



FAHRINGER, McCARTY, GREY, INC.
LANDSCAPE ARCHITECTS & CIVIL ENGINEERS

Established 1963

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Monroeville, Pennsylvania 15146

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Web Site: www.fmginc.us

June 13, 2025

Director of Department of Mobility and Infrastructure
414 Grant Street, 215B
Pittsburgh, PA 15219

Re: 901 Liberty Avenue
Encroachment Permit Request
DOMI-EN-2025-03282
City of Pittsburgh, PA

To Whom It May Concern:

We are writing on behalf of the developer, Beacon Communities LLC, of the property as noted above and as shown on the attached Site Plan (clouded areas for the proposed encroachments). These buildings (901 and 903 Liberty Avenue) are proposed to be converted into new residential apartment units. We are writing, as required, to respectfully request the approval of an encroachment permit for the following existing and proposed improvements:

- Proposed underground electric vaults to be installed in the public right of way (under the sidewalk) of Ninth Street.
- Proposed Entry Stoop at door to provide ADA access to the building
- Existing Foundation Wall under the Liberty Avenue and Ninth Street sidewalks.

We understand that most of the existing encroachment have been in existence for quite some time since the building were constructed in the early 1900's. The proposed facilities needing to encroach into the public street right of way are necessary to meet the Duquesne Light standards and specifications and ADA standards for accessibility.

As noted above, the proposed project of converting this building into affordable housing is in the final design phase and is in the process of obtaining the necessary permits to complete the project.

Should you have any questions or comments, please feel free to call this office.

Sincerely,

Brian J. Almeter (signed)

Brian J. Almeter

BJA/bja
w/ Enclosure

STEPHANIE K. LEWIS

(412)584-5015

June 17, 2025

Brian Almeter
Fahringer, McCarty Grey Inc.
Landscape Architects & Civil Engineers

Re: 901 Liberty Av Duquesne Light Encroachment

Dear Mr. Almeter:

Columbia Gas of Pennsylvania does not have facilities in the vicinity of 901-903 Liberty Av (either on Liberty or 9th St) and will be unaffected by the proposed work at that location. Please reach out if plans change and there will be further encroachment.

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

Sincerely,



Stephanie K. Lewis
Field Engineering Leader



DIAL 8-1-1 OR 1-800-242-1776 NOT LESS THAN 3 BUSINESS DAYS NOR MORE THAN 10 BUSINESS DAYS PRIOR TO START OF EXCAVATION.

COORDINATE YOUR PROJECTS VIA COORDINATE PA AT WWW.PAONECALL.ORG.

PENNSYLVANIA ONE CALL SYSTEM SERIAL NUMBER
SERIAL NO. 20250703144

NOTES:

1. BEARINGS AND COORDINATES ARE BASED ON THE PENNSYLVANIA STATE PLANE COORDINATE SYSTEM PA SOUTH ZONE NAD83.
2. DISTANCES ARE GROUND DISTANCES EXPRESSED IN U.S. SURVEY FEET.
3. THE EXISTING CONDITIONS ARE BASED ON FIELD SURVEY BY THIS OFFICE IN THE FALL OF 2024.

REFERENCE PLANS:

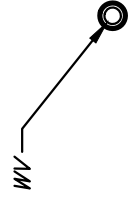
PLAN OF LOTS LAID OUT BY THE UNITED STATES COMMISSIONERS BY VIRTUE OF ACT OF CONGRESS PASSED AUGUST 2, 1813, UN-RECORDED.

PRINT TO SCALE: 30 BY 42 SHEET SIZE

EXCHANGE WAY



OUK V



PROTECTIVE BOLLARDS
AT/AROUND PROPOSED
GAS METER

REINSTALL GRANITE/STONE
ALONG NINTH STREET TO MATCH
RAMP TO MATCH EXISTING P
LOCATION AND CONFIGURAT

TWO (2)
RISER






















935.14

REINSTALL GRANITE/STONE CURB AND ONE
FOOT PAVERS ALONG LIBERTY AVENUE TO
MATCH PATTERN FLUSH AT ADA RAMP TO
MATCH EXISTING PATTERN AND IN IT'S


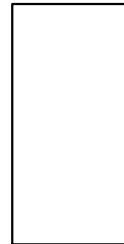
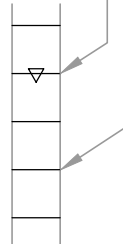
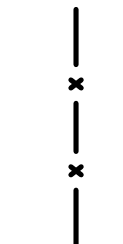






