



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

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

Date: 2/8/2022

Applicant Name: XXIII Block G1 LLC

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

Address: 1000 N. West Street, Suite 900, Wilmington, DE 19801

Phone Number: (302) 691-2126 Alternate Phone Number: _____
Sidewalk along Bedford Ave and Washington

Location of Proposed Encroachment: Place, adjacent to parcel 2-C-450

Ward: 3 Council District: #6 Lot and Block: 2-C-450

What is the properties zoning district code: SP-11 (zoning office 255-2241)

Planning/Zoning Case OneStop Number (if applicable): ZDR- 2021-00265

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

Width of Existing Right-of-Way (sidewalk or street): 57' (Before encroachment)

Length of Existing Right-of-Way (sidewalk or street): 280' (Before encroachment)

Width of Proposed Encroachment: 8'

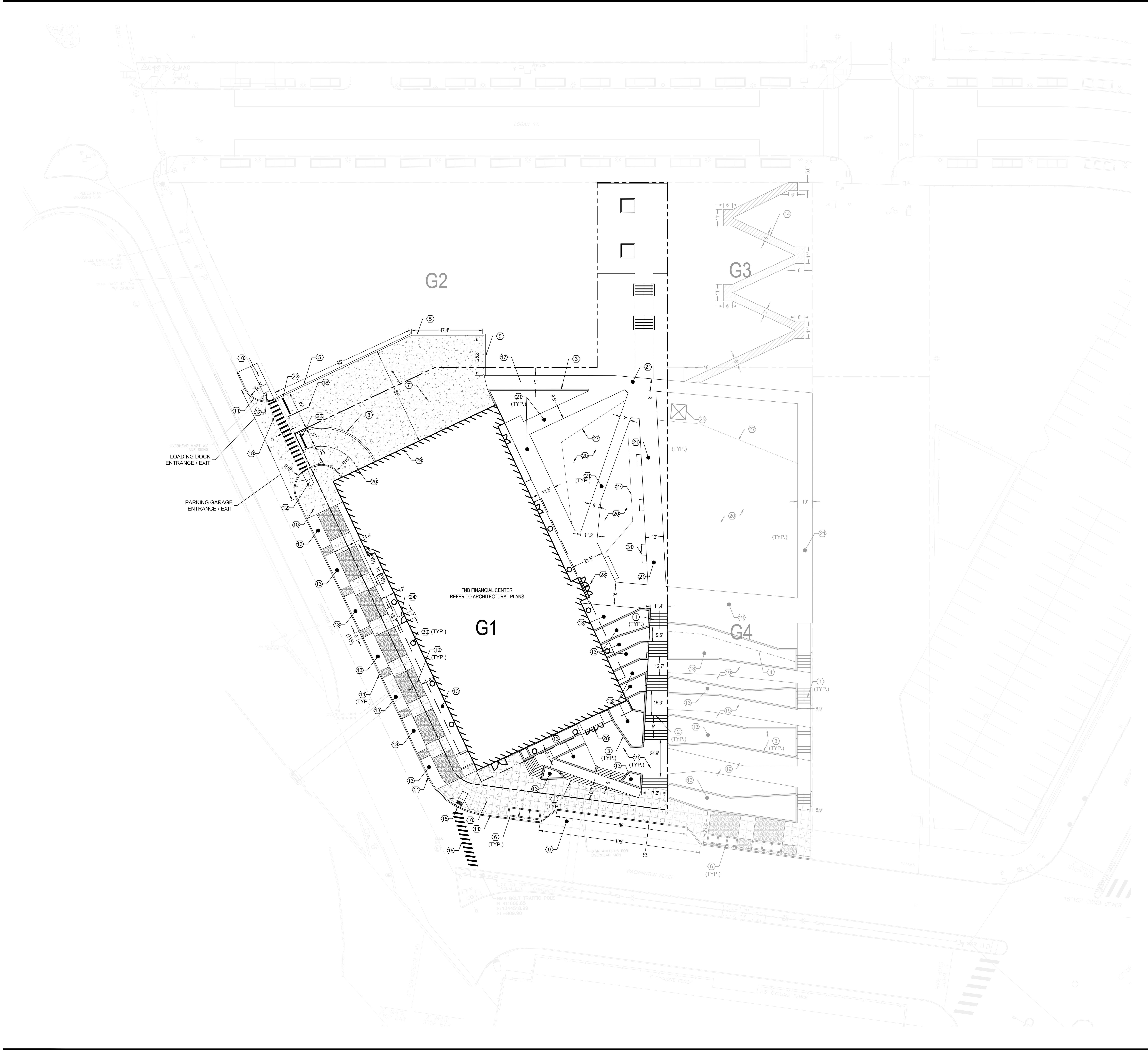
Length of Proposed Encroachment: 280'

Number of feet the proposed object will encroach into the ROW: 8'

Installation of one street level Bioretention tree pit along
Description of encroachment: Washington Place and a planting area along Bedford Avenue

Reason for application:

The applicant is seeking an encroachment permit covering two portions of the property, one along Bedford Avenue and another at the corner of Bedford Avenue and Washington Place. The work proposed along Bedford Avenue consists of adding a planting area adjacent to the street. The work proposed at the corner of Bedford Avenue and Washington place consists of installing one street level Bioretention tree pit.



SHEET NOTES

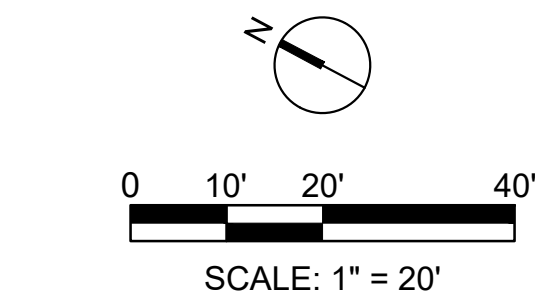
- 1 STAIRCASE (REFER TO LANDSCAPE DRAWINGS)
- 2 HANDRAIL (REFER TO LANDSCAPE DRAWINGS)
- 3 RETAINING WALL (REFER TO ARCHITECTURE AND STRUCTURE DRAWINGS)
- 4 OVERLOOK (REFER TO ARCHITECTURE DRAWINGS)
- 5 CONCRETE WEDGE CURB (5/CSS.02)
- 6 BIORETENTION TREE WELL (1/CSS.03)
- 7 LOADING DOCK YARD (4/CSS.02)
- 8 CONCRETE MOUNTABLE CURB (PENNDOT RC-65M)
- 9 VALET SERVICE AREA (5/CSS.01)
- 10 REINFORCED CONCRETE SIDEWALK - 4" THICK (5/CSS.01)
- 11 CONCRETE DEEP CURB (1/CSS.01)
- 12 TYPE 3 CURB RAMP (1/CSS.02)
- 13 PLANTING AREA (REFER TO LANDSCAPE DRAWINGS)
- 14 ASPHALT SIDEWALK (4/CSS.01)
- 15 TYPE 2 CURB RAMP (2/CSS.02)
- 16 4" SOLID WHITE LANE LINE
- 17 SERVICE RAMP
- 18 PAINTED CROSSWALK (7/CSS.01)
- 19 TERRACE AREA (REFER TO LANDSCAPE DRAWINGS)
- 20 PLAZA AREA (REFER TO LANDSCAPE DRAWINGS)
- 21 SIDEWALK (REFER TO LANDSCAPE DRAWINGS)
- 22 STOP LINE (8/CSS.04)
- 23 CURB TRANSITION (6/CSS.02)
- 24 EMERGENCY EGRESS UTILITY ENCLOSURE (REFER TO ARCHITECTURE DRAWINGS)
- 25 GARAGE ENTRANCE METAL LANDSCAPE EDGING (REFER TO LANDSCAPE DRAWINGS)
- 26 DOORWAY (REFER TO ARCHITECTURE DRAWINGS)
- 27 LOADING DOCK ACCESS (REFER TO ARCHITECTURE DRAWINGS)
- 28 BUILDING COLUMN (REFER TO ARCHITECTURE DRAWINGS)
- 29 ADA ACCESSIBLE SITE FURNISHING (REFER TO LANDSCAPE DRAWINGS)
- 30 MODIFIED TYPE 3 CURB RAMP (7/CSS.02)

GENERAL NOTES

1. SEE SHEET C01.01 FOR GENERAL NOTES AND LEGEND.
2. BLOCK G1 & G4 PARCEL DETAILS
PARCEL ID = 2-C-450
- LOT AREA = 1.37 ACRES
- ZONING = SP-11 SPECIALLY PLANNED DISTRICT
- PARCEL ID = 2-C-453
- LOT AREA = 0.67 ACRES
- ZONING = SP-11 SPECIALLY PLANNED DISTRICT
- WYLIE AVENUE (VACATED RIGHT-OF-WAY)
- AREA = 0.78 ACRES
4. PROPOSED PARCELS
- G1 = 1.37 ACRES
- G2 = 0.77 ACRES
- G3 = 0.27 ACRES
- G4 = 0.67 ACRES
5. RIGHT-OF-WAYS
- LOGAN STREET = 80 FEET
- BEDFORD AVENUE = 10 FOOT SIDEWALK + 4 FOOT PLANTER
- WASHINGTON PLACE = 10 FOOT SIDEWALK + 4 FOOT PLANTER
- WYLIE AVENUE = 78 FEET (PROPOSED TO BE VACATED)
6. FRONTAGES
- LOGAN STREET = COMMERCIAL TERRACE / FORECOURT (E & F)
- BEDFORD AVENUE = COMMERCIAL TERRACE / FORECOURT (E & F)
- WASHINGTON PLACE = COMMERCIAL TERRACE / FORECOURT (E & F)
PRIMARY FRONTAGE
- WYLIE AVENUE = COMMERCIAL TERRACE / FORECOURT (E & F)
PRIMARY FRONTAGE
PROPOSED TO BE VACATED
7. BUILDING HEIGHT:
ZONE L = 80 FOOT MINIMUM, 300-700 FEET MAXIMUM
8. PARKING:
INTERGRAL, PODIUM, AND PARKING GARAGE PARKING PERMITTED
9. BUILDING SIZES:
G1 (OFFICE)
10. SLOPES 3:1 AND STEEPER WILL BE SEED WITH ERNMX-181 MIXTURE.
11. AREAS LESS THAN 3:1 NOT COVERED IN THE LANDSCAPE PLAN WILL BE SEED WITH ERNMX-113 MIXTURE.

