

December 15, 2022

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

**Re: Major Encroachment Permit  
Duquesne University – College of Osteopathic Medicine  
1305 Forbes Avenue  
Pittsburgh, Pennsylvania 15219**

Dear Director,

The proposed development is located along Forbes Avenue between Magee Street and Stevenson Street, in the 1<sup>st</sup> Ward in the City of Pittsburgh, Allegheny County, Pennsylvania. Duquesne University is proposing the development of an approximately 80,000 GSF building for the College of Osteopathic Medicine that will be owned and operated by the University.

As a result of the elevation change across the site and the stormwater management strategy implemented to satisfy PADEP and City of Pittsburgh requirements, two major encroachments result based on the site design. The first major encroachment is a series of bioretention tree pits approximately 5' x 20' located at the back of curb along Forbes Avenue, extending into the sidewalk. The second major encroachment is a site retaining wall proposed on the east side of the building implemented to account for grade change across the site and allow access points along Forbes Avenue and Watson Street. The proposed retaining wall will vary between 0-4' in height along the portion extending into the right-of-way.

Neither of the major encroachments listed above are anticipated to create issues pertaining to public safety or maintenance. The bioretention tree pits along Forbes Avenue will appear as typical tree pits with stormwater functionality and the portion of retaining wall within the right-of-way is set back off the sidewalk by approximately 20'.

Langan Engineering and Environmental Services, Inc. on behalf of Duquesne University believe these encroachments listed are necessary to comply with regulations set forth by the PADEP and City of Pittsburgh and do not pose any hazard to the public wellbeing.

Sincerely,

**Langan Engineering and Environmental Services, Inc.**



Paul Ceriani, PE,  
Senior Project Manager



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

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

Date 01/05/2023

Applicant Name Duquesne University

Property Owner's Name (if different from Applicant) \_\_\_\_\_

Address 600 Forbes Avenue, Pittsburgh, PA 15282

Phone Number: 412-576-9892 Alternate Phone Number: \_\_\_\_\_

Location of Proposed Encroachment: Forbes Avenue between Stevenson St and Magee St

Ward: 1 Council District: 6 Lot and Block 2-L-42

What is the properties zoning district code? UPR-A (zoning office 255-2241)

Planning/Zoning Case OneStop Number (if applicable) ZDR -2020-05391

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

Width of Existing Right-of-Way (sidewalk or street): \_\_\_\_\_ Varies (50.06'-77.21'; refer to attached survey)  
(Before encroachment)

Length of Existing Right-of-Way (sidewalk or street): \_\_\_\_\_ Refer to attached survey  
(Before encroachment)

Width of Proposed Encroachment: 7 Bioretention Tree Pits (5' wide each); retaining wall (1' wide) (Refer to included figures)

Length of Proposed Encroachment: 7 Bioretention Tree Pits (20' length each); retaining wall (10.4' long)  
(Refer to included figures)

Number of feet the proposed object will encroach into the ROW: 7 Bioretention Tree Pits (5' wide x 20' long)  
Retaining wall (1' wide x 10.4' long)

Description of encroachment: 7 Bioretention tree pits each 5'x20' incorporated into stormwater management design;  
Retaining wall to make up grade across site between Forbes Avenue and Watson St

Reason for application:

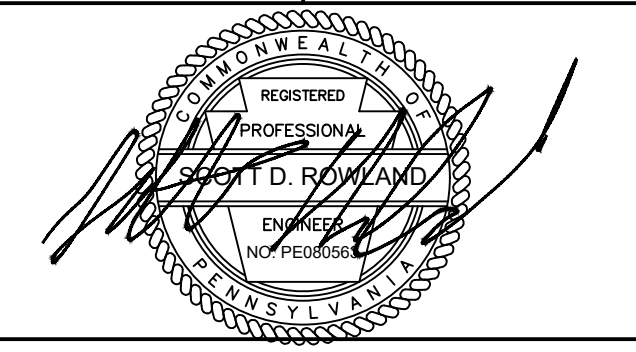
Coordination with Katherine Reed via email dated October 5th, 2022 clarifying the need for a major encroachment permit.

---

---



Drawn  
**NRK**  
Checked  
**SML**

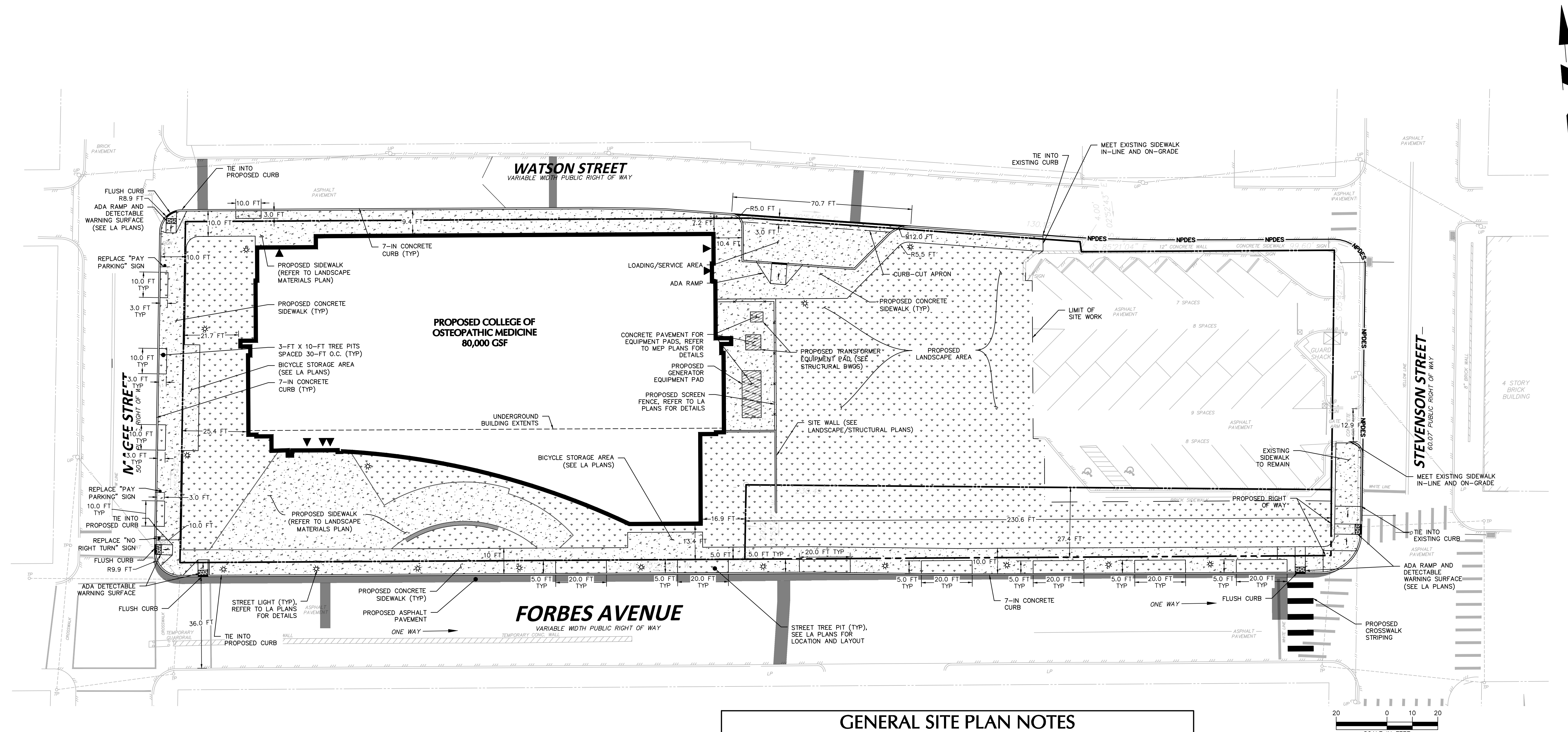


**DUQUESNE UNIVERSITY**



**DUQUESNE UNIVERSITY  
COLLEGE OF  
OSTEOPATHIC MEDICINE**

1323 Forbes Ave,  
Pittsburgh, PA 15219



**GENERAL SITE PLAN NOTES**

- EXISTING BOUNDARY AND TOPOGRAPHY INFORMATION IS BASED ON THE PLANS TITLED "PLAN OF PROPERTY DUQUESNE UNIVERSITY - BLOCK & LOT 2-L-42" PREPARED BY HAMPTON TECHNICAL ASSOCIATES, DATED 07-01-2019.
- THE CONTRACTOR SHALL FURNISH, INSTALL, TEST AND COMPLETE ALL WORK TO THE SATISFACTION OF THE ENGINEER AND OWNER IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR MEANS AND METHODS OF CONSTRUCTION. AS SUCH, THESE PLANS DO NOT COMPLETELY REPRESENT, NOR ARE THEY INTENDED TO REPRESENT, ALL SPECIFIC INSTRUCTIONS REQUIRED FOR SITEWORK CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE TO CONSTRUCT ALL IMPROVEMENTS DEPICTED ON THESE PLANS IN ACCORDANCE WITH ALL APPLICABLE RULES, REGULATIONS AND LAWS IN EFFECT AT THE TIME OF CONSTRUCTION.
- THE CONTRACTOR SHALL ACCEPT THE SITE AS IS. THE CONTRACTOR SHALL ASSESS CONDITIONS, AND THE KIND, QUALITY AND QUANTITY OF WORK REQUIRED. THE OWNER AND ENGINEER MAKE NO GUARANTEE IN REGARD TO THE ACCURACY OF ANY INFORMATION THAT WAS OBTAINED DURING INVESTIGATIONS. THE CONTRACTOR SHALL MAKE A THOROUGH SITE INSPECTION IN ORDER TO FIELD CHECK EXISTING SITE CONDITIONS, CORRELATE CONDITIONS WITH THE DRAWINGS, AND, RESOLVE ANY POSSIBLE CONSTRUCTION CONFLICTS WITH THE OWNER AND ENGINEER PRIOR TO COMMENCEMENT OF WORK. THE CONTRACTOR SHALL PERFORM ADDITIONAL TOPOGRAPHIC SURVEYS HE/SHE DEEMS NECESSARY, PROVIDED THEY ARE COORDINATED WITH THE OWNER. ANY CONDITIONS DETERMINED BY THE CONTRACTOR THAT DIFFER FROM THE INFORMATION SHOWN ON THE DRAWINGS THAT ARE NOT BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER PRIOR TO THE START OF WORK SHALL NOT BE CONSIDERED GROUNDS FOR ADDITIONAL PAYMENT OR CHANGES TO THE CONTRACT DURATION, OR ANY OTHER CLAIMS AGAINST THE OWNER OR OWNER'S ENGINEER.
- THE CONTRACTOR SHALL, WHEN HE/SHE DEEMS NECESSARY, PROVIDE A WRITTEN REQUEST FOR INFORMATION (RFI) TO THE OWNER AND/OR OWNER'S DESIGNATED REPRESENTATIVE, AND ENGINEER PRIOR TO THE CONSTRUCTION OF ANY SPECIFIC SITEWORK ITEM. THE RFI SHALL BE IN A FORM ACCEPTABLE TO OWNER AND/OR OWNER'S DESIGNATED REPRESENTATIVE, AND ENGINEER AND SHALL ALLOW FOR A MINIMUM OF THREE WORK DAYS FOR A WRITTEN REPLY. RFIS SHALL BE NUMBERED CONSECUTIVELY BY DATE SUBMITTED. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SITEWORK ITEMS CONSTRUCTED DIFFERENTLY THAN INTENDED OR AS DEPICTED ON THE PLANS.
- INFORMATION RELATED TO ELEVATIONS AND PROPOSED UTILITIES (SUCH AS ROADWAY GRADES, INVERT ELEVATIONS, RIM ELEVATIONS, GRATE ELEVATIONS, BUILDING FINISHED FLOOR ELEVATIONS, ETC.) MAY BE FOUND IN MORE THAN ONE LOCATION IN THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL SUFFICIENTLY REVIEW ALL PLANS, PROFILES AND ANY OTHER INFORMATION IN THE CONTRACT DOCUMENTS FOR CONSISTENCY PRIOR TO BID. ANY INCONSISTENCIES OR DISCREPANCIES THAT ARE FOUND BY THE CONTRACTOR OR HIS/HER ASSIGNS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER IN WRITING, IN THE FORMAT OF AN RFI PRIOR TO BID.
- THERE ARE ADDITIONAL NOTES, SPECIFICATIONS AND REQUIREMENTS CONTAINED THROUGHOUT THE PLAN SET AS WELL AS REFERENCES TO SPECIFICATIONS FROM APPLICABLE GOVERNING AUTHORITIES AND INDUSTRY STANDARDS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN, REVIEW AND ADHERE TO ALL THESE DOCUMENTS.
- CONTRACTOR IS SPECIFICALLY CAUTIONED THAT ALL CONSTRUCTION STAKEOUT FOR THIS PROJECT MUST BE COMPLETED FROM THE SITE SPECIFIC SURVEY CONTROL (HORIZONTAL AND VERTICAL) UPON WHICH THE DESIGN IS BASED. THE CONTRACTOR SHOULD NOT RELY ON OR RE-ESTABLISH SURVEY CONTROL BY GPS OR OTHER METHODS FOR USE IN CONSTRUCTION STAKEOUT OR ANY OTHER PURPOSE FOR THIS PROJECT. ANY DISCREPANCIES BETWEEN THE EXISTING HORIZONTAL OR VERTICAL DATA SHOWN ON THESE DRAWINGS AND THAT ENCOUNTERED IN THE FIELD MUST BE REPORTED TO THE DESIGN TEAM PRIOR TO CONSTRUCTION FOR RESOLUTION.
- PAVEMENT AFFECTED BY TRENCHING OR OTHER CONSTRUCTION ACTIVITIES SHALL BE RESTORED TO ITS ORIGINAL AND PROPER CONDITION.
- CONTRACTOR TO COORDINATE ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY WITH THE CITY OF PITTSBURGH DEPARTMENT OF PUBLIC WORKS.
- CONTRACTOR TO REFER TO MATERIAL MANAGEMENT PLAN PREPARED BY INTERTEK PSI FOR SITE SOIL MANAGEMENT AND DISPOSAL REQUIREMENTS. CONTRACTOR TO REFER TO INTERTEK PSI ACT II PERMIT DOCUMENTS FOR ENVIRONMENTAL SITE CAP REQUIREMENTS.

**LEGEND**

	EXISTING	PROPOSED
ROW BOUNDARY	---	---
BUILDING LINE	///	---
SITE WORK LIMIT	---	---
PROPOSED FUTURE B.F.T. CURB LINE	---	---
BASEMENT LINE	---	---
CONCRETE CURB	---	---
CONCRETE APRON	---	---
FENCE LINE	---	---
DOOR	---	---
SITE LIGHT	---	---
STREET SIGN	---	---
CONCRETE SIDEWALK	---	---
CONCRETE PAVEMENT FOR EQUIPMENT PADS	---	---
LANDSCAPED AREA	---	---
ADA DETECTABLE WARNING SURFACE	---	---
PROPOSED ASPHALT PAVEMENT	---	---

**KEYPLAN**

Number	Date	Issued For

**SITE PLAN**

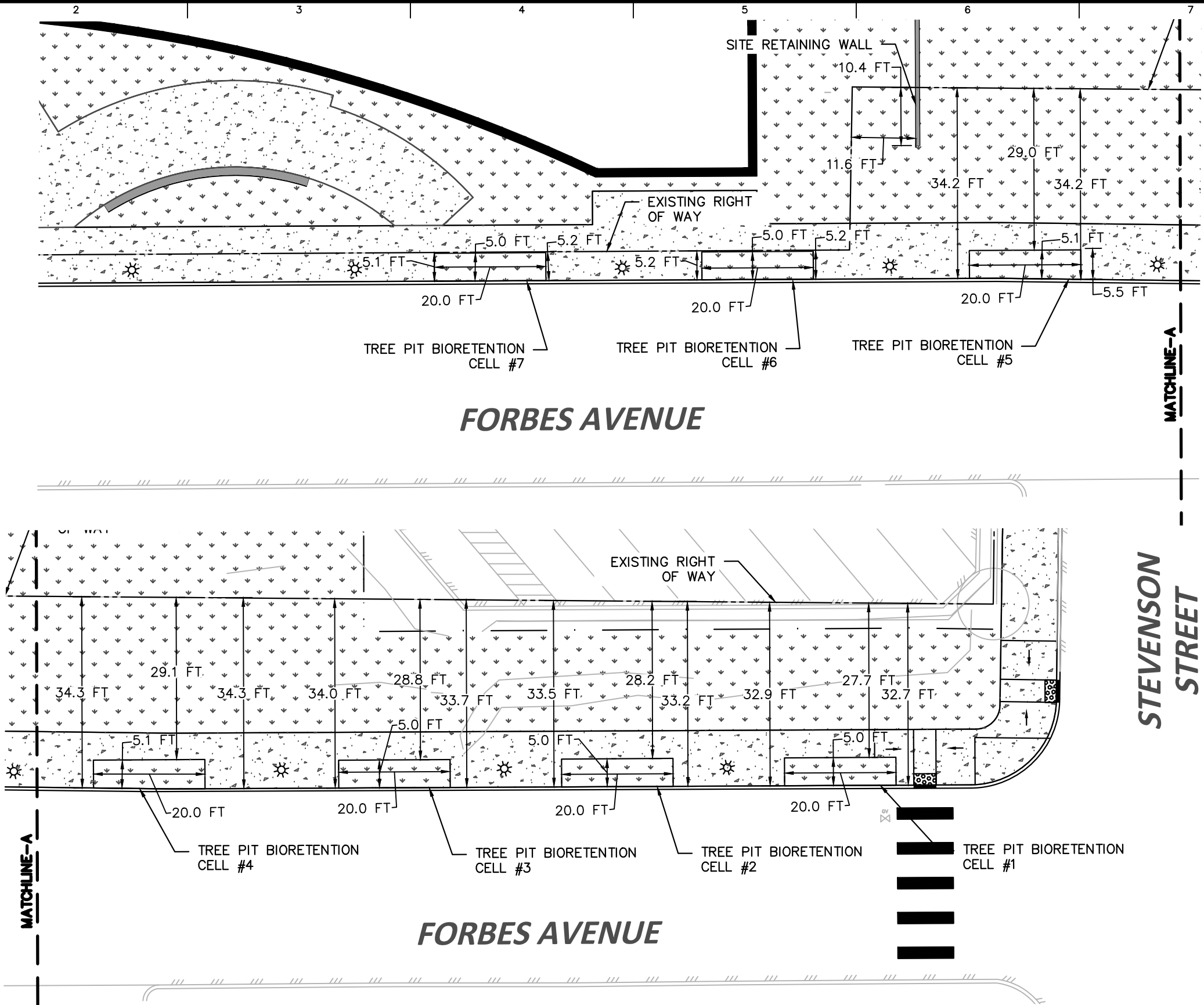
Date: **05/12/2021**  
Scale: **1" = 20'**  
Proj. Number: **250110101**  
Drawing Number: **CS101**

© 2019 The S/L/A/M Collaborative, Inc. n:\conf\p11\10110101\Project Data\CS101\101010101\Project Data\CS101\101010101.dwg Date: 12/02/2021 Time: 13:23 User: jrenee Style Table: Langan.sst Layout: 25011010101.dwg

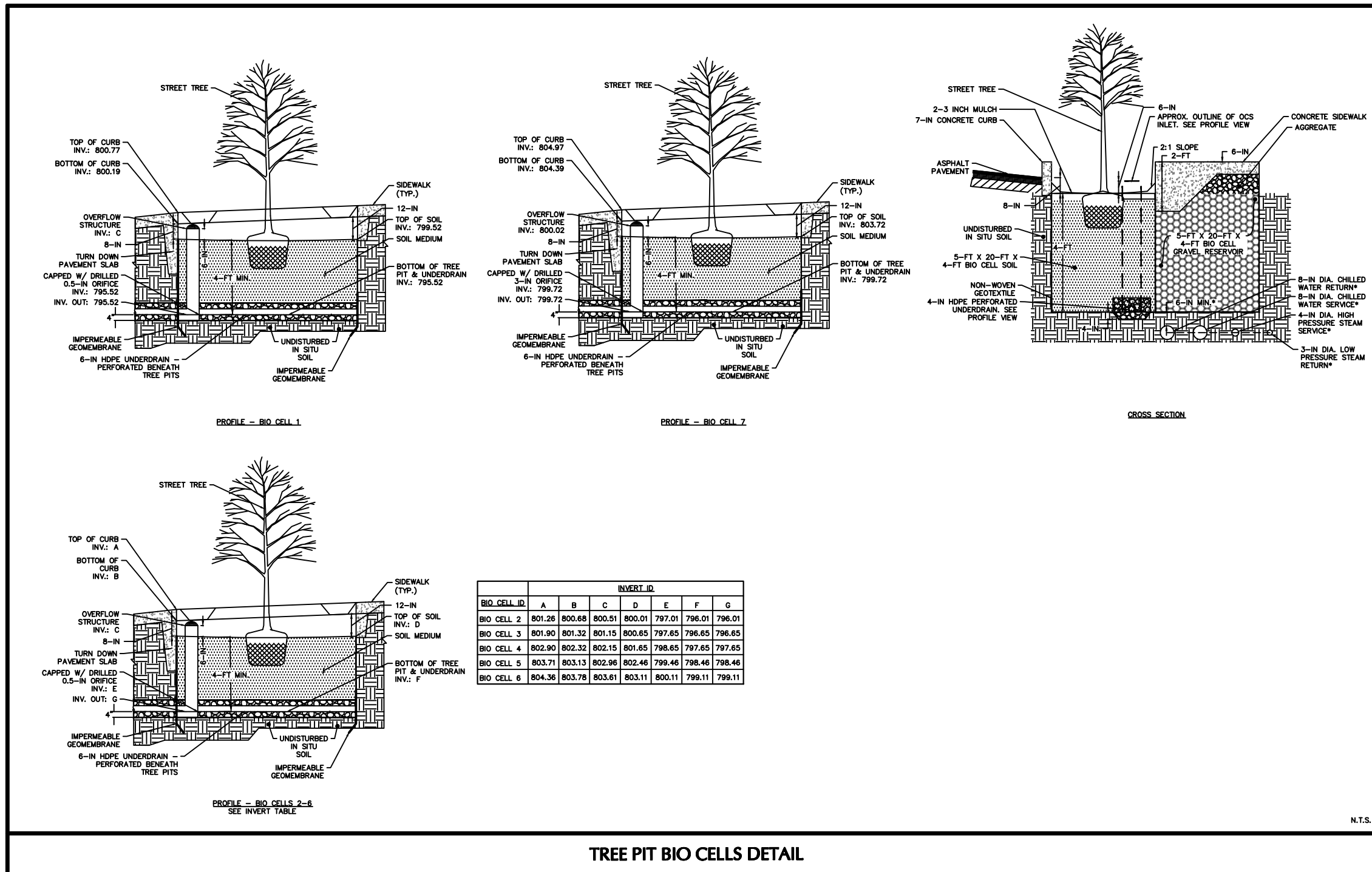








<b>LANGAN</b> Langan Engineering and Environmental Services, Inc. 2400 Ansys Drive, Suite 403 Canonsburg, PA 15317 T: 724.514.5100 F: 724.514.5101 www.langan.com	Project <b>DUQUESNE UNIVERSITY COLLEGE OF OSTEOPATHIC MEDICINE</b> PARCEL 02-L-42 PITTSBURGH ALLEGHENY PENNSYLVANIA	Drawing Title <b>ENCROACHMENT FIGURE (MAJOR)</b>	Project No. 250110101	Figure <b>1</b>
			Date 12/05/2022 Drawn By AH Checked By PJC	



**TREE PIT BIO CELLS DETAIL**

**LANGAN**  
Langan Engineering and Environmental Services, Inc.  
2400 Ansys Drive, Suite 403  
Canonsburg, PA 15317  
T: 724.514.5100 F: 724.514.5101 www.langan.com

Project  
**DUQUESNE UNIVERSITY COLLEGE OF OSTEOPATHIC MEDICINE**  
PARCEL 02-L-42  
PITTSBURGH  
ALLEGHENY PENNSYLVANIA

Drawing Title  
**ENCROACHMENT FIGURE (MAJOR)**

Project No.  
250110101  
Date  
12/05/2022  
Drawn By  
AH  
Checked By  
PJC

Figure  
**2**



1

2

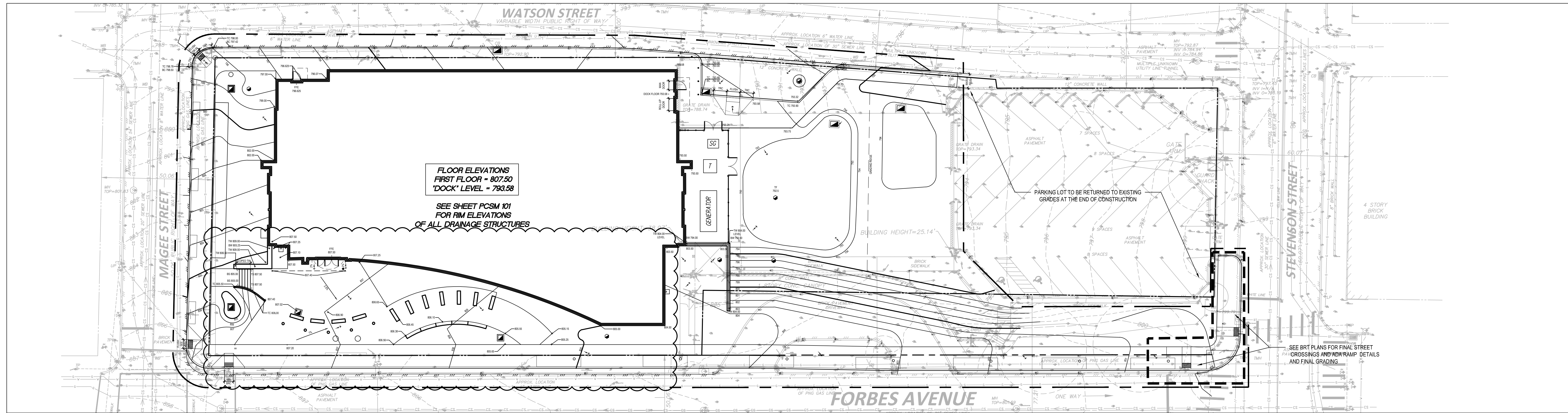
3

4

5

A

B

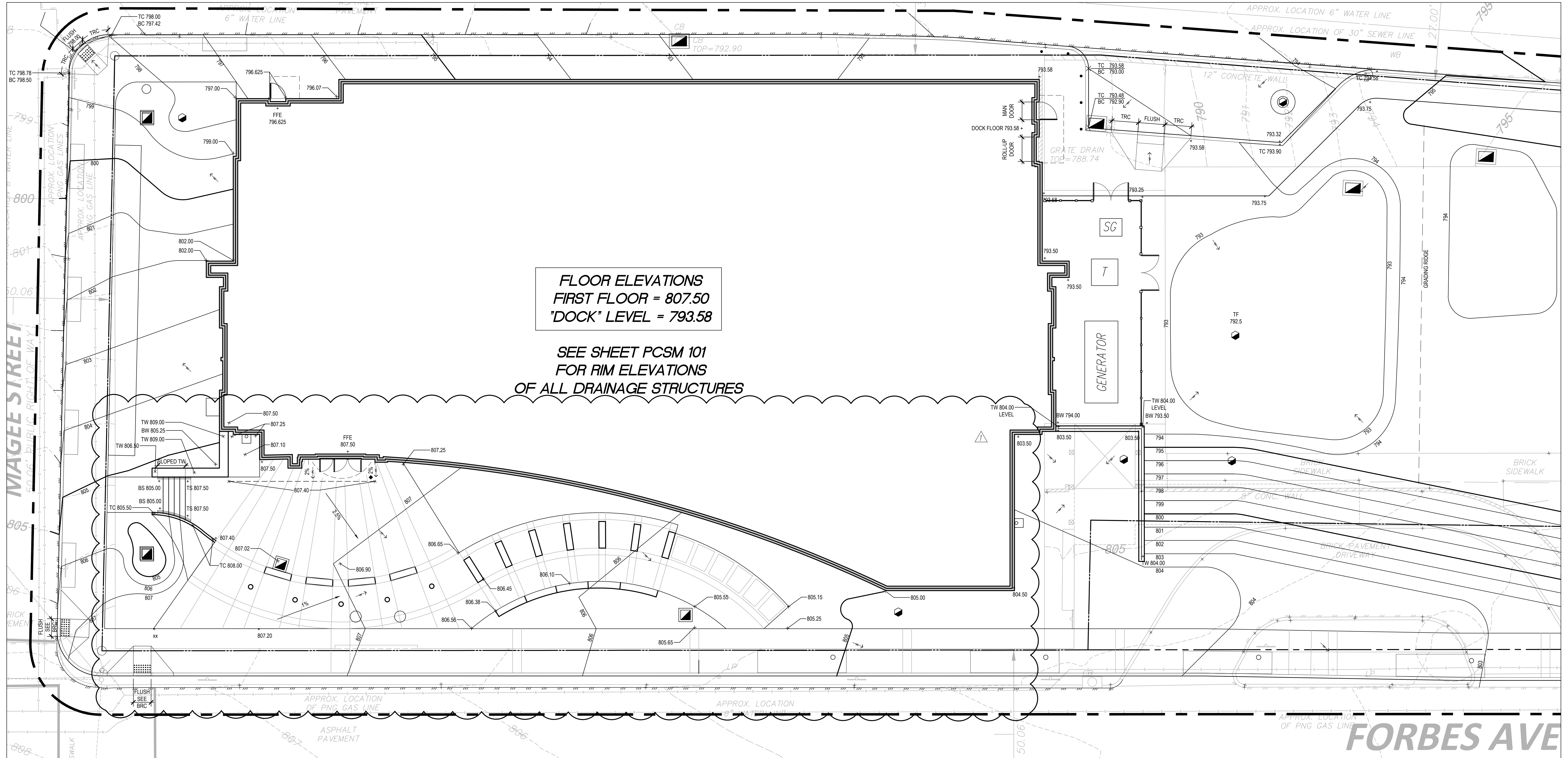


**1** OVERALL GRADING PLAN  
 T-20'

C

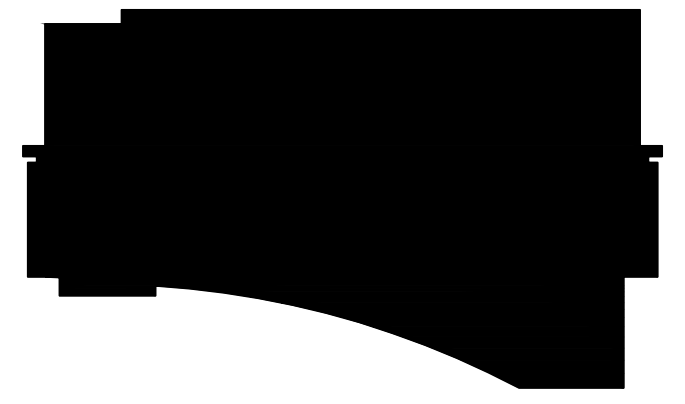
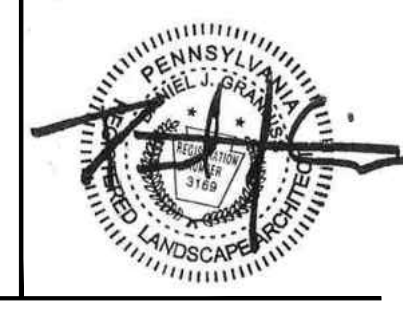
D

E



**2** SITE GRADING ENLARGEMENT  
 T-10'

Drawn	RCD
Checked	RCD



**KEYPLAN**

Number	Date	Issued For
10/27/2021	03/08/2021	MODIFICATION #1 NPKES PERMIT SET

**SITE  
 GRADING**

C:\Users\jpkro\OneDrive - SLAM\DUQUESNE\Site\2307\_SiteGrading.dwg October 27, 2021 - 5:11 PM



**To:** Kim Lucas, Acting Director of the Department of Mobility and Infrastructure  
**From:** William J. Pickering, PWSA Chief Executive Officer  
**Date:** 07/20/2023  
**Subject:** Proposed Encroachment at 1305 Forbes Avenue, Pittsburgh, PA 15219

The following is in response to the proposed Encroachment request at  
1305 Forbes Avenue, Pittsburgh, PA 15219 with the following scope of work:

Encroachment permits to allow for installation of proposed bio-retention tree pits within the Forbes Avenue Right-of-way, and construction of a retaining wall extending from the project parcel into a 27-ft section of the subject parcel to be conveyed to the City as a proposed right-of-way. Project is also pursuing a minor encroachment permit for right-of-way plantings, bollards within the Watson Alley sidewalk, and porous pavement covers on proposed Magee Street tree pits. Encroachment permits are in support of construction of Duquesne University's new College of Osteopathic Medicine (+/- 80,000 GSF institutional building)

There are no known PWSA waterlines within the area of the proposed encroachment.

There are no known PWSA sewerlines within the area of the proposed encroachment that will be impacted during construction of project. Please note, PWSA does not maintain records of sewer service laterals and the property owner is responsible for maintenance. We cannot confirm if the private service lateral will be affected.

PWSA will require that the proposed water and sewer services will acquire a PWSA development permit prior to construction.

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





**Jill Marie Groves**  
TEL 412.258.4691  
MOBILE 412.588.4219  
[jill.groves@peoples-gas.com](mailto:jill.groves@peoples-gas.com)

January 27, 2023

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

RE: Encroachment: Storm Management Tree Pits & Retaining Wall  
Block & Lot: 2-L-42  
1323 Forbes Ave  
1<sup>st</sup> Ward, City of Pittsburgh

Dear Ms. Lucas:

This letter is in response to a request that Peoples Natural Gas Company (Peoples) received from Langan Engineering and Environmental Services Inc., regarding an encroachment for proposed storm management tree pits and a retaining wall. Peoples has reviewed this request and are working with Duquesne University at this location to relocate our gas mainline to accommodate their project. The mainline relocation is scheduled to tentatively begin construction in June, 2023. Upon completion of our pipeline relocation, Peoples will have no issues for the proposed storm management tree pits and retaining wall as per the plans submitted.

Based on the drawings 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





**January 23,2023**

**Brian Ralston  
DOMI  
CITY OF PITTSBURGH  
611 2<sup>ND</sup> AVE  
PITTSBURGH, PA 15219**

**Re: ENCROACHMENT**

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

This is in response to your request for Verizon Pennsylvania to investigate if there is any impacts to Verizon facilities by the existing parking area at **1323 Forbes Ave.** According to the drawings provided, Verizon does not have facilities in this encroachment area. Verizon will have no objections.

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

Sincerely

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





# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

12/12/2022

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).

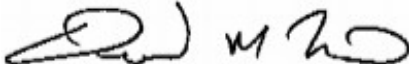
<b>PRODUCER</b> Arthur J. Gallagher Risk Management Services, Inc. 4000 Midlantic Drive Suite 200 Mount Laurel NJ 08054	<b>CONTACT NAME:</b> Leah Light	
	<b>PHONE (A/C, No. Ext):</b>	<b>FAX (A/C, No):</b>
<b>E-MAIL ADDRESS:</b> Leah_Light@ajg.com		
<b>INSURER(S) AFFORDING COVERAGE</b>		<b>NAIC #</b>
<b>INSURER A:</b> United Educators Ins, a Reciprocal Risk Retention		10020
<b>INSURED</b> Duquesne University 302 Old Main 600 Forbes Ave. Pittsburgh PA 15282	<b>INSURER B:</b>	
	<b>INSURER C:</b>	
	<b>INSURER D:</b>	
	<b>INSURER E:</b>	
	<b>INSURER F:</b>	

**COVERAGES** **CERTIFICATE NUMBER:** 303347557 **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"/> <b>COMMERCIAL GENERAL LIABILITY</b> <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:	Y		U78-321	7/1/2022	7/1/2023	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 1,000,000 MED EXP (Any one person) \$ 1,000,000 PERSONAL & ADV INJURY \$ Included GENERAL AGGREGATE \$ 3,000,000 PRODUCTS - COMP/OP AGG \$ Included \$
	<b>AUTOMOBILE LIABILITY</b> <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	<b>UMBRELLA LIAB</b> <input type="checkbox"/> OCCUR <b>EXCESS LIAB</b> <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$
	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A				<input type="checkbox"/> PER STATUTE <input type="checkbox"/> OTHER 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)**  
 City of Pittsburgh is included as Additional Insured as respects the General Liability policy, pursuant to and subject to the policy's terms, definitions, conditions and exclusions.

<b>CERTIFICATE HOLDER</b>  City of Pittsburgh 611 Second Ave Pittsburgh PA 15219	<b>CANCELLATION</b>  SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	<b>AUTHORIZED REPRESENTATIVE</b> 

© 1988-2015 ACORD CORPORATION. All rights reserved.