© ELMH

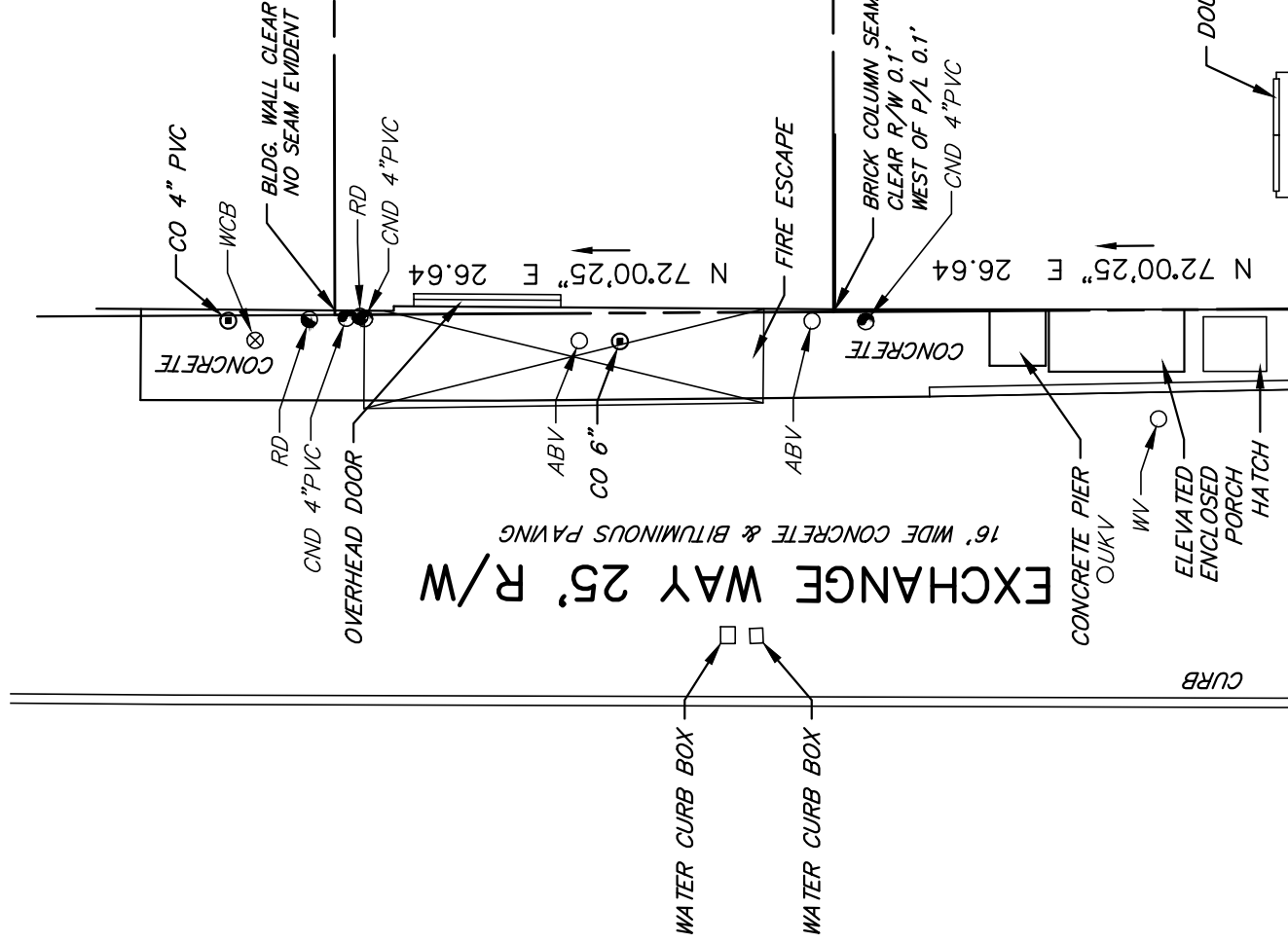
LEGEND

NOTE: LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE.