SHEET LEGEND

- CONCRETE PAVEMENT/ SIDEWALK
- EXPOSED AGGREGATE CONCRETE PAVING
- ASPHALT SIDEWALK



FNB Financial Center Parcel G1 Lower Hill
Pittsburgh, PA 15222

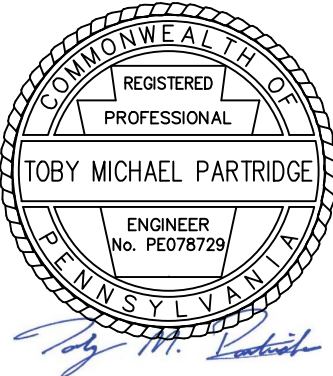
Gensler

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Suite 202
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United States
Tel 410.539.8776
Fax 410.539.8741

SUBCONSULTANT
Michael Baker International
100 Airside Drive
Pittsburgh, PA 15108
United States
Tel 412.269.6300

△ Date	Description
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Seal / Signature



Project Name

FNB Financial Center

Project Number

019.6815.000

Description

SITE PLAN

Scale

1" = 20'

CS1.01

January 28, 2022

Director Kim Lucas
Department of Mobility and Infrastructure
City of Pittsburgh
611 Second Ave
Pittsburgh, PA 15219

Subject: Encroachment Permit Application

Dear Director Lucas:

On behalf of our client, Office Partners XXIII Block G1 LLC, we are pleased to present this application for an Encroachment Permit. Office Partners XXIII Block G1 LLC is the applicant for proposed improvements associated with the FNB Financial Center in the Lower Hill District. The area submitted under this application comprises a portion of Specially Planned District 11 (SP-11 Lower Hill). A Preliminary Land Development Plan (PLDP) for the redevelopment of the Lower Hill was approved on December 2, 2014, with subsequent adoption of the SP-11 Lower Hill into the City of Pittsburgh's Zoning Ordinance on February 5, 2015.

The applicant is seeking approval of work that will extend into the existing public Right-of-Way. Improvements within the Right-of-Way that are covered by this permit include one bioretention planter along Washington Place and a planting strip between the sidewalk and Bedford Avenue. The attached plans and documents provide details for the proposed features.

The bioretention planter and planting area which are incorporated into this project are in accordance with the approved PLDP and are consistent with materials, specifications and details used the adjacent constructed and accepted streets (Wylie Avenue, Logan Street and Fullerton Street) within the Lower Hill District. The fire hydrant and electrical vaults are requirements of the project to accommodate connections to public utilities.

Sincerely,

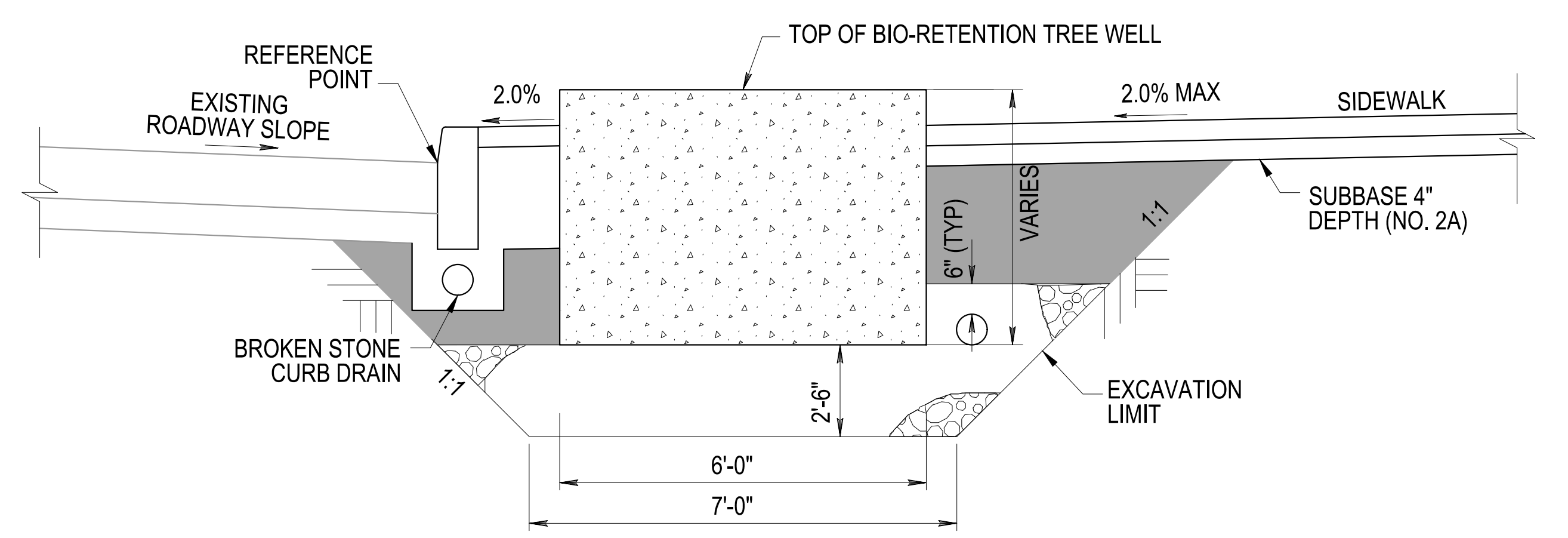
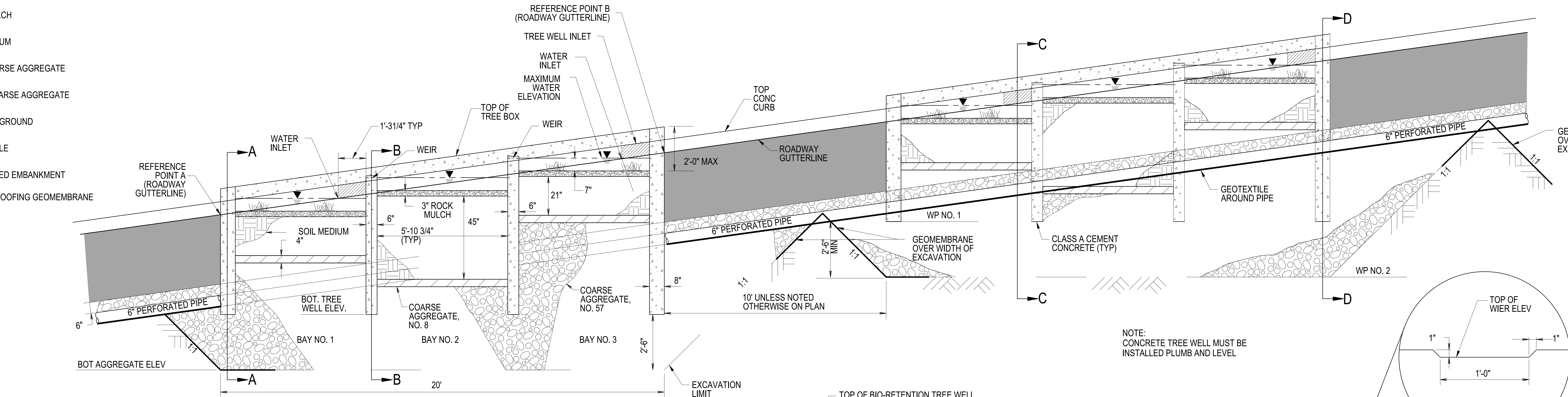
MICHAEL BAKER INTERNATIONAL, INC.



Toby Partridge, P.E.

