Service	No Known Impact	No Further Review Required

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

Project Search ID: PNDI-809949

### **Bedford Dwellings**



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

### **Bedford Dwellings**



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

### RESPONSE TO QUESTION(S) ASKED

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

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

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

Your answer is: No

#### 3. AGENCY COMMENTS

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

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

### **PA Game Commission**

#### **RESPONSE:**

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

### PA Department of Conservation and Natural Resources RESPONSE:

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

### PA Fish and Boat Commission RESPONSE:

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

### U.S. Fish and Wildlife Service RESPONSE:

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

Project Search ID: PNDI-809949

#### Project Search ID: PNDI-809949

#### 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 <a href="https://conservationexplorer.dcnr.pa.gov/content/resources">https://conservationexplorer.dcnr.pa.gov/content/resources</a>.



#### 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 (<a href="www.naturalheritage.state.pa.us">www.naturalheritage.state.pa.us</a>). 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: <a href="mailto:IR1\_ESPenn@fws.gov">IR1\_ESPenn@fws.gov</a> NO Faxes Please

#### **PA Game Commission**

Bureau of Wildlife Management Division of Environmental Review 2001 Elmerton Avenue, Harrisburg, PA 17110-9797

Project Search ID: PNDI-809949

Email: RA-PGC PNDI@pa.gov

**NO Faxes Please** 

### 7. PROJECT CONTACT INFORMATION

Name: Snannon Smith, P.E.	
Company/Business Name: Bohler Engineering	
Address: 1 Allegheny Square, Suite 402	
City, State, Zip: Pittsburgh, PA, 15212	57 Miles ( Lon V. 1) 1/2 ( 1 )
Phone:( <u>724</u> )638-8500 Fax:()	
Email: shannon.k.smith@bohlereng.com	
8. CERTIFICATION	
I certify that ALL of the project information contained in this re	ceipt (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 ar	y questions that were asked during this online review
change, I agree to re-do the online environmental review.	
Mannon mith	
y vour work y vour v	03/13/2024
applicant/project proponent signature	date

### Appendix G: Component 4A & Component 4C



### COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION BUREAU OF CLEAN WATER

### 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.



X

### COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION BUREAU OF CLEAN WATER

DEP Code #:	

### SEWAGE FACILITIES PLANNING MODULE COMPONENT 4A - MUNICIPAL PLANNING AGENCY REVIEW

Note to Project Sponsor: To expedite the review of your proposal, one copy of your completed planning module package and one copy of this Planning Agency Review Component should be sent to the local municipal planning agency for their comments. SECTION A. PROJECT NAME (See Section A of instructions) **Project Name** Bedford Dwellings Phase 2 SECTION B. **REVIEW SCHEDULE** (See Section B of instructions) 5/19/2025 1. Date plan received by municipal planning agency Date review completed by agency 5/23/2025 SECTION C. **AGENCY REVIEW** (See Section C of instructions) Yes No X Is there a municipal comprehensive plan adopted under the Municipalities Planning Code (53 P.S. 10101, et seq.)? □ N/A П Is this proposal consistent with the comprehensive plan for land use? 2. If no, describe the inconsistencies Is this proposal consistent with the use, development, and protection of water resources? X 3. If no, describe the inconsistencies Is this proposal consistent with municipal land use planning relative to Prime Agricultural Land X Preservation? X Does this project propose encroachments, obstructions, or dams that will affect wetlands? If yes, describe impacts X Will any known historical or archaeological resources be impacted by this project? 6. If yes, describe impacts \_\_\_\_\_ X Will any known endangered or threatened species of plant or animal be impacted by this 7. project? If yes, describe impacts Is there a municipal zoning ordinance? 8. 9. Is this proposal consistent with the ordinance? If no, describe the inconsistencies X 10. Does the proposal require a change or variance to an existing comprehensive plan or zoning ordinance? X 11. Have all applicable zoning approvals been obtained?

12. Is there a municipal subdivision and land development ordinance?

#### 3850-FM-BCW0362A 6/2016

SECTIO	N C.	AGENO	CY REVIEW (continued)	
Yes	No			
$\bowtie$		13.	Is this proposal consistent with the ordinance?	
			If no, describe the inconsistencies	
×		14.	Is this plan consistent with the municipal Official Sewage Facilities Plan?	
			If no, describe the inconsistencies	
	×	15.	Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality?	
			If yes, describe	
	×	16.	Has a waiver of the sewage facilities planning requirements been requested for the residual tract of this subdivision?	
			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	
			Title Coming Equipmental Diamon	
			Signature: Kula Prendergast	
			Date: 5/23/2025	
			Name of Municipal Planning Agency: <u>City of Pittsburgh Department of City Planning</u>	
			Address 412 Boulevard of the Allies Suite 201 Pittsburgh, PA 15219	
			Telephone Number: <u>412-522-6551</u>	
SECTIO	SECTION D. ADDITIONAL COMMENTS (See Section D of instructions)			
			ot limit municipal planning agencies from making additional comments concerning the relevancy 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.

### COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION BUREAU OF CLEAN WATER



### 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.



### COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION BUREAU OF CLEAN WATER

DED Code #	
DEP Code #:	

### 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** Bedford Dwellings Phase II SECTION B. **REVIEW SCHEDULE** (See Section B of instructions) 1. Date plan received by county or joint county health department 4/24/2025 Agency name Allegheny County Health Department (ACHD) 2. Date review completed by agency 5/9/2025 SECTION C. **AGENCY REVIEW** (See Section C of instructions) Yes No  $\boxtimes$ 1. Is the proposed plan consistent with the municipality's Official Sewage Facilities Plan? If no, what are the inconsistencies? П  $\boxtimes$ 2. Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality? If yes, describe \_\_\_\_\_  $\boxtimes$ 3. Is there any known groundwater degradation in the area of this proposal?  $\boxtimes$ 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: 5/9/2025 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.

### **Appendix H: Alternative Analysis**





1 Allegheny Square, Suite 402 Pittsburgh, PA 15212 724-638-8500

February 25th, 2025

## COMPONENT 3, SECTION H. ALTERNATIVE ANALYSIS BEDFORD DWELLINGS PHASE II CITY OF PITTSBURGH ALLEGHENY COUNTY, PENNSYLVANIA

The proposed sanitary sewage flow will discharge into an existing sanitary sewer treatment facility, the ALCOSAN Wastewater Treatment Plant. Proposed sewage flows will be collected on-site by a proposed gravity and pressurized sanitary sewer system, which will tie into the existing sanitary system. It will then travel to the ALCOSAN Wastewater Treatment Facility.

The development drains to existing pipe systems along Bedford Avenue. Existing and proposed demands consider the type of establishment, historical data, number of public and private bathrooms, and occupancy of the facility.

The method for sewage disposal was chosen for multiple reasons. For the site to be developed, sections of the existing sewers will be extended to serve the proposed development. No offsite impacts are proposed. An onsite wastewater treatment facility would be undesirable for a residential development due to the size of the development, its proximity to pedestrian-oriented spaces, and a lack of an appropriate discharge location. The municipal code requires a public sewer connection, and the municipality has verified capacity and conveyance.