	EXISTING ROOF DRAIN
	EXISTING VENT
	EXISTING INLET
	EXISTING ABANDONED VALVE
	EXISTING CLEANOUT
	EXISTING WATER VALVE
	WATER BOX OR METER
	WATER CURB BOX
	EXISTING GAS VALVE
	GAS CURB BOX
	EXISTING LIGHT POLE
	COMBINATION SEWER MANHOLE
	ELECTRIC MANHOLE
	UNKNOWN MANHOLE
	EXISTING FIRE HYDRANT
	EXISTING FIRE DEPARTMENT CONNECTION
	EXISTING FIRE DEPARTMENT CONNECTION
	EXISTING TREE 1
	EXISTING WATER LINE
	EXISTING ELECTRIC LINE
	EXISTING COMBINATION SEWERLINE

LEGEND:

	42" ORNAMENTAL
	BITUMINOUS PAVEMENT
	HEAVY DUTY CONCRETE
	CONCRETE SIDEWALK
	EXPANSION JOINT
	SCORE LINE
	TEMPORARY CHAIN LINK FENCE
	SIGN
	TEMPORARY SCALLOPED EXTERIOR CONSTRUCTION
	JERSEY BARRIER FOR VEHICULAR



To: Kim Lucas, Director of the Department of Mobility and Infrastructure
From: William J. Pickering, Pittsburgh Water Chief Executive Officer
Date: 7/9/2025
Subject: Proposed Encroachment at 901 Liberty Ave

The following is in response to the attached 6/12/2025 request regarding the encroachment at 901 Liberty Ave in the 2nd Ward of the City of Pittsburgh.

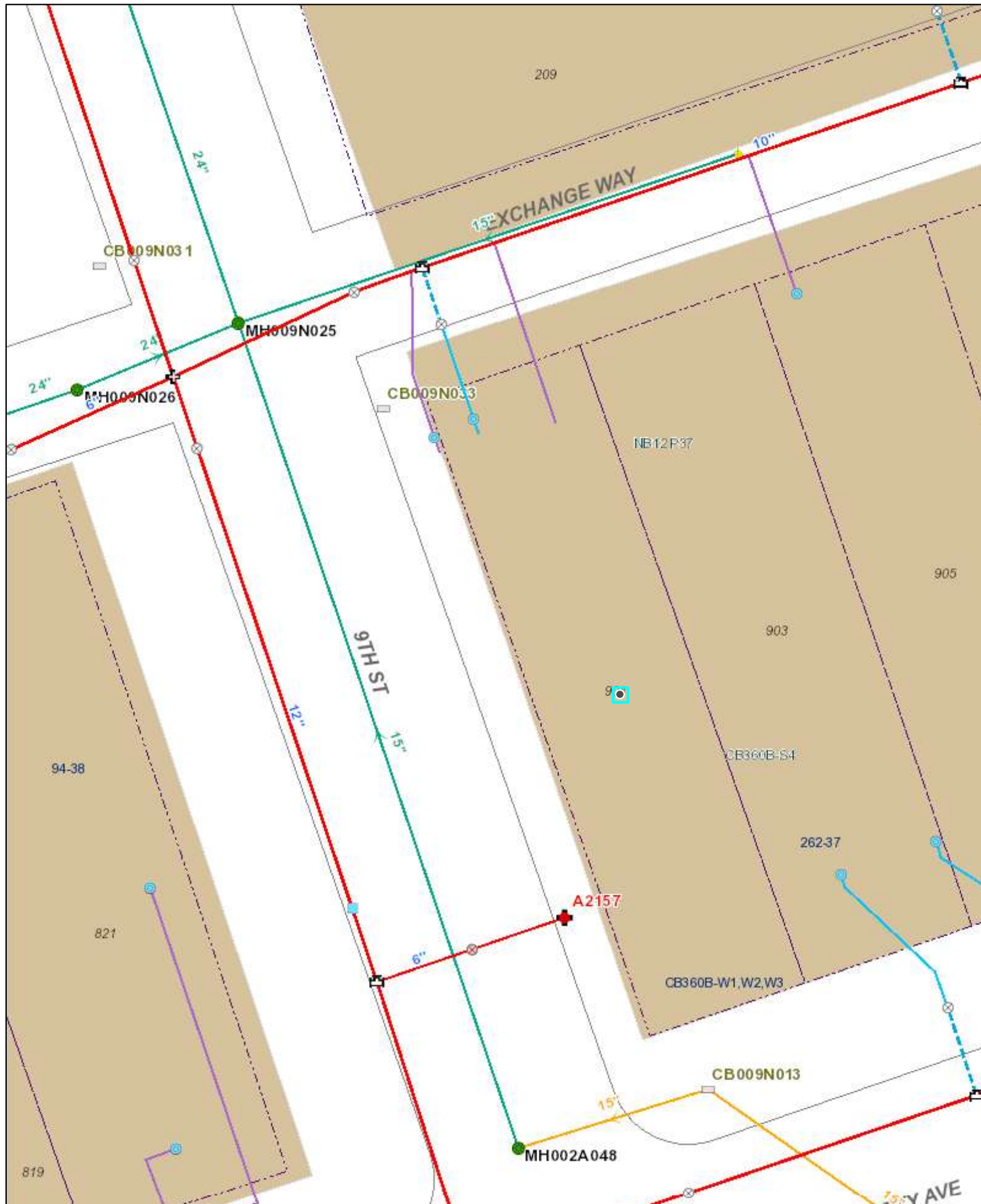
1. The Water Mapping (attached) indicates that there are no water facilities within the area of the proposed encroachment.
2. The Sewer Mapping (attached) indicates that there are no sewer facilities within the area of the proposed encroachment. Please note, Pittsburgh Water does not maintain records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