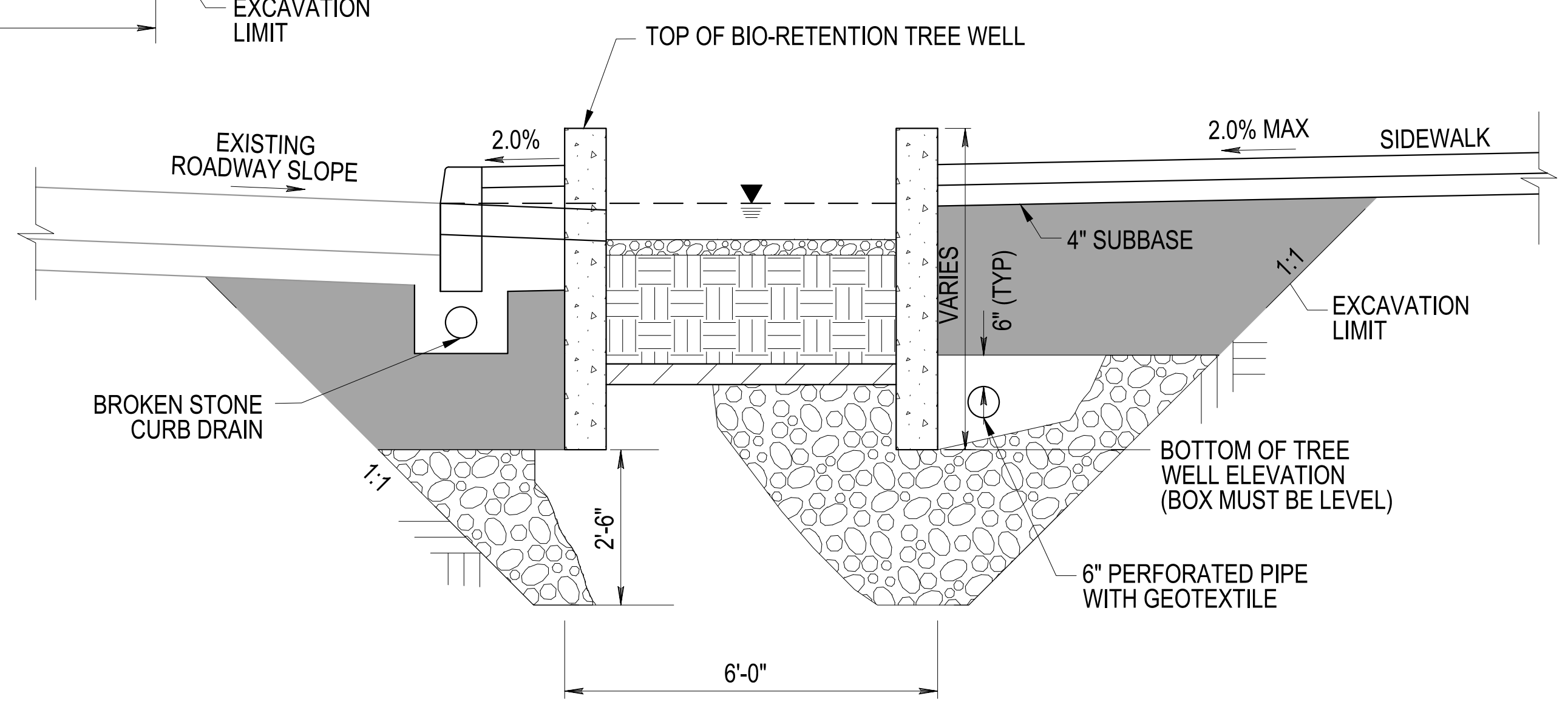
LEGEND

- ROCK MULCH
- SOIL MEDIUM
- NO. 8 COARSE AGGREGATE
- NO. 57 COARSE AGGREGATE
- ORIGINAL GROUND
- GEOTEXTILE
- COMPACTED EMBANKMENT
- WATERPROOFING GEOMEMBRANE

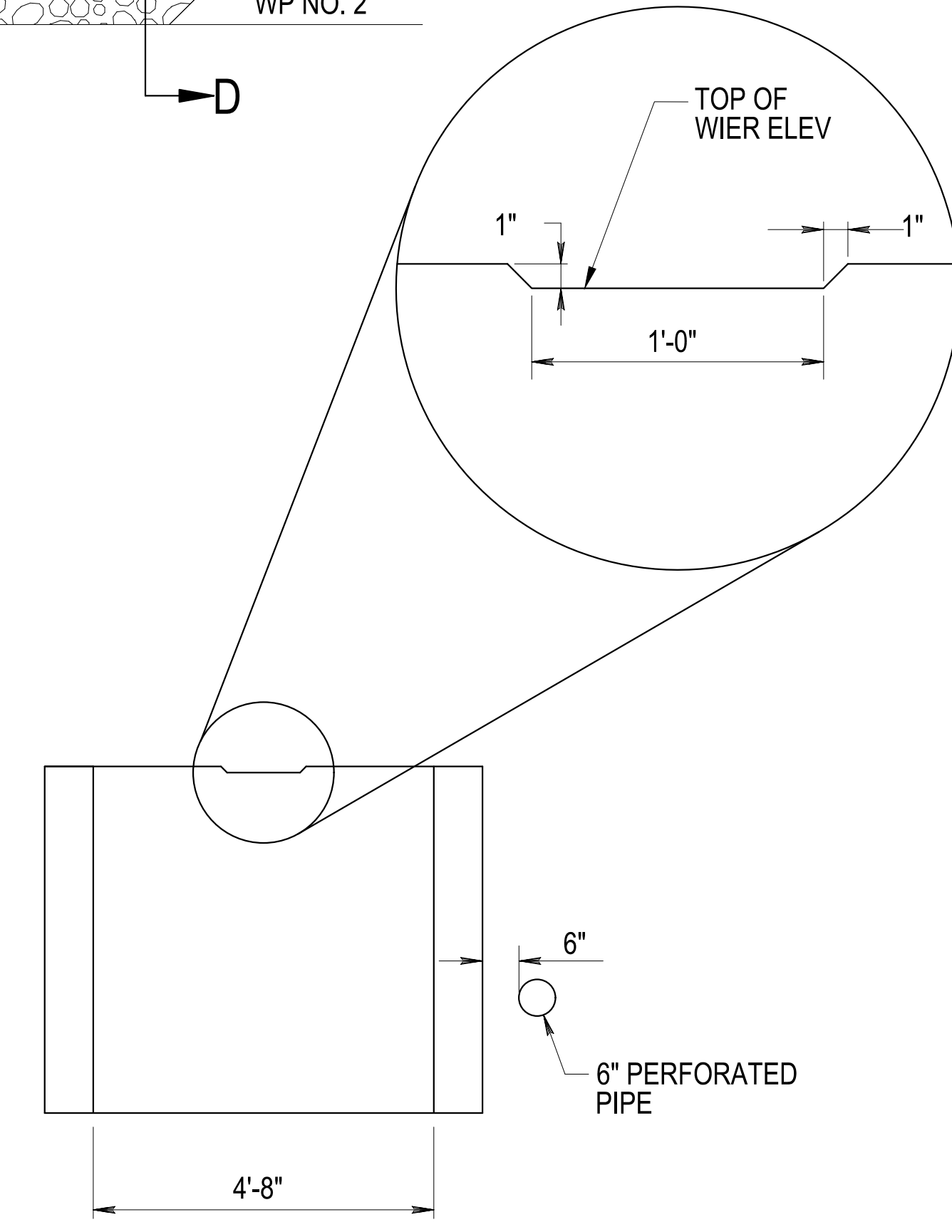


SECTION A-A

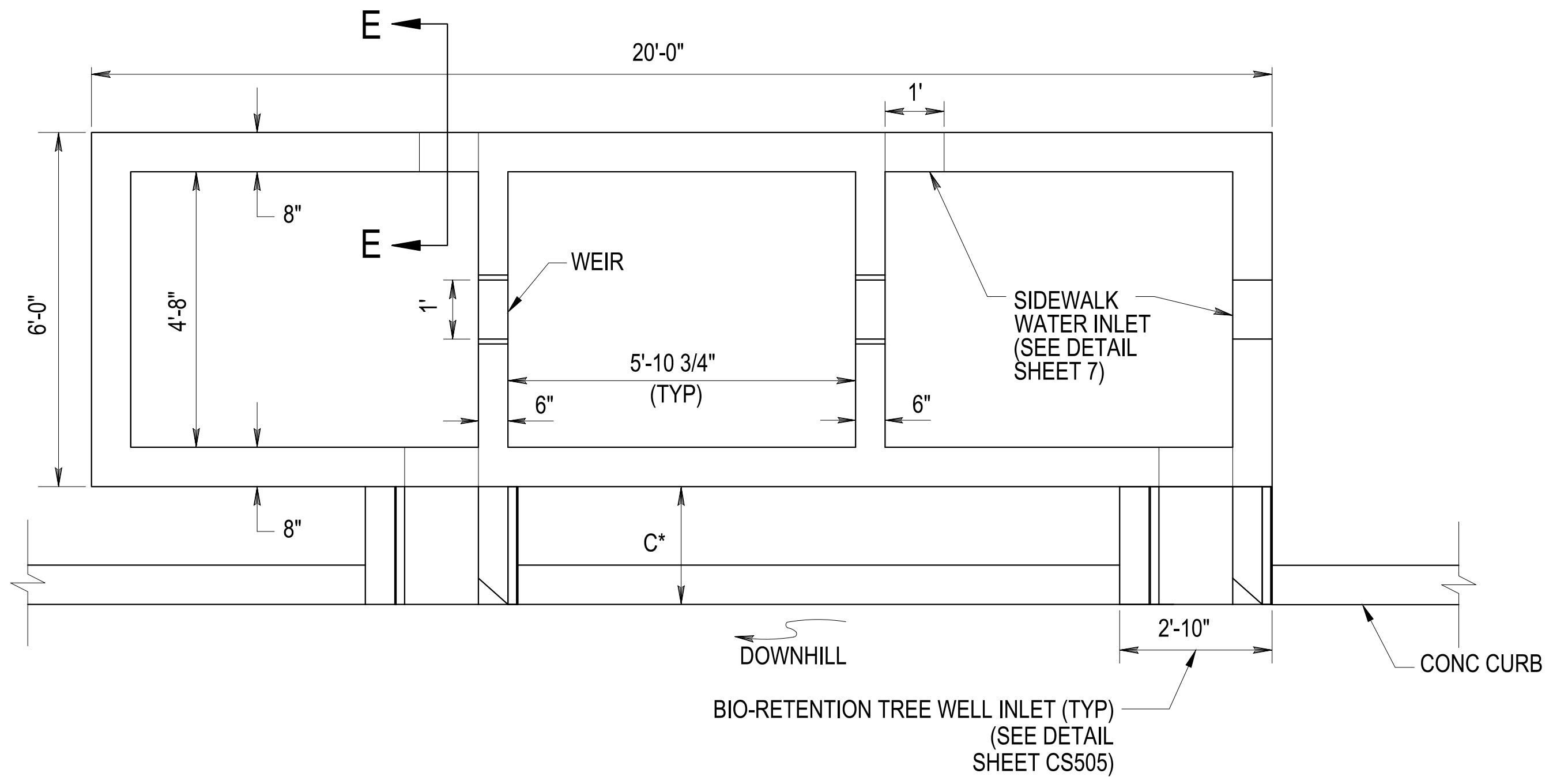
1 BIORETENTION TREE WELL
SCALE: N.T.S.



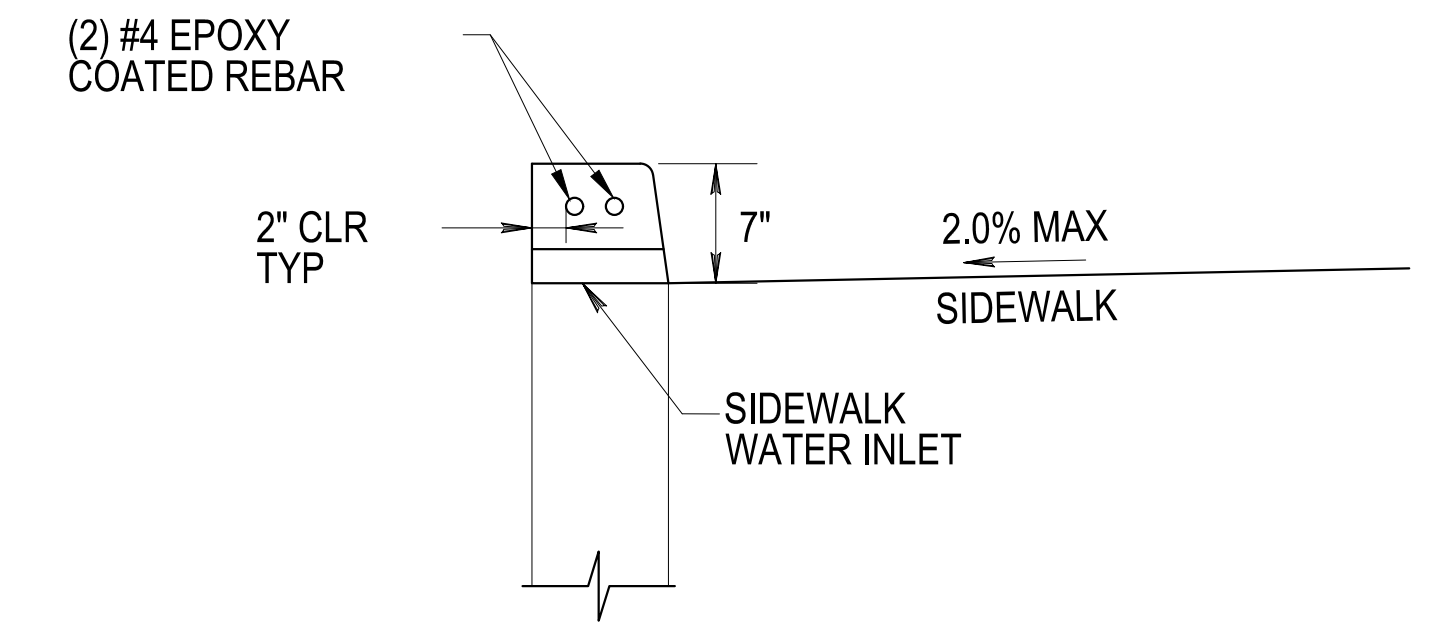
SECTION C-C



SECTION B-B

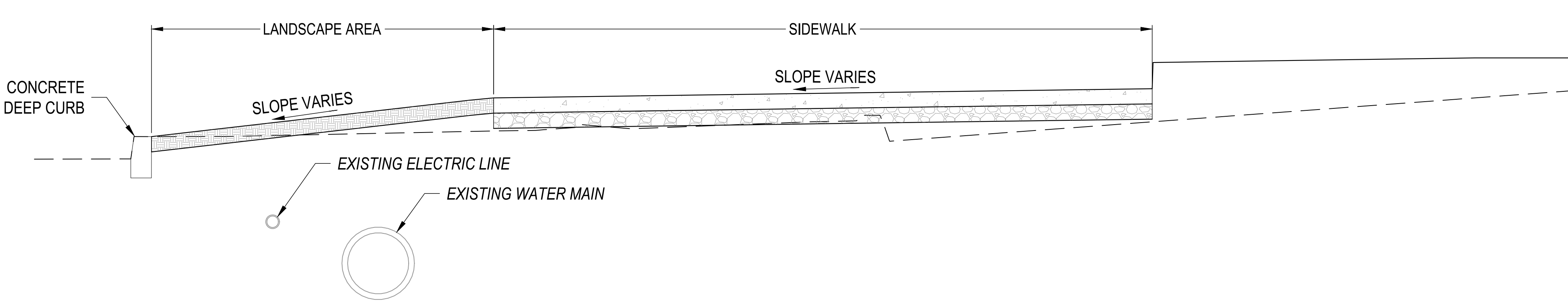


SECTION D-D



SECTION E-E

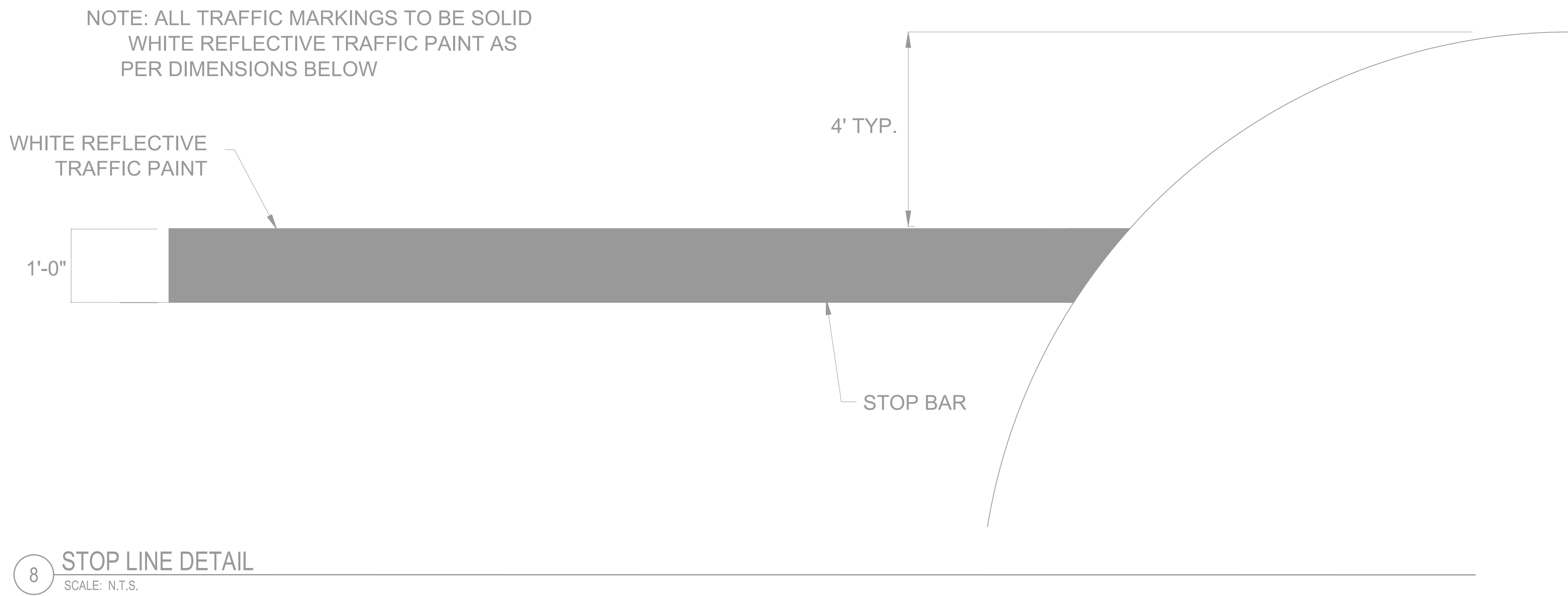
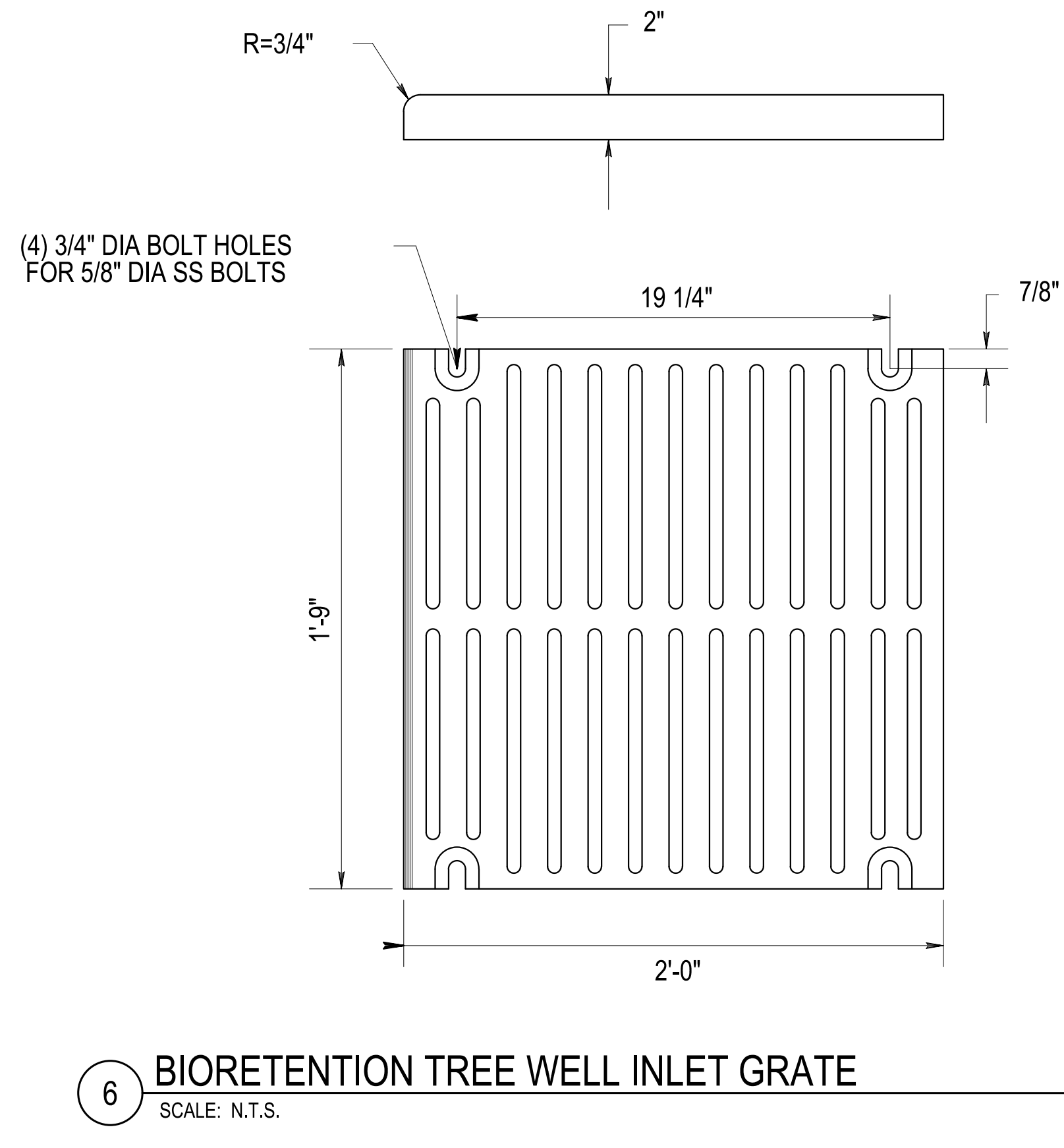
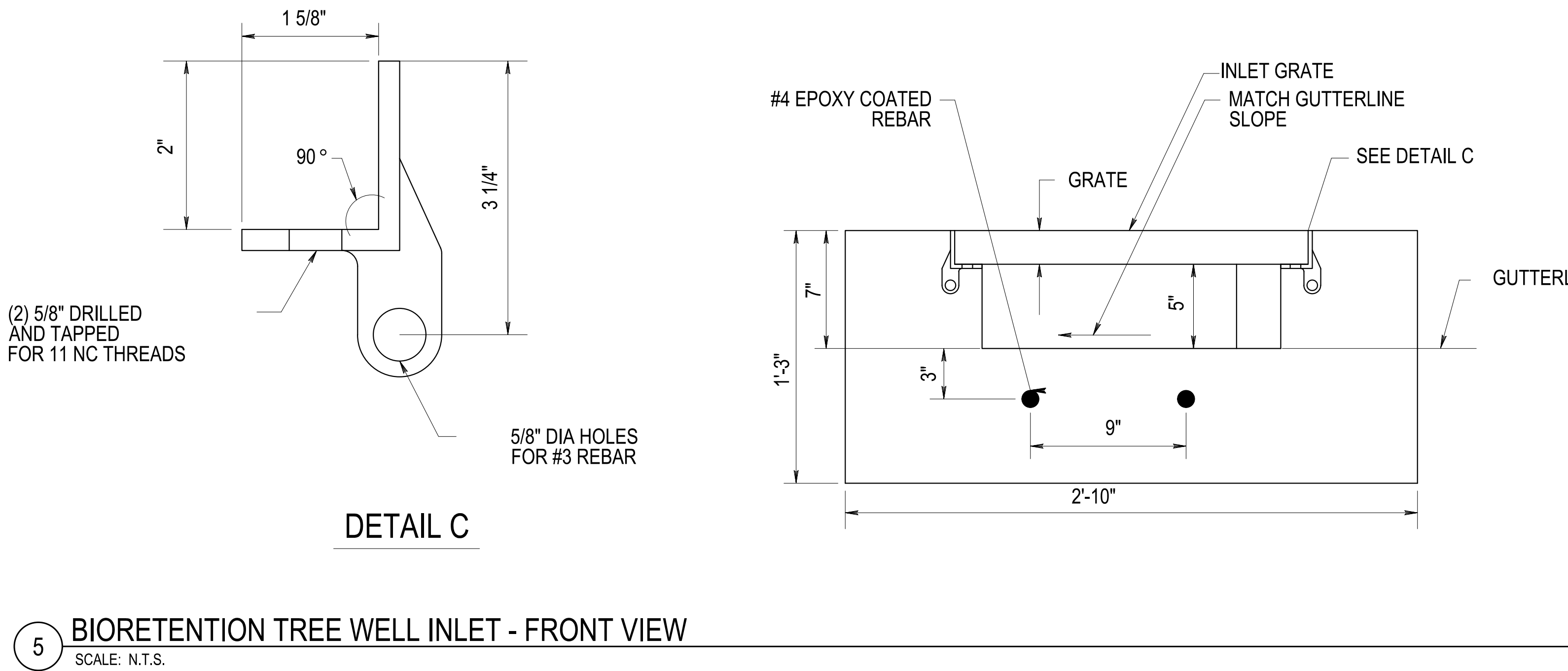
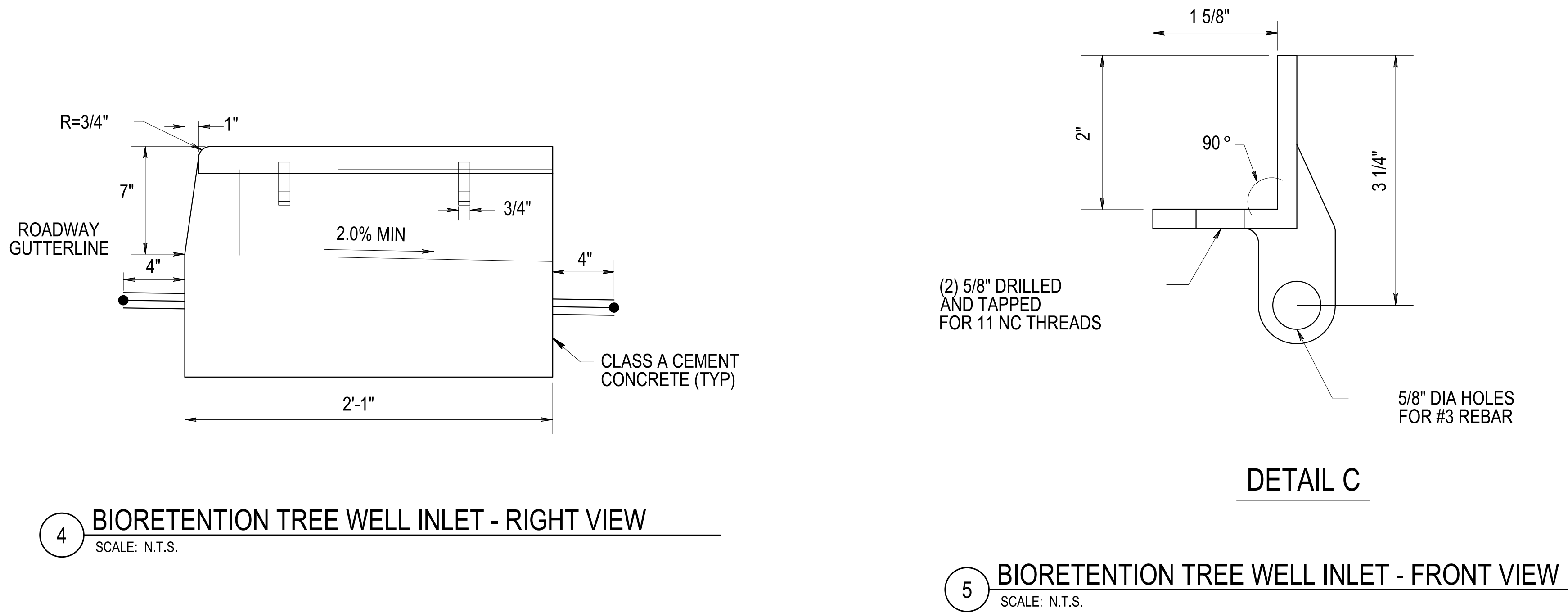
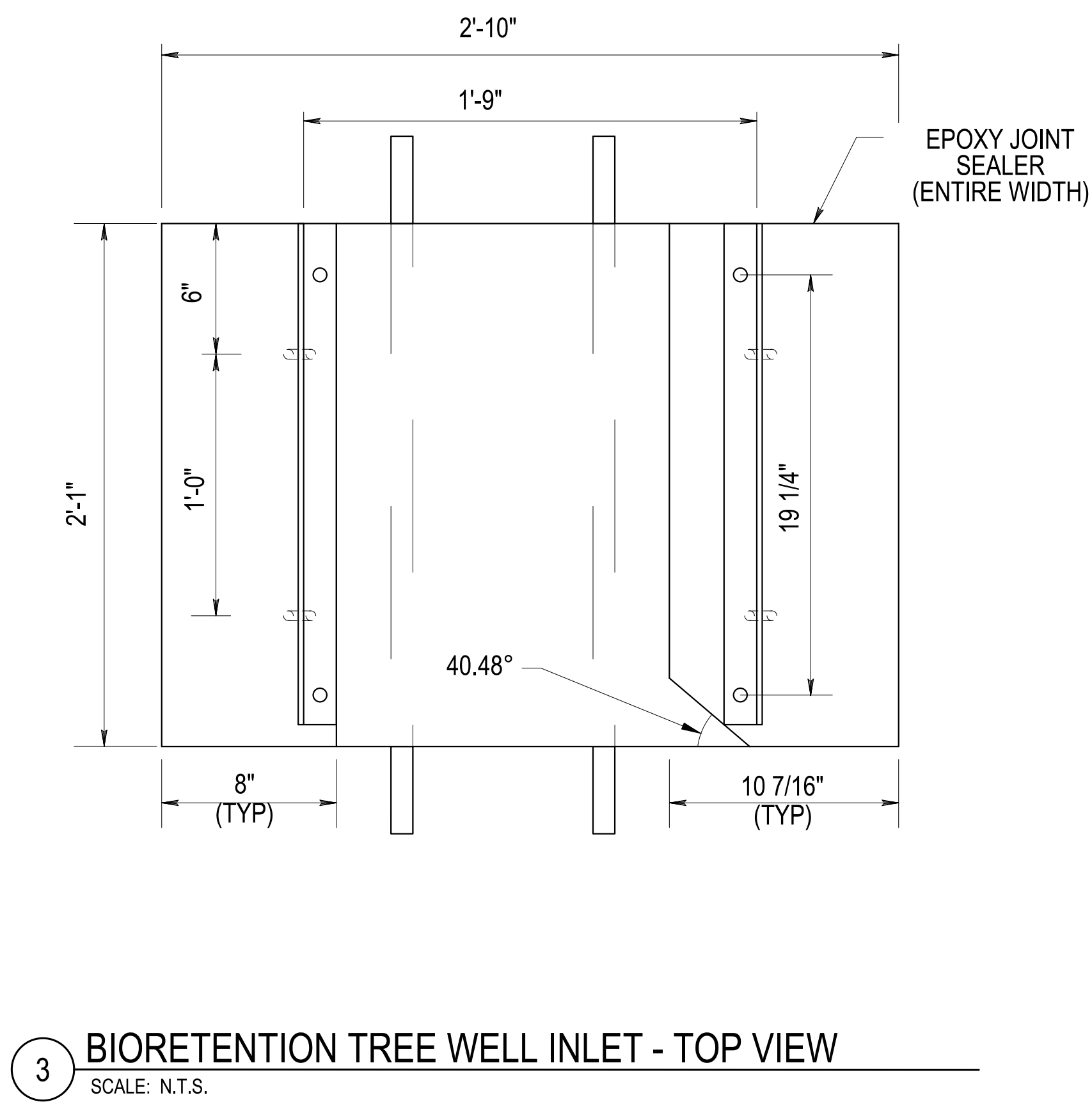
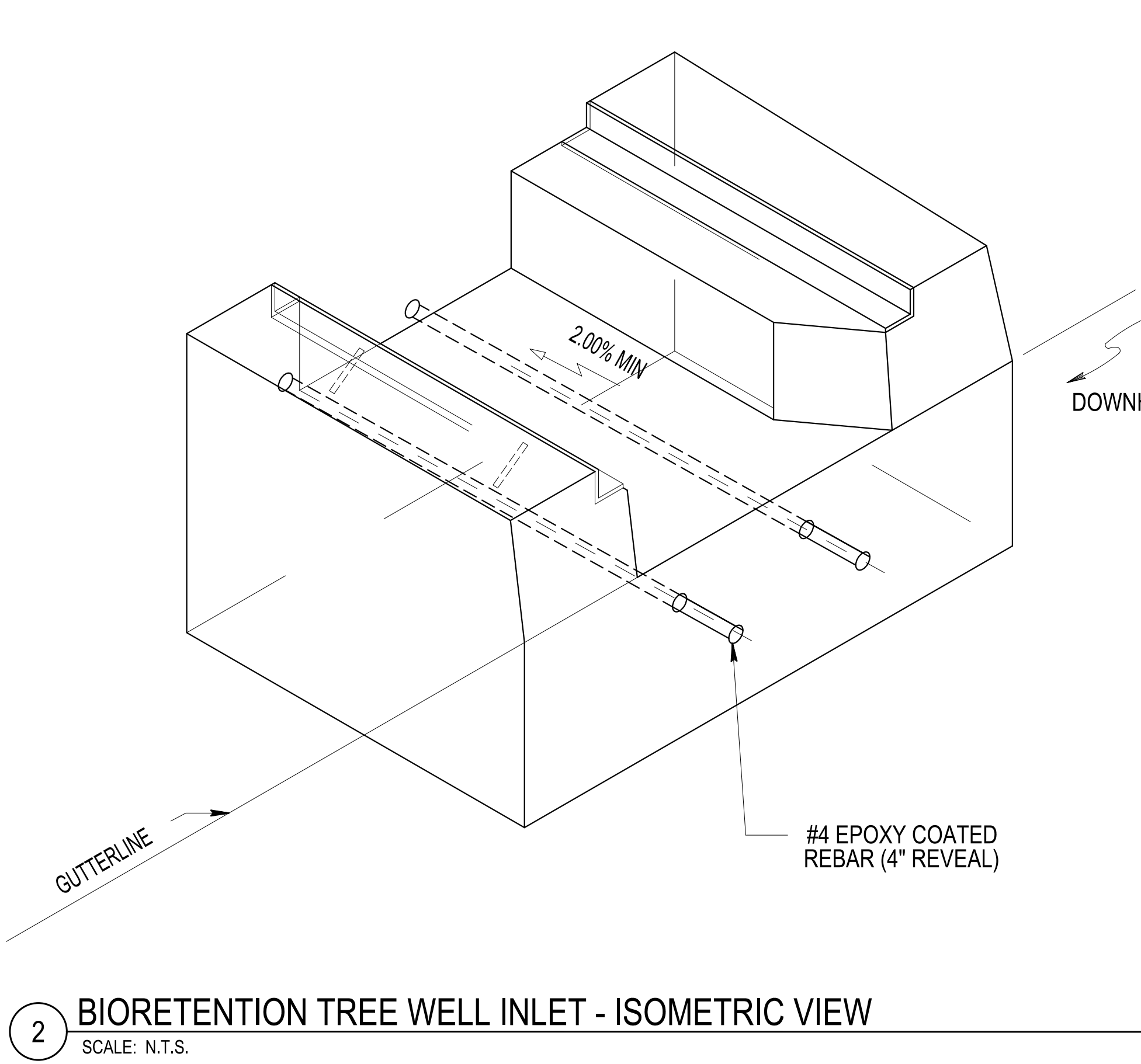
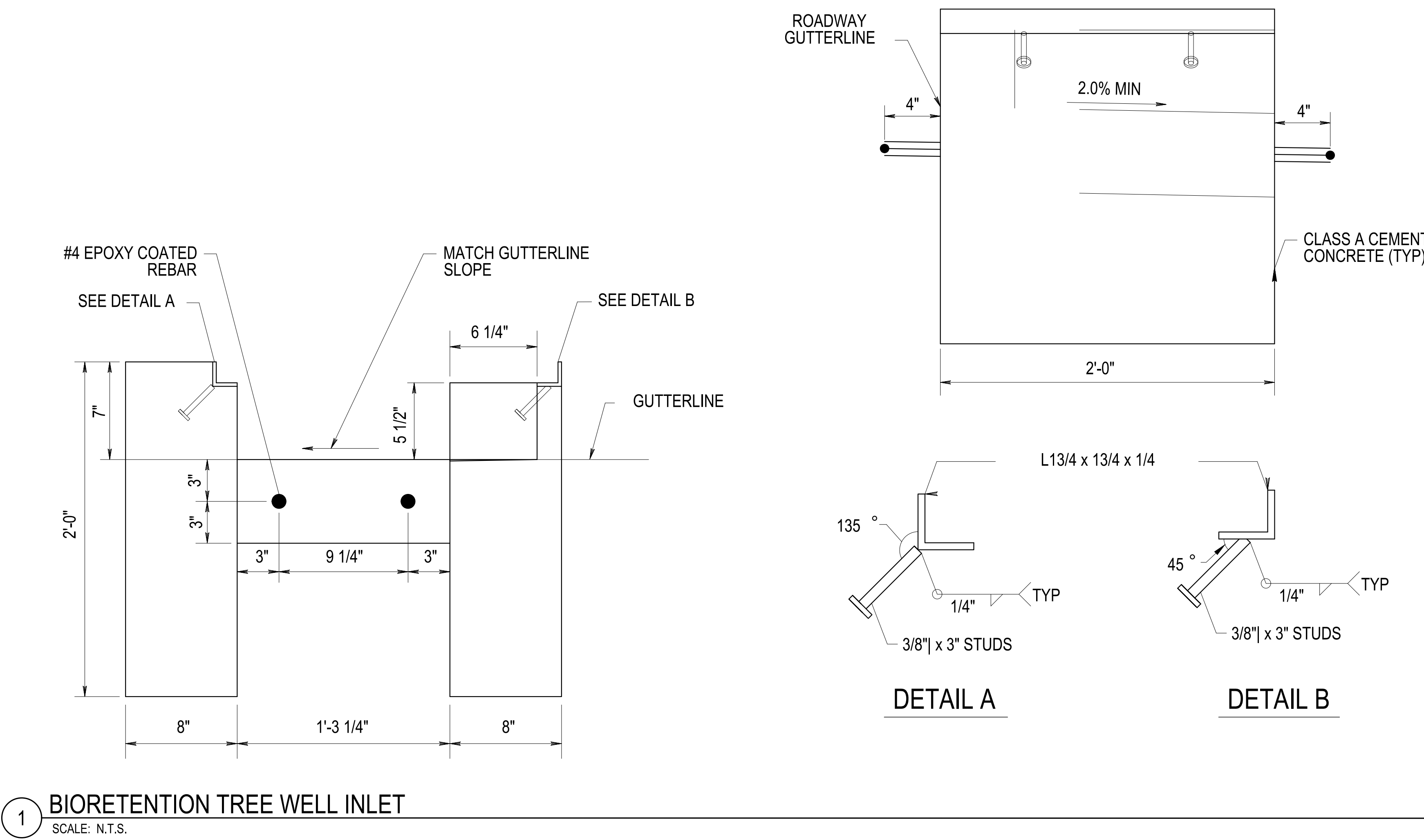
2 BIORETENTION TREE WELLS - PLAN VIEW
SCALE: N.T.S.



3 TYPICAL SIDEWALK SECTION - ALONG BEDFORD
SCALE: N.T.S.

TREE WELL ID	REFERENCE POINT	NORTHING	EASTING	ELEVATION (ROADWAY GUTTERLINE)	WP NO. 1
					BOTTOM OF TREE WELL ELEVATION
1	A	411435.9986	1344622.1057	809.54	804.54
	B	411454.8388	1344615.3940	809.77	
2	A	411464.2575	1344612.0340	809.79	804.79
	B	411483.0947	1344605.3141	809.83	
3	A	411588.8503	1344567.6875	808.10	803.10
	B	411607.6297	1344560.8074	808.47	

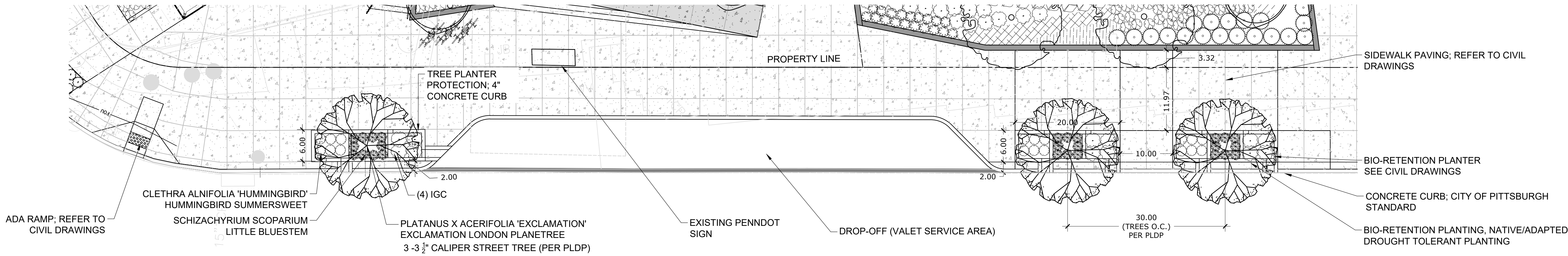
4 BIORETENTION TREE WELLS - ELEVATION TABLE
SCALE: N.T.S.



GENERAL NOTES:

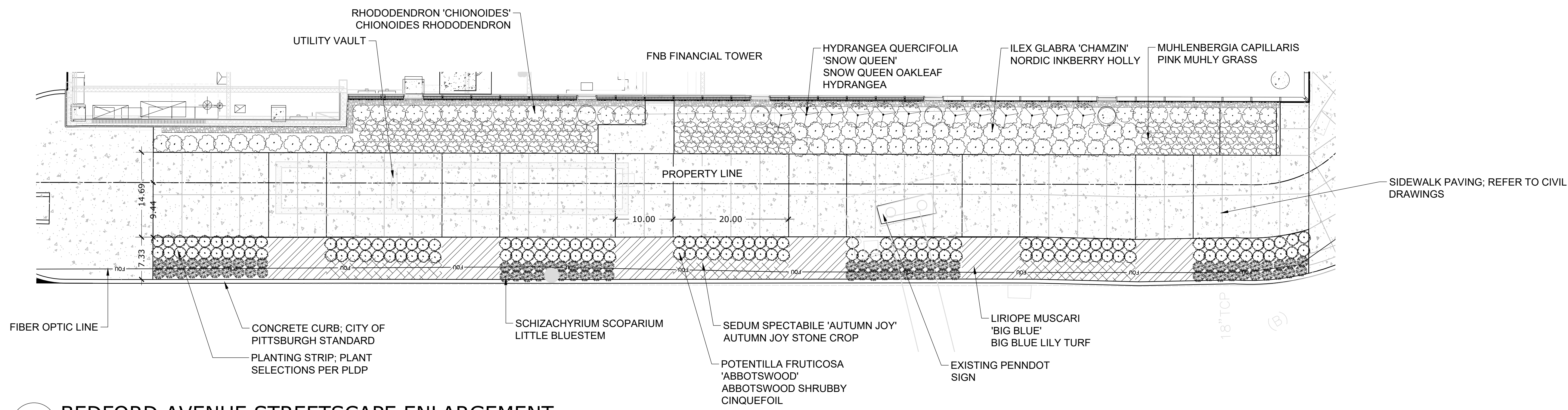
STREET TREES:

- SHADE TREES WERE SELECTED IN ACCORDANCE WITH THE CITY OF PITTSBURGH APPROVED STREET TREE LIST AND THE PLDP DOCUMENT.
- STREET TREES ON WASHINGTON PLACE ARE PLANTED IN BIORETENTION PLANTERS STANDARD FOR THE DISTRICT.



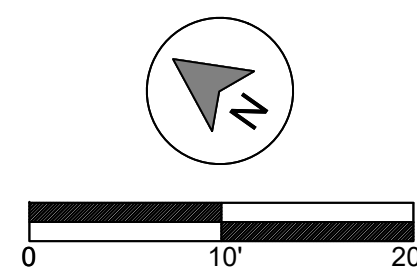
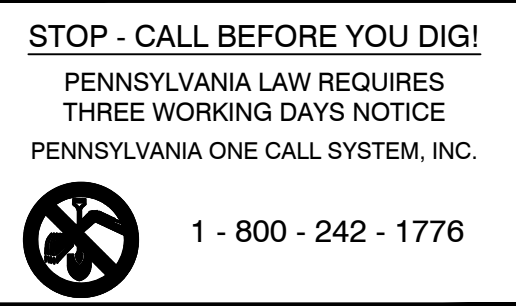
1 WASHINGTON PLACE STREETSCAPE ENLARGEMENT

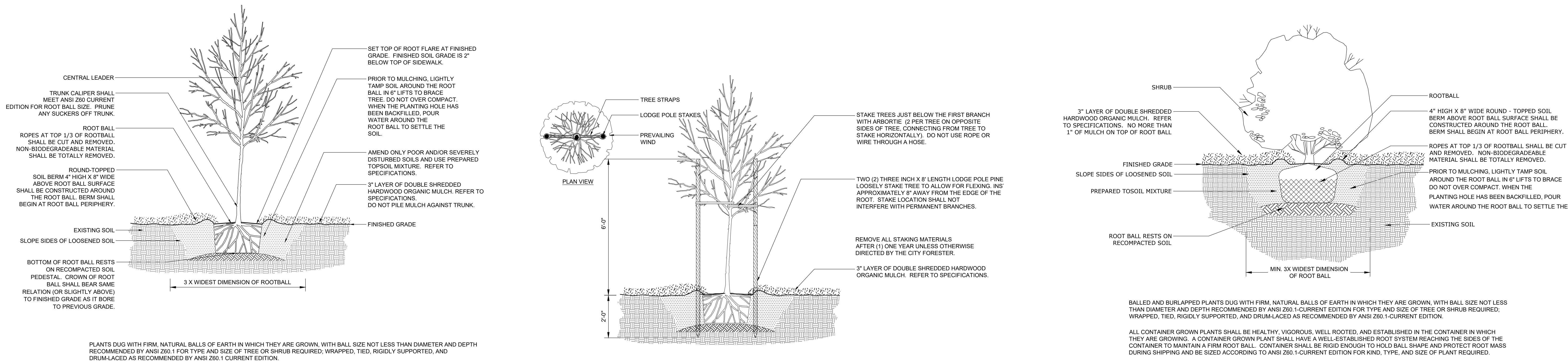
1=10'-0"



2 BEDFORD AVENUE STREETSCAPE ENLARGEMENT

1=10'-0"

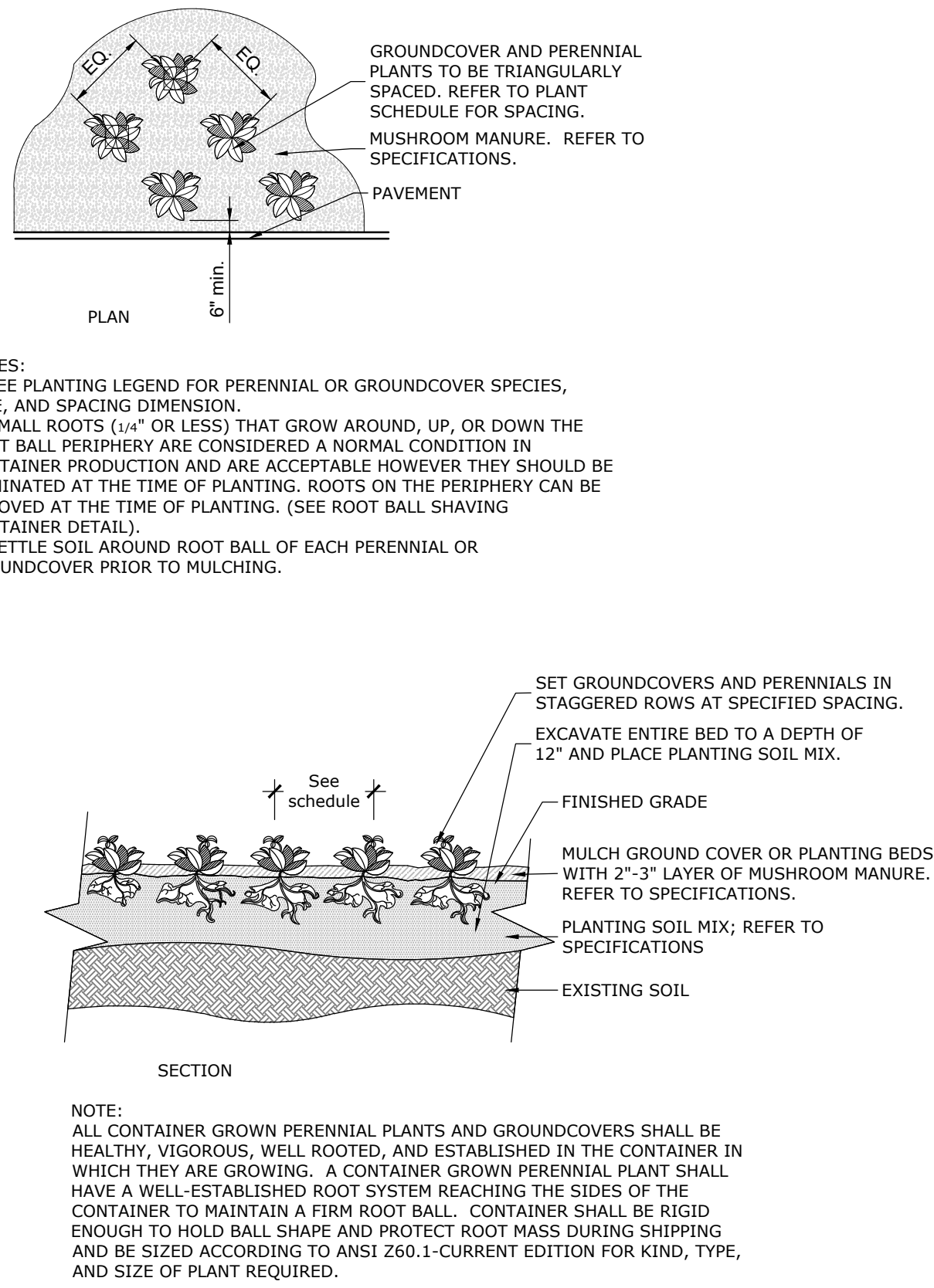




1 TYPICAL DECIDUOUS TREE PLANTING NOT TO SCALE

2 TYPICAL TREE STAKING (WITH 2 LODGE POLES) NOT TO SCALE

3 TYPICAL SHRUB PLANTING NOT TO SCALE



4 TYPICAL PERENNIAL & GROUNDCOVER PLANTING NOT TO SCALE

GENERAL NOTES

PRIOR TO CONSTRUCTION:

1. CONTRACTOR SHALL OBTAIN ALL RELEVANT DRAWINGS, DETAILS AND SPECIFICATIONS PRIOR TO BEGINNING CONSTRUCTION.
2. CONTRACTOR SHALL VERIFY EXISTING FIELD CONDITIONS, REVIEW DRAWINGS AND PROPOSED WORK PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT IMMEDIATELY.
3. CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND SITE IMPROVEMENTS THAT ARE NOTED TO REMAIN AND SHALL COORDINATE WITH PENNSYLVANIA ONE CALL SYSTEM, INC. TO VERIFY LOCATION OF ALL UTILITIES. CALL 1-800-242-1776.

GENERAL PLANTING:

4. COORDINATE PLANTINGS WITH EXISTING AND PROPOSED UTILITY LOCATIONS AND NOTIFY OWNER'S REPRESENTATIVE OF ANY UTILITIES OR FEATURES THAT INTERFERE WITH PROPOSED IMPROVEMENTS.
5. UTILIZE ONLY PLANTS GROWN IN THE SAME USDA PLANTING ZONES (PER THE USDA PLANT HARDINESS MAP) AS THOSE OF THE PROJECT SITE.
6. ALL PLANTS SHALL BE FURNISHED AND INSTALLED IN STRICT ACCORDANCE WITH THE "AMERICAN STANDARD FOR NURSERY STOCK". ANSI Z60.1, AS PUBLISHED AND APPROVED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
7. ALL PLANTS TO BE STAKED IN THE FIELD BY CONTRACTOR FOR APPROVAL OF OWNER'S REPRESENTATIVE PRIOR TO PLANTING INSTALLATION.
8. CONTRACTOR SHALL INSTALL ALL PLANT MATERIALS IN LOCATIONS AND TO DEPTHS AS SHOWN ON PLAN OR ON DETAILS.
9. PROVIDE MULCH RING AROUND INDIVIDUAL TREES (BOTH EXISTING AND PROPOSED). 4" MINIMUM MULCH RING AT SHADE/CANOPY TREES, 3" MULCH RING - AT ORNAMENTAL/FLOWERING TREES.
10. REFER TO SPECIFICATIONS FOR MULCH.
11. NOTIFY OWNER'S REPRESENTATIVE OF ANY DISCREPANCY BETWEEN THE PLANT SCHEDULE AND PLAN PRIOR TO ORDERING PLANT MATERIALS.
12. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF ONE CALENDAR YEAR AFTER WRITTEN NOTICE OF ACCEPTANCE OF ALL PLANTING WORK.
13. NO SUBSTITUTIONS FOR PLANT SPECIES AND VARIETIES WILL PERMITTED WITH OUT APPROVAL BY OWNER'S REPRESENTATIVE.
14. SHOULD THERE BE A DISCREPANCY BETWEEN THE PLANT SCHEDULES AND THE PLANTING PLAN, THE FOLLOWING GOVERNS:
 - A. NUMBER OF PLANT MATERIAL- PLANTING PLAN GOVERNS
 - B. SIZE OF PLANTS - LARGEST SIZE GOVERNS
 - C. TYPE OF PLANT MATERIAL - AS DIRECTED BY THE OWNER'S REPRESENTATIVE.

TOPSOIL:

17. TOPSOIL SHALL BE SUPPLIED BY THE CONTRACTOR. TOPSOIL MUST BE TESTED ACCORDING TO SPECIFICATIONS PRIOR TO ITS USE. TOPSOIL TEST RESULTS AND AMENDMENT RECOMMENDATIONS SHALL BE PROVIDED BY THE CONTRACTOR TO THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
18. TOPSOIL SHALL BE 6 INCHES IN LAWN AREAS AND 12 INCHES IN PLANTING BEDS.

PROPERTY LINE CURVE TABLE

C2 R: 20.00'
L: 19.92'
CHORD DIST: 19.11'
CHORD BEARING: S8° 54' 46.11"W

C3 R: 20.00
L: 24.26'
CHORD DIST: 22.80'
CHORD BEARING: S54° 22' 24.87"E

C4 R: 258.00'
L: 126.81'
CHORD DIST: 125.53'
CHORD BEARING: N13° 15' 02.72"W

Pittsburgh, PA 15222

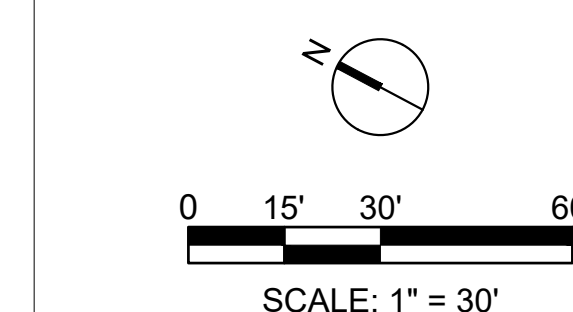
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Fax 410.539.8741

SUBCONSULTANT
Michael Baker
INTERNATIONAL

Tel 412.269.6300

1. SEE SHEET C01.01 FOR GENERAL NOTES
2. SEE SHEET C01.02 FOR LEGEND



Date	Description
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Seal / Signature

Project Name

FNB Financial Center

Project Number

019.6815.000

Description
PARCEL PLAN

Scale

 $1'' = 30'$

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