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

JAT



















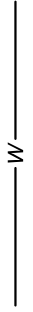
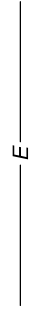
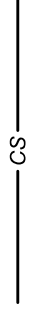
Attachment

901 Liberty Ave Encroachment



LEGEND

NOTE: LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE.

	EXISTING ROOF DRAIN
	EXISTING VENT
	EXISTING INLET
	EXISTING ABANDONED VALVE
	EXISTING CLEANOUT
	EXISTING WATER VALVE
	WATER BOX OR METER
	WATER CURB BOX
	EXISTING GAS VALVE
	GAS CURB BOX
	EXISTING LIGHT POLE
	COMBINATION SEWER MANHOLE
	ELECTRIC MANHOLE
	UNKNOWN MANHOLE
	EXISTING FIRE HYDRANT
	EXISTING FIRE DEPARTMENT CONNECTION
	EXISTING FIRE DEPARTMENT CONNECTION
	EXISTING TREE 1
	EXISTING WATER LINE
	EXISTING ELECTRIC LINE
	EXISTING COMBINATION SEWERLINE



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

June 18, 2025

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

RE: Encroachment: Underground Electric Vaults
Location: 901 Liberty Ave. (within 96th Street ROW)
Tax Map No. 09-N-62
2nd Ward, City of Pittsburgh

Dear Ms. Lucas:

This letter is in response to a request that Peoples Natural Gas Company (Peoples) received from Fahringer, McCarty Grey Inc., regarding encroachments of underground electric vaults located at the above-referenced location.

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

Peoples has no objection to the proposed encroachment.

Sincerely,

Jill Marie Groves

Jill Marie Groves
Land Department



TECHSER-PC

CFICHTER

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

9/23/2025

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

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

PRODUCER Liberty Insurance Agency 1910 Cochran Road Manor Oak Two Suite 800 Pittsburgh, PA 15220	CONTACT NAME: Cheryl Fichter PHONE (A/C, No, Ext): (412) 571-5700 272 FAX (A/C, No): (412) 571-9909 E-MAIL ADDRESS: cherylfichter@libertyins.com
	INSURER(S) AFFORDING COVERAGE INSURER A : USLI United States Liability Insurance Company INSURER B : INSURER C : INSURER D : INSURER E : INSURER F :
INSURED Technosystems Service Corp., 217 Ninth Street, LLC 903 Liberty Avenue, LLC Susa Real Estate Holdings, LLC 100 Beecham Drive Pittsburgh, PA 15205	NAIC # 25895

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

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

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PROJECT <input type="checkbox"/> LOC <input type="checkbox"/> OTHER:	X		GL1249992A	6/1/2025	6/1/2026	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 1,000,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ Excluded \$
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO OWNED AUTOS ONLY <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> DED <input type="checkbox"/> RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) <input type="checkbox"/> Y / N If yes, describe under DESCRIPTION OF OPERATIONS below		N / A				PER STATUTE <input type="checkbox"/> OTH-ER <input type="checkbox"/> E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

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

Re: Encroachment Permit for 901-903 Liberty Avenue

All coverages listed are subject to the terms, conditions and exclusions within the policies.

The City of Pittsburgh is an additional insured under the commercial general liability with respect to the referenced permit, if required by written contract executed prior to loss.

CERTIFICATE HOLDER

CANCELLATION

City of Pittsburgh 414 Grant Street Pittsburgh, PA 15219	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE