



CITY OF PITTSBURGH

Department of Mobility and Infrastructure

William Peduto, Mayor

Karina Ricks, Director

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

Before application can be filed, anyone affiliated with this application must submit a tax & fine clearance statement. This statement must be signed off by all listed in the attached Ordinance. This information request is from City Code 416.03C. (see page 3)

Date 05/28/2019

Name Michael Chiappetta

Address US Steel Tower, Floor 60, 600 Grant Street, Pittsburgh, Pa 15219

Home Phone Number: NA Business Phone Number: 412-864-4013

Pager Number: NA Cell Phone Number: 412-735-1182

Location of Proposed Encroachment: 1622 Locust Street, Pittsburgh, PA 15219

Ward: 1 Council District: 6

Lot and Block What is the properties zoning code? (zoning office 255-2235) 2-M-310, EMI district

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

Width of Existing Right-of-Way (sidewalk or street): 12.6 Feet (Before encroachment)

Length of Existing Right-of-Way (sidewalk or street): 8 Feet (Before encroachment)

Width of Proposed Encroachment: 12.6 Feet

Length of Proposed Encroachment: 8 Feet

Reason for application: Utility tunnel connection from proposed building to existing district energy plant utilities located underground on Locust Street

*****PLEASE ATTACH ALL ADDITIONAL INFORMATION*****



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Location of Proposed Encroachment: 1622 Locust Street, Pittsburgh, PA 15219

Ward: 1 Council District: 6

Lot and Block What is the properties zoning code? (zoning office 255-2235) 2-M-310, EMI district

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

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

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

Width of Proposed Encroachment: 5'-0"

Length of Proposed Encroachment: 20'-0"

Reason for application: Tree Pits are within Right-of-Way (sidewalk) along the following streets; Locust Street, Van Braam Street, and Marion Street

*****PLEASE ATTACH ALL ADDITIONAL INFORMATION*****



CITY OF PITTSBURGH

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Upon completion of the building, how many people will the structure accommodate? Occupant Load = 4,600

As a result of this encroachment, will the project create jobs and if so how many? Yes, To be Determined

I have enclosed a picture or drawing of the proposed structure to be placed on the site of the encroached property. (No Larger than 8" X 11")

If there are abutting property owners, *I have enclosed the petition (attached at the end of the application)* received at the time of the application containing signatures of all adjacent property owners.

This petition has been *witnessed and notarized.*

I have enclosed a copy of the specifications. (No Larger than 8" X 11")

I have enclosed a copy of a survey or plot plan of the property.

REMEMBER TO ATTACH ALL ADDITIONAL INFORMATION. (*ie.: Letter to the Director, Insurance forms (these are due when the encroachment is approved), maps, specs, drawings, petitions, a check for \$150.00 payable to Treasurer City of Pittsburgh).*)

For Office Use:

Check for \$150.00 Received Plot Plan or Survey

Received Required Insurance Petition signed and notarized N/A

Received detailed map of proposed encroachment

Received drawing or picture of completed project

Received picture of proposed encroached property

Received signed, notarized Petition, if there are abutting property owners N/A

All tax information in compliance delinquent



Date: June 28, 2019
Project: UPMC Vision and Rehabilitation at
UPMC Mercy
To: Karina Ricks, Director
Department of Mobility & Infrastructure
611 Second Avenue
Pittsburgh PA 15219
From: Ryan Gorscak
Project Manager
IKM architecture
11 stanwix street, suite 2200
pittsburgh, pa 15222
rgorscak@ikminc.com
Subject: Encroachment Permit Request Letter
Utility Tunnel
CC: IKM: Ryan Gorscak
HOK: Wayne Nickles
UPMC: Mike Chiappetta
Massaro: Ed Elinski

Dear Ms. Ricks,

On behalf of our client, UPMC, we are submitting this encroachment permit request for a utility tunnel within the Right of Way along Locust Street. The location of the utility tunnel is shown on the attached drawings. The purpose of the utility tunnel is to provide a serviceable connection point for the utilities coming from the District Energy Plant (NRG) in the street to our proposed building.

Sincerely,

A handwritten signature in black ink that reads "Ryan Gorscak".

Ryan Gorscak, AIA
IKM Incorporated
Project Manger

Attachments:

Encroachment Permit Application
Check – Treasurer, City of Pittsburgh
Rendering of Proposed Structure (8.5 x 11)
Drawings to illustrate proposed encroachment



Date: June 28, 2019
Project: UPMC Vision and Rehabilitation at UPMC Mercy
To: Karina Ricks, Director
Department of Mobility & Infrastructure
611 Second Avenue
Pittsburgh PA 15219
From: Ryan Gorscak
Project Manager
IKM architecture
11 Stanwix Street, Suite 2200
Pittsburgh, PA 15222
Subject: Encroachment Permit Request Letter
Tree Pits
CC: IKM: Ryan Gorscak
HOK: Wayne Nickles
UPMC: Mike Chiappetta
Massaro: Ed Elinski

Dear Ms. Ricks,

On behalf of our client, UPMC, we are submitting this encroachment permit request for tree pits within the Right of Way along Marion Street, Locust Street, and Van Braam Street. The location of the tree pits as shown on the attached drawings have been reviewed by the Department of City Planning through both the Institutional Masterplan Review and Planning Commission Review process. The purpose of the tree pits is to provide stormwater management, reduce heat island effect along the sidewalk, and enhance the greenspace bordering the site. The trees are also a requirement of the new Ecoinnovation Zoning District.

Sincerely,

A handwritten signature in black ink, appearing to read 'Ryan Gorscak', with a long horizontal flourish extending to the right.

Ryan Gorscak, AIA
IKM Incorporated
Project Manager

Attachments:

Encroachment Permit Application
Check – Treasurer, City of Pittsburgh
Rendering of Proposed Structure (8.5 x 11)
Drawings to illustrate proposed encroachment

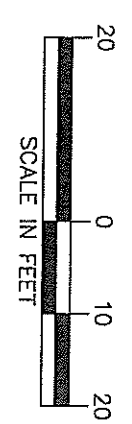
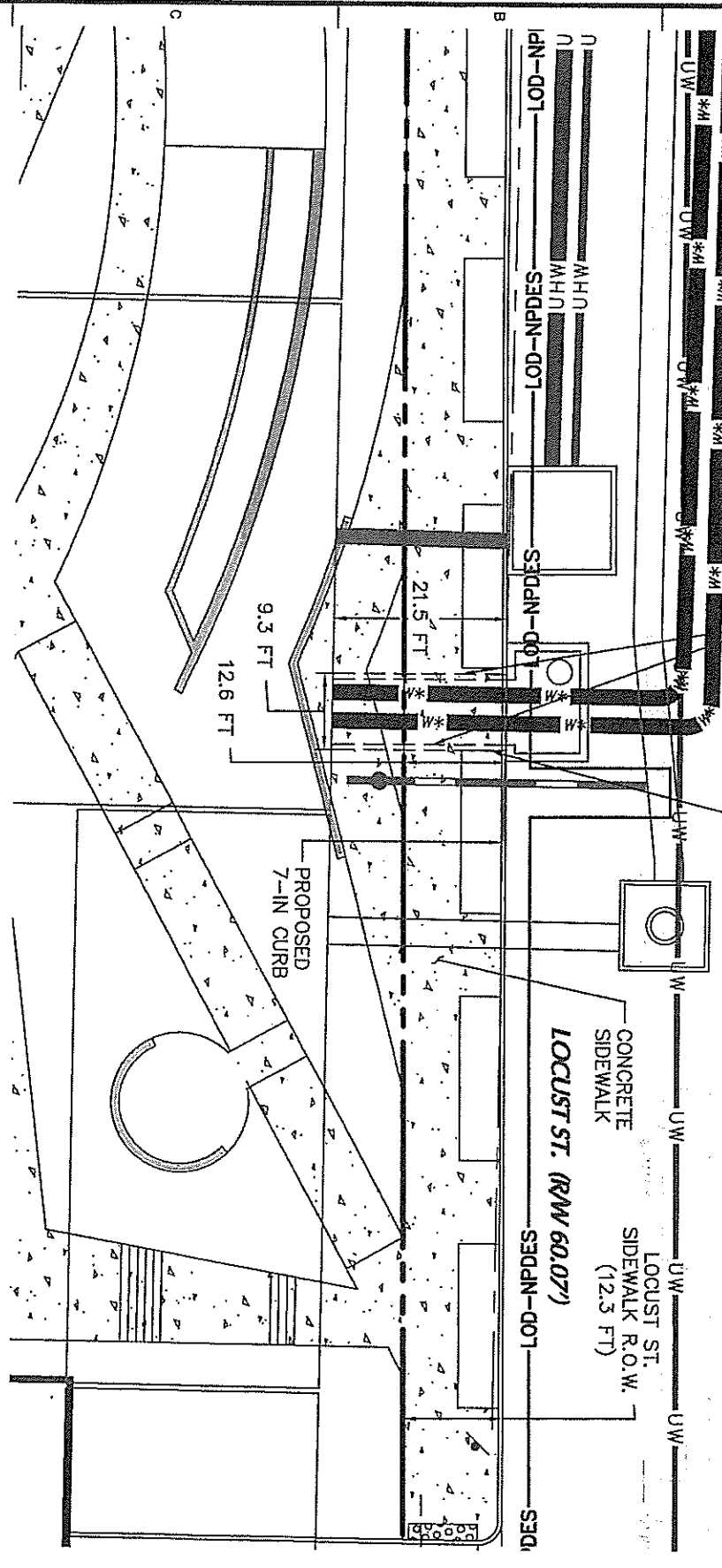


UPMC VISION AND REHABILITATION AT UPMC MERCY

R/W

1 2 3 4 5

PROPOSED UTILITY TUNNEL
SEE STRUCTURAL DRAWINGS FOR DEPTH, COVER, AND TUNNEL MATERIAL INFORMATION



LANGAN
Langan Engineering and
Environmental Services, Inc.
2400 Arroyo Drive, Suite 403
Carrollburg, PA 15317

T: 724.514.5100 F: 724.514.5101 www.langan.com

Project
**UPMC VISION AND
REHABILITATION AT UPMC
MERCY**
1522 LOCUST STREET
PITTSBURGH, PENNSYLVANIA

Drawing Title
**ENCROACHMENT PERMIT
- LOCUST ST. UTILITY
TUNNEL**

Project No.	250047801
Date	MAY 2019
Drawn By	MHC
Checked By	SME

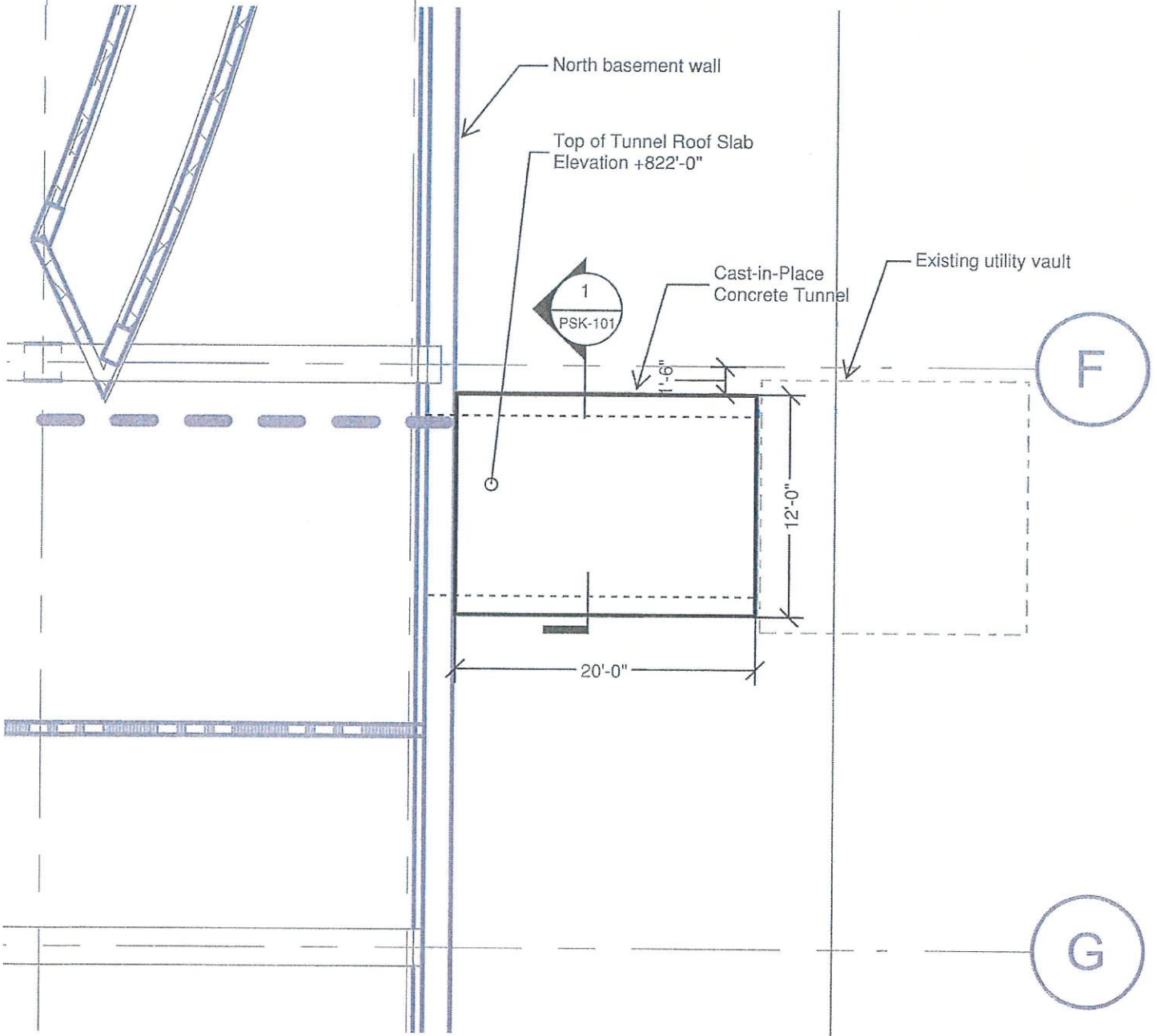
Drawing No.
FIG. 1

Sheet 1 of 1

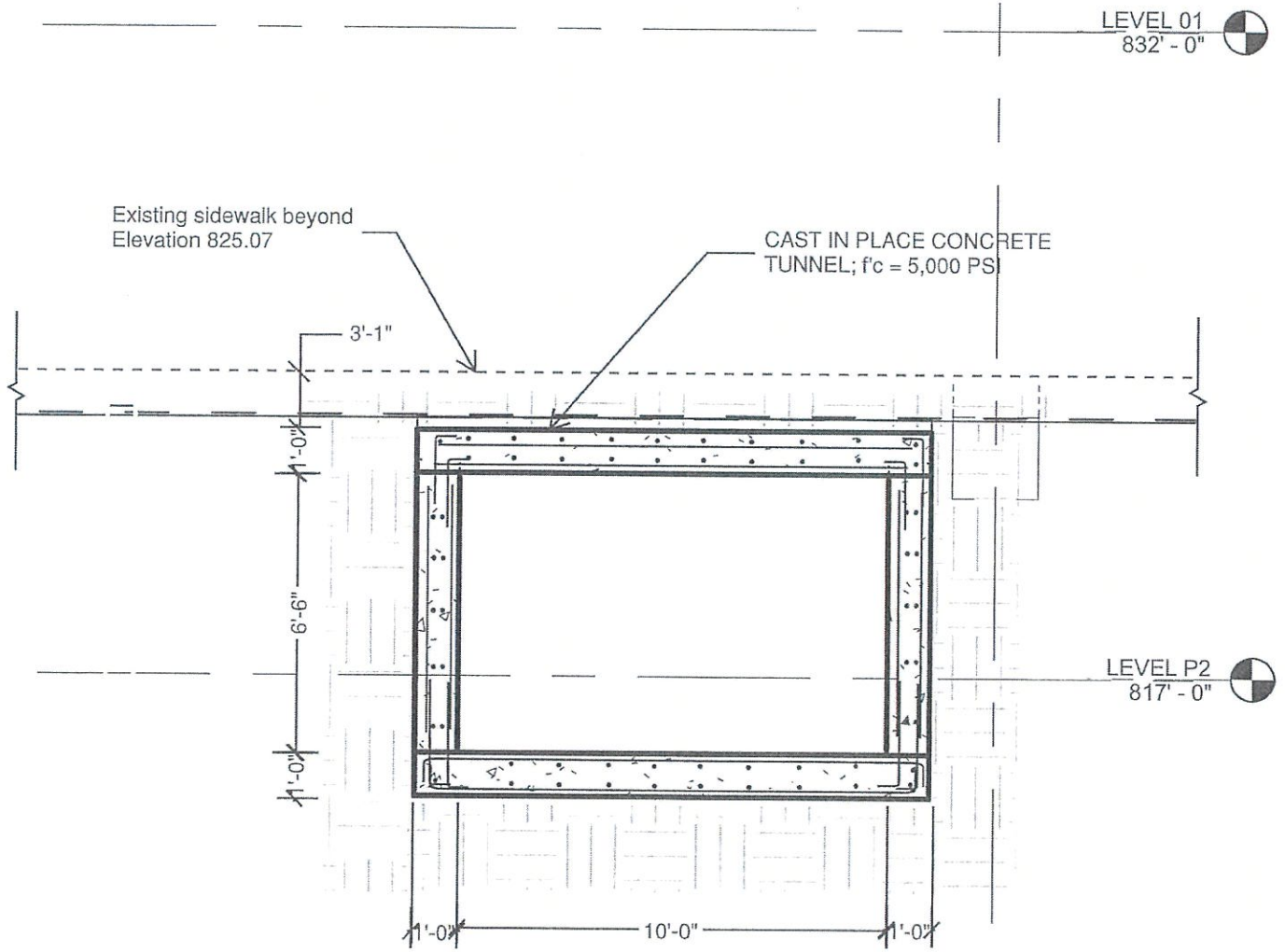


2

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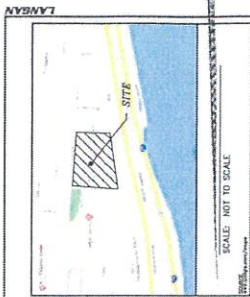


Project: UPMC Vision and Rehabilitation Hospital at UPMC Mercy	Consultant: Hellmuth, Obata & Kassabaum, Inc. 	Drawing Title/SK-RF/#: Tunnel Roof Plan		
		Package #:	RF#:	
	Subconsultant:	Drawing Reference #:	Revision #:	Scale: NA
		Date: MM/DD/YY 05/23/19		Discipline Sketch #: PSK-100



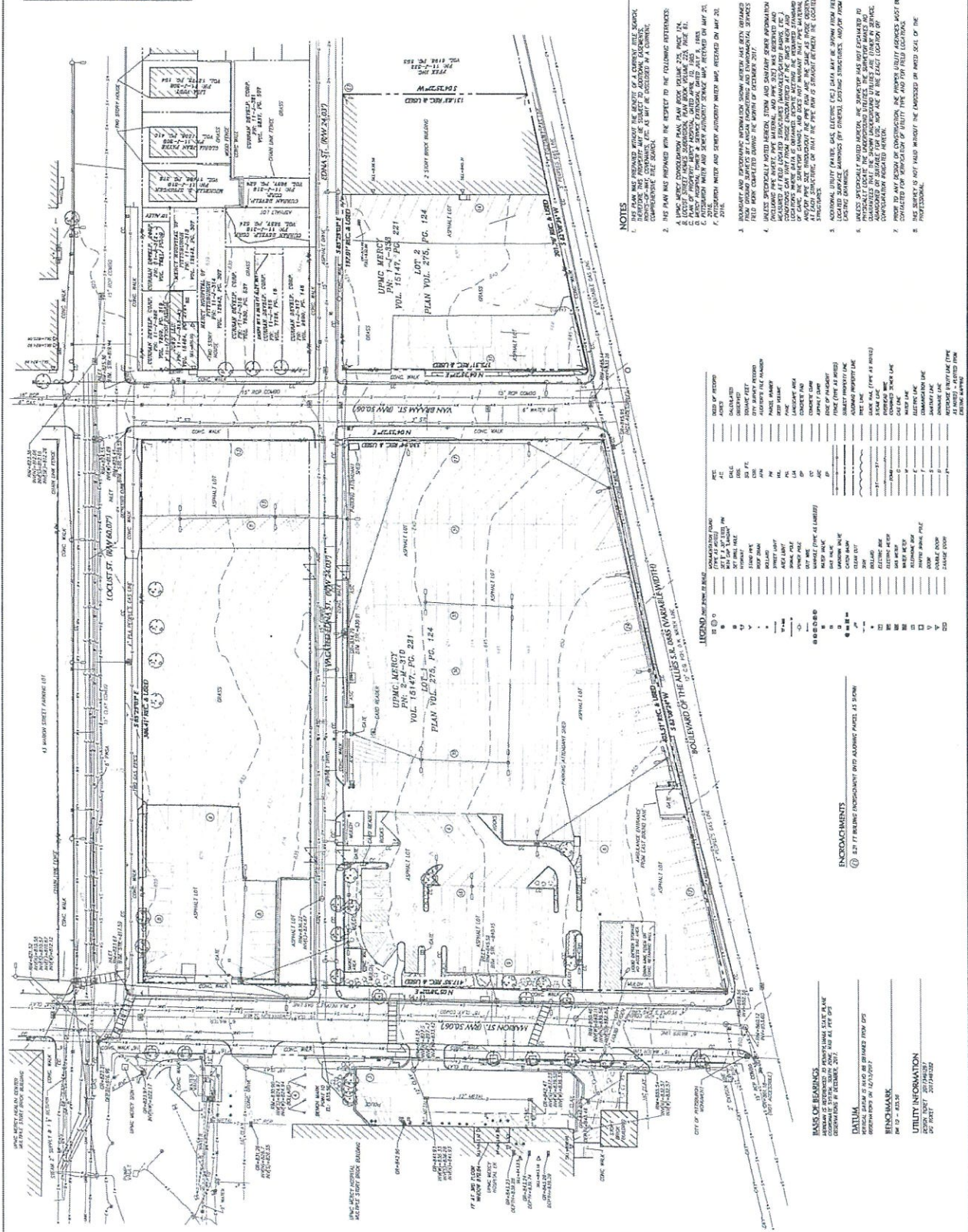
1 TYPICAL TUNNEL CROSS SECTION

Project: UPMC Vision and Rehabilitation Hospital at UPMC Mercy	Consultant: Hellmuth, Obata & Kassabaum, Inc. 	Drawing Title/SK-RFI#: Typical Tunnel Section		
		Package #: 	RFI#: 	
	Subconsultant: 	Drawing Reference #: 	Revision #: 	Scale: NA
		Date: MM/DD/YY 05/24/2019		Discipline Sketch #: PSK-101



PROJECT NO. 23007601

LANSBAN



Date	Description	No.
REVISIONS		

LANGAN
 CIVIL ENGINEERING & SURVEYING
 1000 EAST 10TH AVENUE, SUITE 100
 PITTSBURGH, PA 15213
 PHONE: 412-261-1414
 FAX: 412-261-1415
 WWW.LANGAN.COM

UPMC MERCY
 PROJECT NO. 23007601
 DRAWING NO. VL101

BOUNDARY & TOPOGRAPHIC SURVEY

DATE: 01/23/2018
 DRAWN BY: JMM
 CHECKED BY: JMM
 SUBMITTED DATE: 01/23/2018

NOTES

- THIS PLAN WAS PREPARED FROM THE RESULTS OF A CURRENT FIELD SURVEY. THE SURVEY WAS CONDUCTED ON 01/23/2018. THE SURVEY DATA IS BASED ON THE FOLLOWING REFERENCES:
 - LOCAL PROPERTY RECORDS, PITTSBURGH, PA, BOOK 1200, PAGE 275, PG. 14.
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- THIS PLAN WAS PREPARED WITH THE RESPECT TO THE FOLLOWING REFERENCES:
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- PROPERTY AND SURVEY INFORMATION SHOWN ON THIS PLAN WAS OBTAINED FROM THE FOLLOWING SOURCES:
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- UNLESS SPECIFICALLY NOTED OTHERWISE, STORM AND SANITARY SEWER INFORMATION IS BASED ON THE FOLLOWING REFERENCES:
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LEGEND

SYMBOL	DESCRIPTION
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②	ADJUSTED POINT
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ENCROACHMENTS

① 2 FT WALKING ENCROACHMENT AND ADJACENT PAVES AS SHOWN

DATE
 01/23/2018

BY
 JMM

CHECKED BY
 JMM

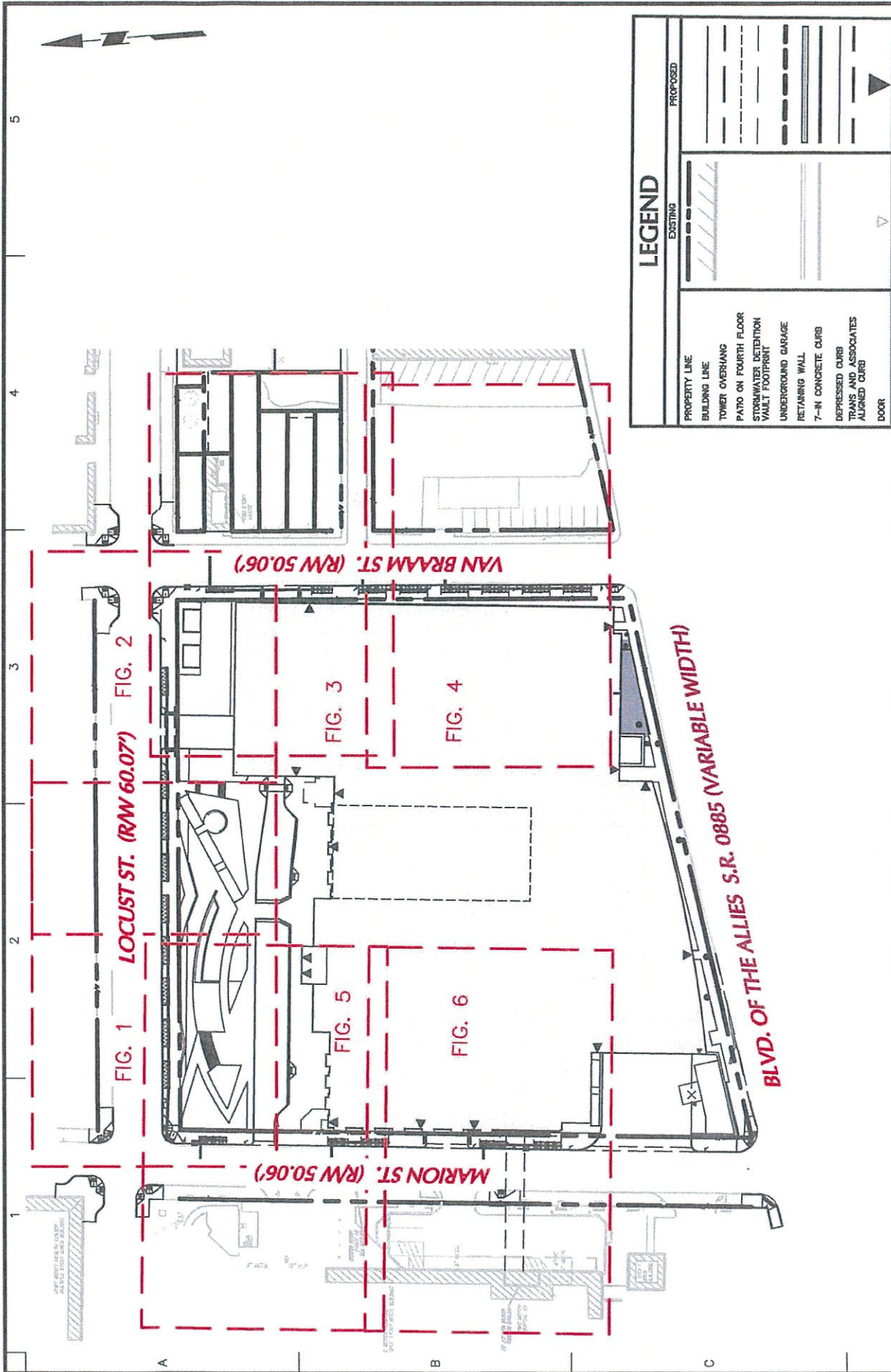
SCALE
 AS SHOWN

UTILITY INFORMATION

AS SHOWN ON THE SURVEY DRAWING

ENCROACHMENTS

AS SHOWN ON THE SURVEY DRAWING



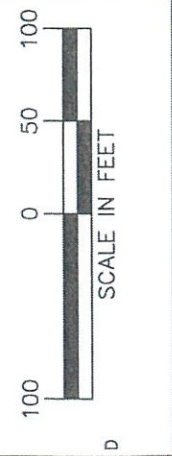
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BUILDING LINE	BUILDING LINE
TOWER OVERHANG	TOWER OVERHANG
PATIO ON FOURTH FLOOR	PATIO ON FOURTH FLOOR
STORMWATER DETENTION VAULT FOOTPRINT	STORMWATER DETENTION VAULT FOOTPRINT
UNDERGROUND GARAGE	UNDERGROUND GARAGE
RETAINING WALL	RETAINING WALL
7-IN CONCRETE CURB	7-IN CONCRETE CURB
DEPRESSED CURB	DEPRESSED CURB
TRANS AND ASSOCIATES	TRANS AND ASSOCIATES
ALIGNED CURB	ALIGNED CURB
DOOR	DOOR

Project No.	250047601
Date	MAY 2019
Drawn By	MMC
Checked By	SML

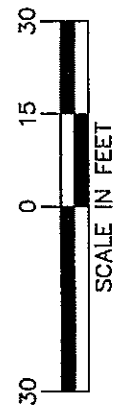
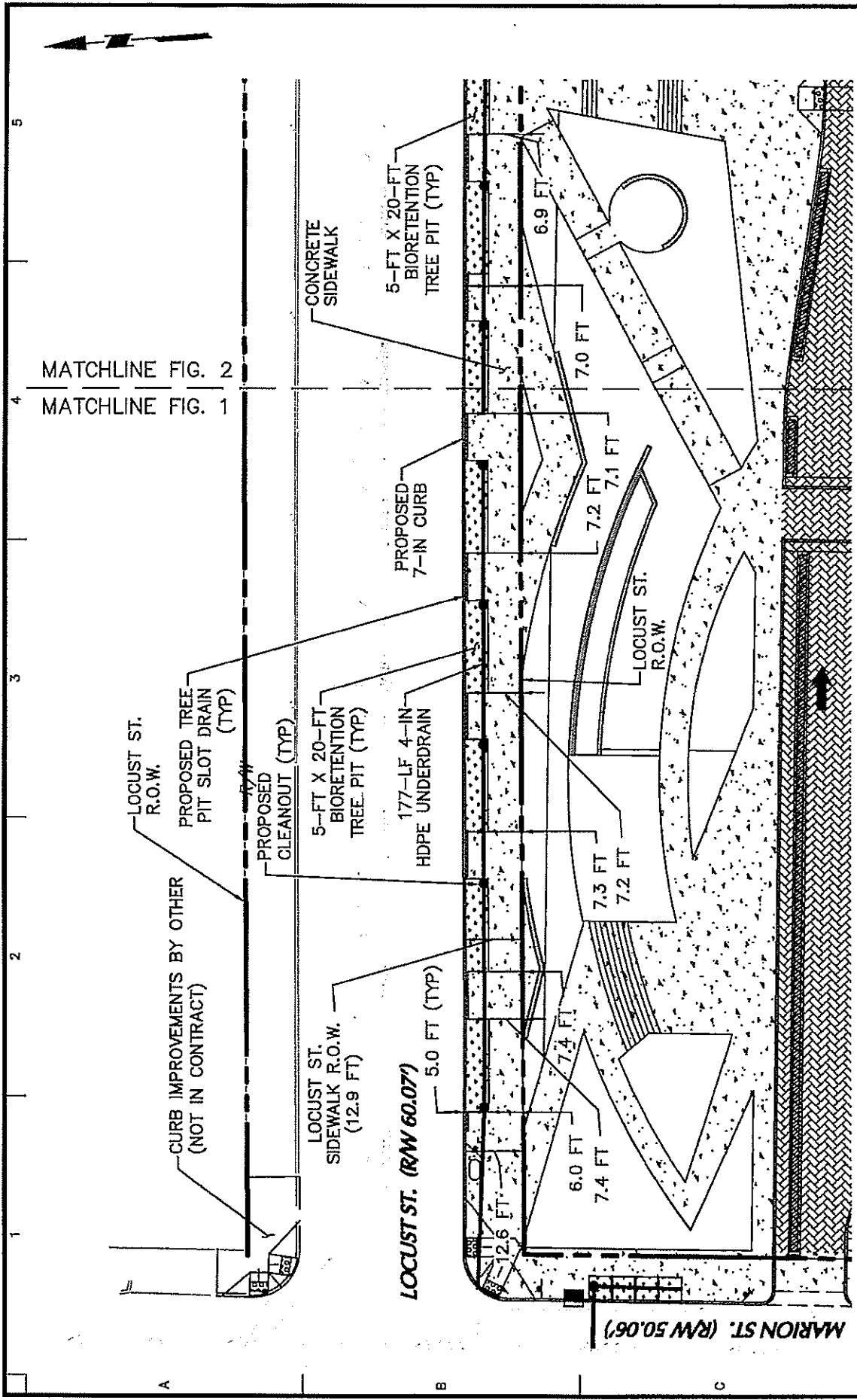
Drawing Title
ENCROACHMENT PERMIT - KEY PLAN

Project
UPMC VISION AND REHABILITATION AT UPMC MERCY
 1622 LOCUST STREET
 PITTSBURGH PENNSYLVANIA

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



Drawing No. **KEY PLAN**
 Sheet 1 of 10



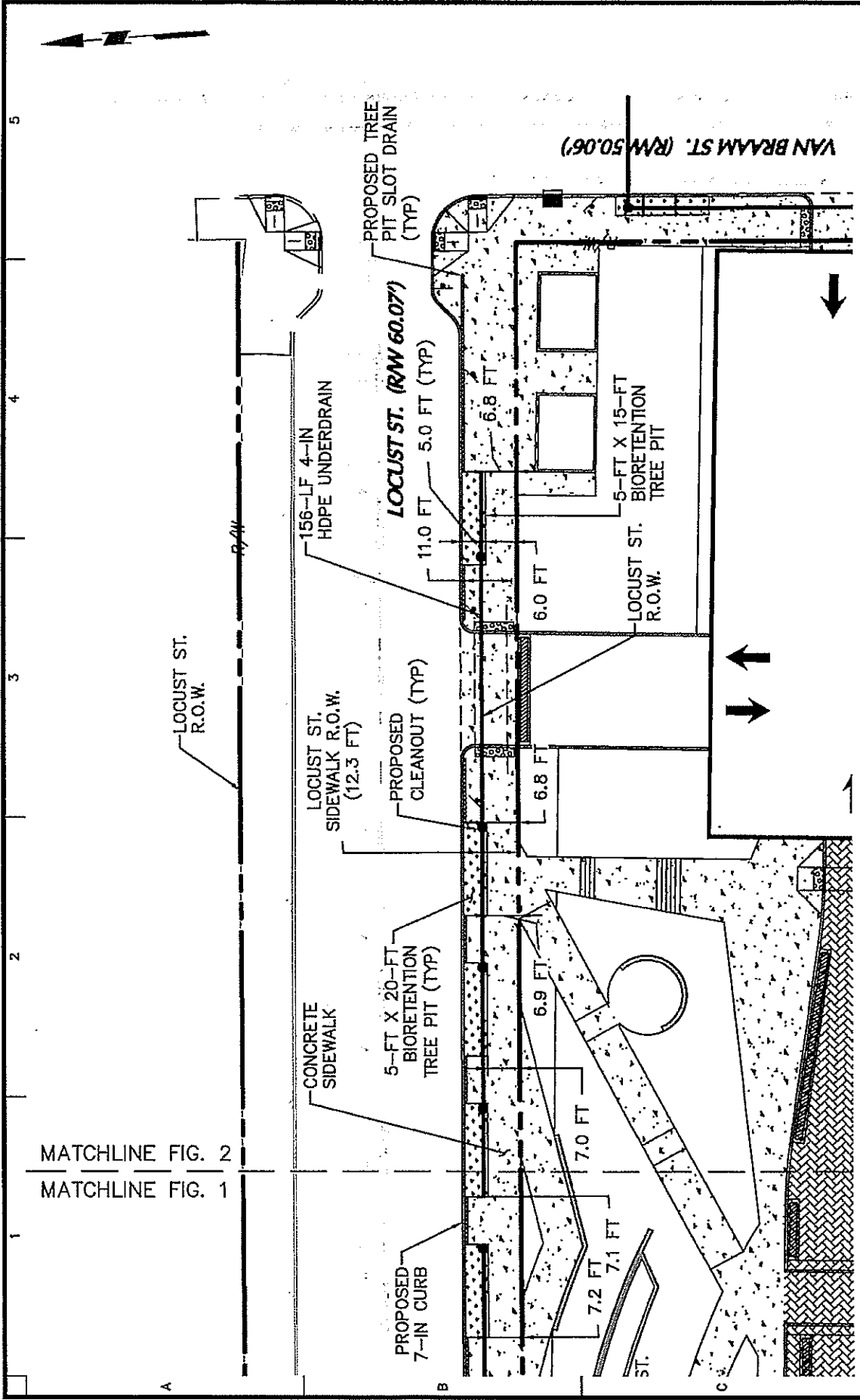
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Project
 UPMC VISION AND
 REHABILITATION AT UPMC
 MERCY
 1622 LOCUST STREET
 PITTSBURGH
 ALLEGHENY COUNTY PENNSYLVANIA

Drawing Title
 ENCROACHMENT PERMIT -
 LOCUST ST. TREE PITS

Project No.
 250047601
Date
 MAY 2019
Drawn By
 MMC
Checked By
 SML

Drawing No.
FIG. 1
 Sheet 2 of 10



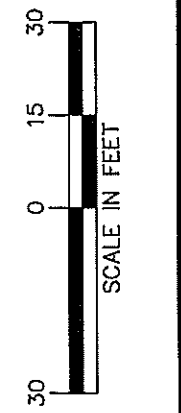
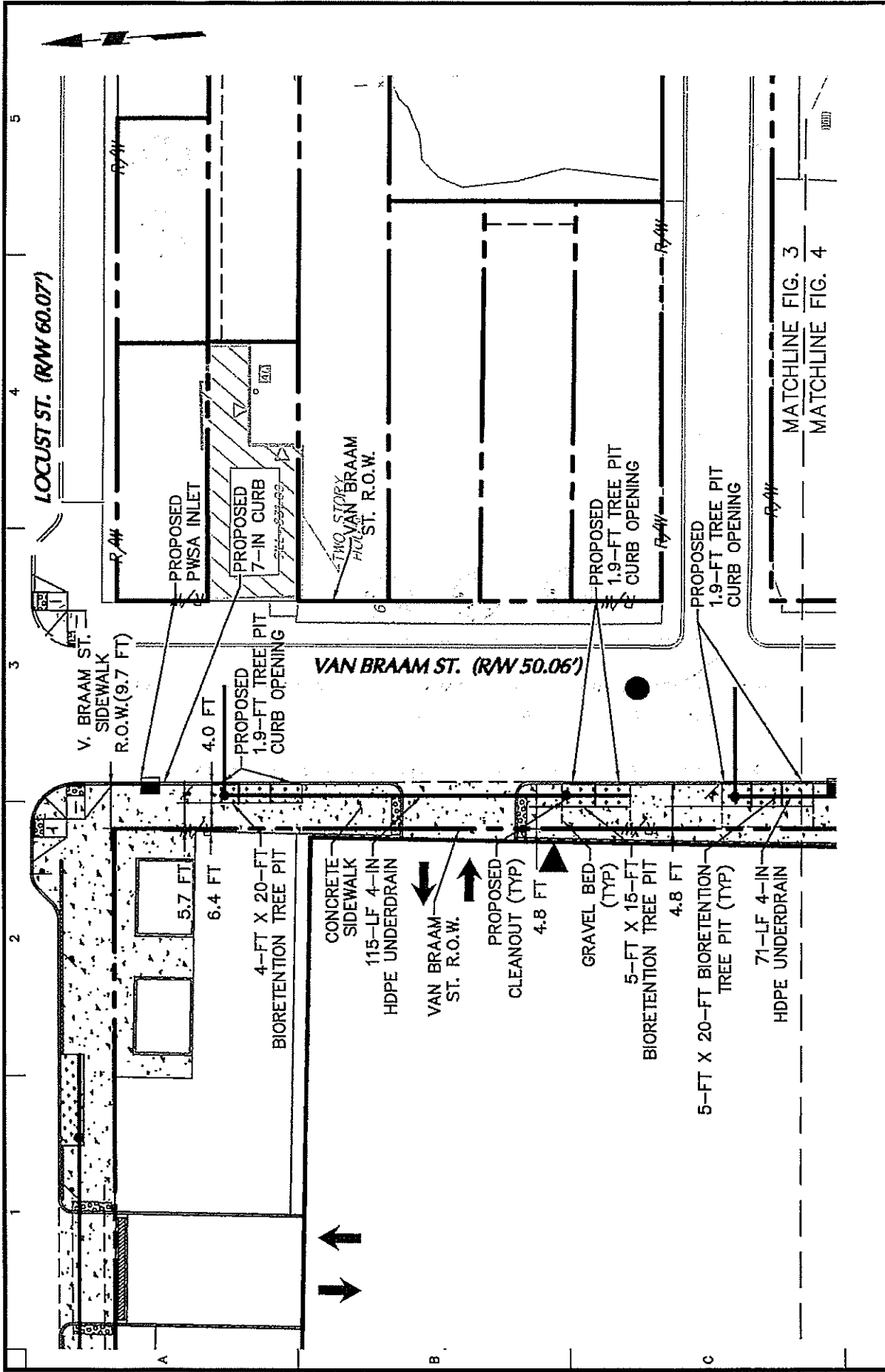
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Project
 UPMC VISION AND REHABILITATION AT UPMC MERCY
 1622 LOCUST STREET
 PITTSBURGH, PENNSYLVANIA
 ALLEGHENY COUNTY

Drawing Title
ENCROACHMENT PERMIT - LOCUST ST. TREE PITS

Project No. 250047601
 Date MAY 2019
 Drawn By MMC
 Checked By SKL

Drawing No. **FIG. 2**
 Sheet 3 of 10



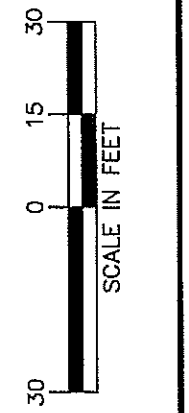
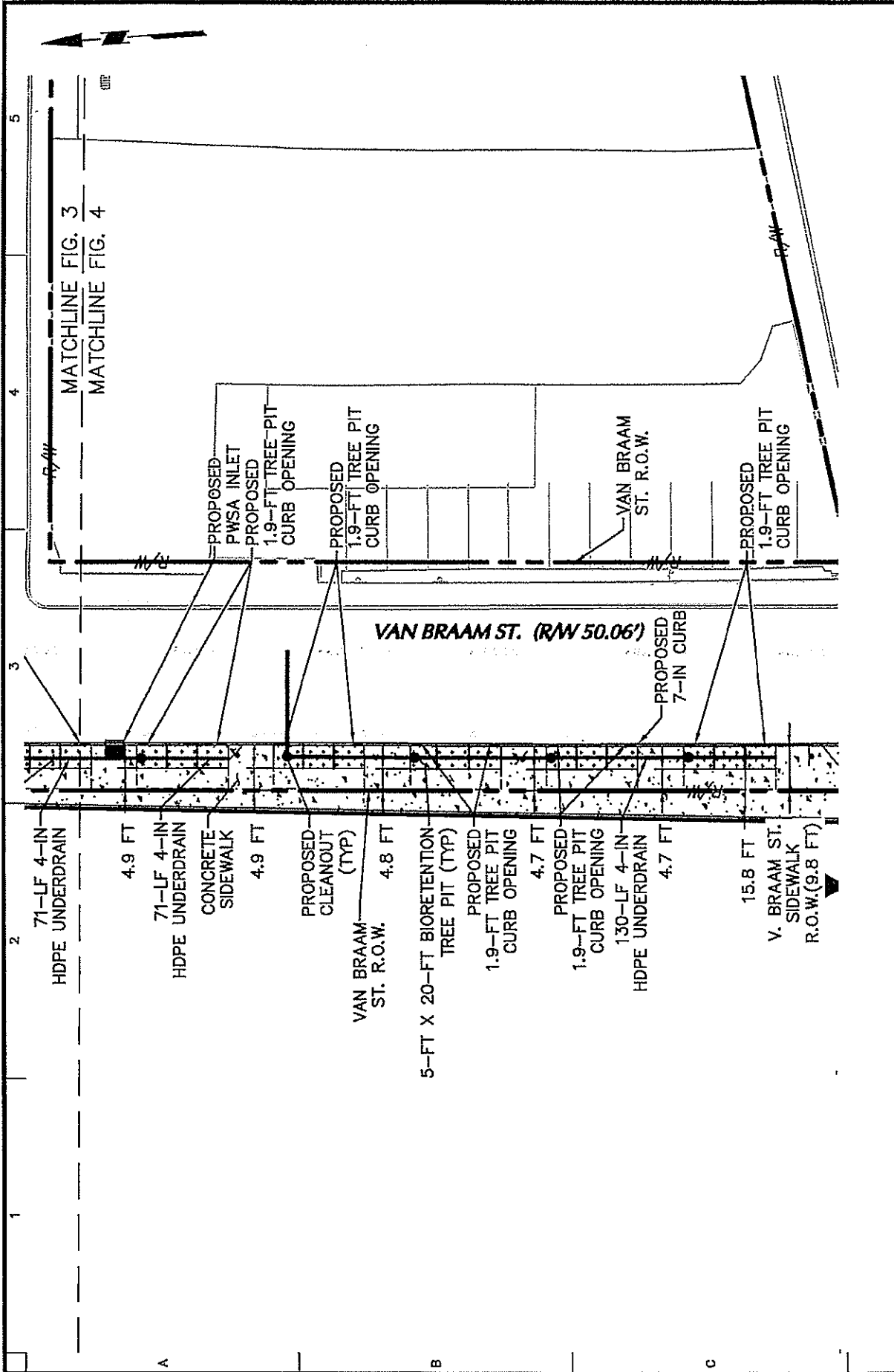
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 2400 Ansys Drive, Suite 403
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Project
UPMC VISION AND REHABILITATION AT UPMC MERCY
 1622 LOCUST STREET
 PITTSBURGH
 ALLEGHENY COUNTY PENNSYLVANIA

Drawing Title
ENCRoACHMENT PERMIT - VAN BRAAM ST. TREE PITS

Project No. 250047601
 Date MAY 2019
 Drawn By MMC
 Checked By SKL

Drawing No. **FIG. 3**
 Sheet 4 of 10



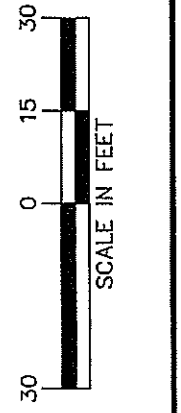
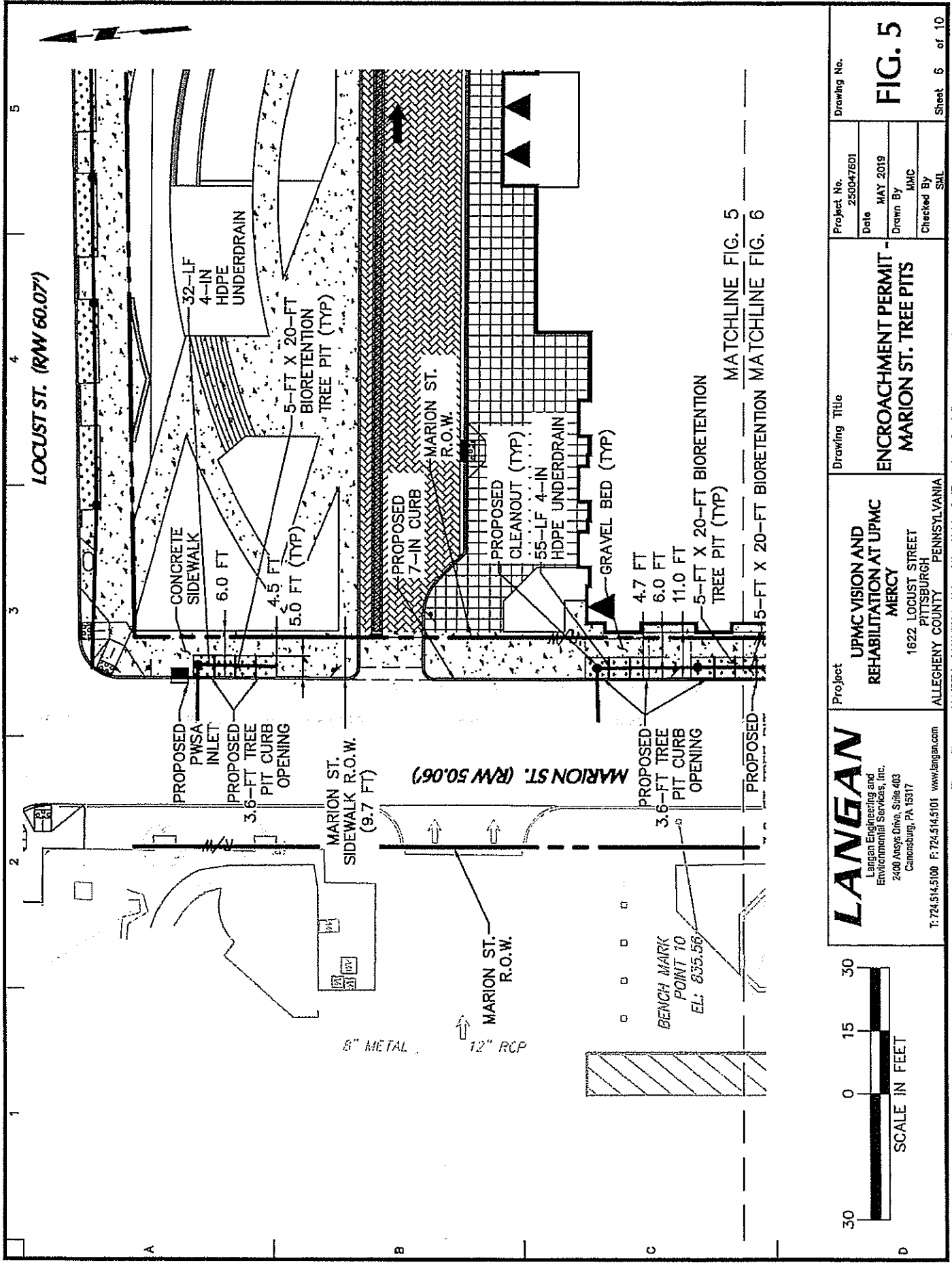
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Project
 UPMC VISION AND REHABILITATION AT UPMC MERCY
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 ALLEGHENY COUNTY PENNSYLVANIA

Drawing Title
 ENCRoACHMENT PERMIT - VAN BRAAM ST. TREE PITS

Project No. 250047601
Date MAY 2019
Drawn By MMC
Checked By SML

Drawing No.
FIG. 4
 Sheet 5 of 10

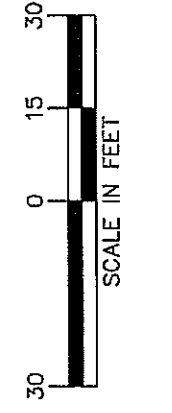
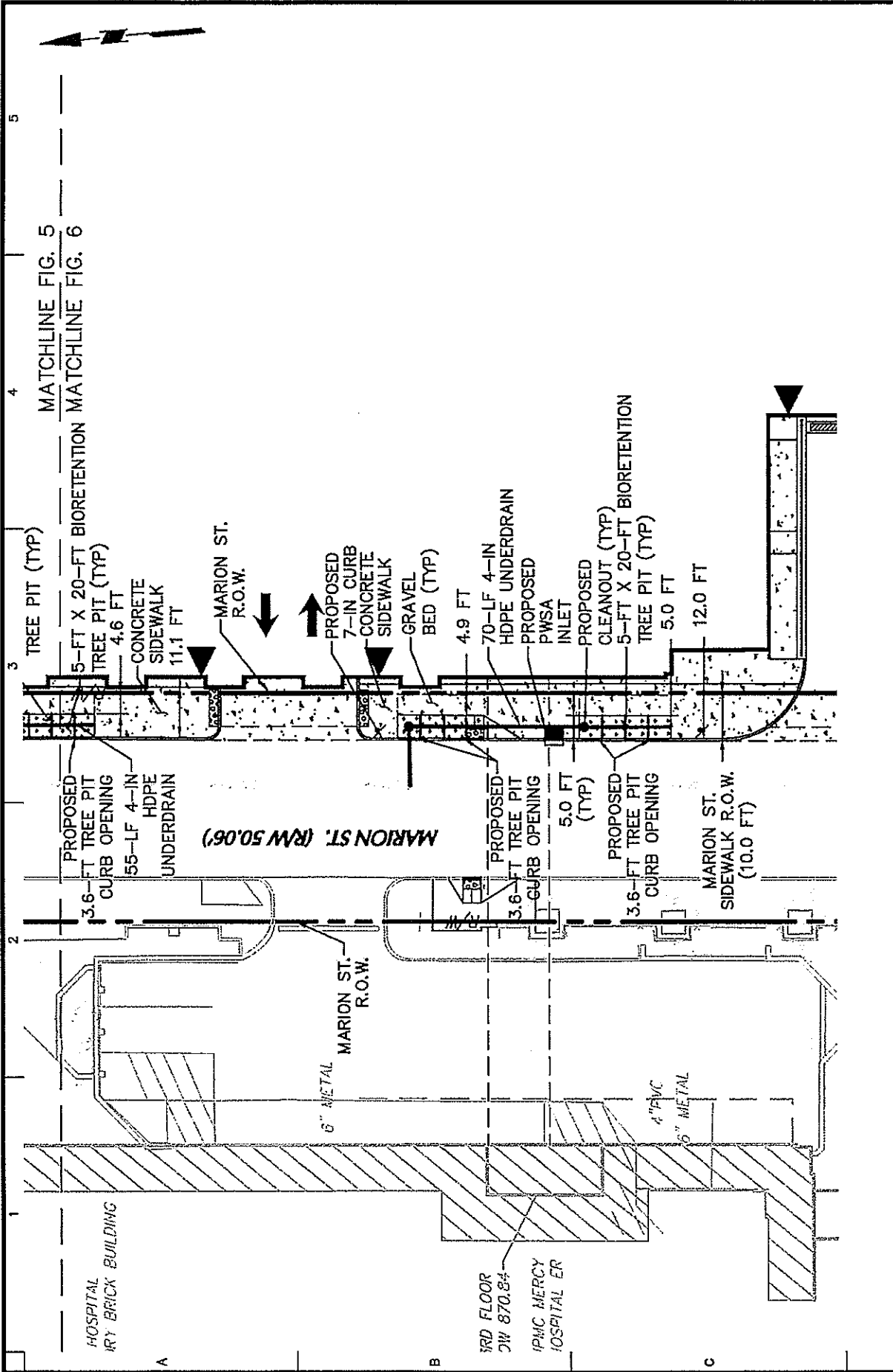


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Project
 UPMC VISION AND
 REHABILITATION AT UPMC
 MERCY
 1622 LOCUST STREET
 ALLEGHENY COUNTY PENNSYLVANIA

Drawing Title
 ENCROACHMENT PERMIT -
 MARION ST. TREE PITS

Project No. 250047601
Date MAY 2019
Drawn By HMC
Checked By SKL
Drawing No. **FIG. 5**
 Sheet 6 of 10



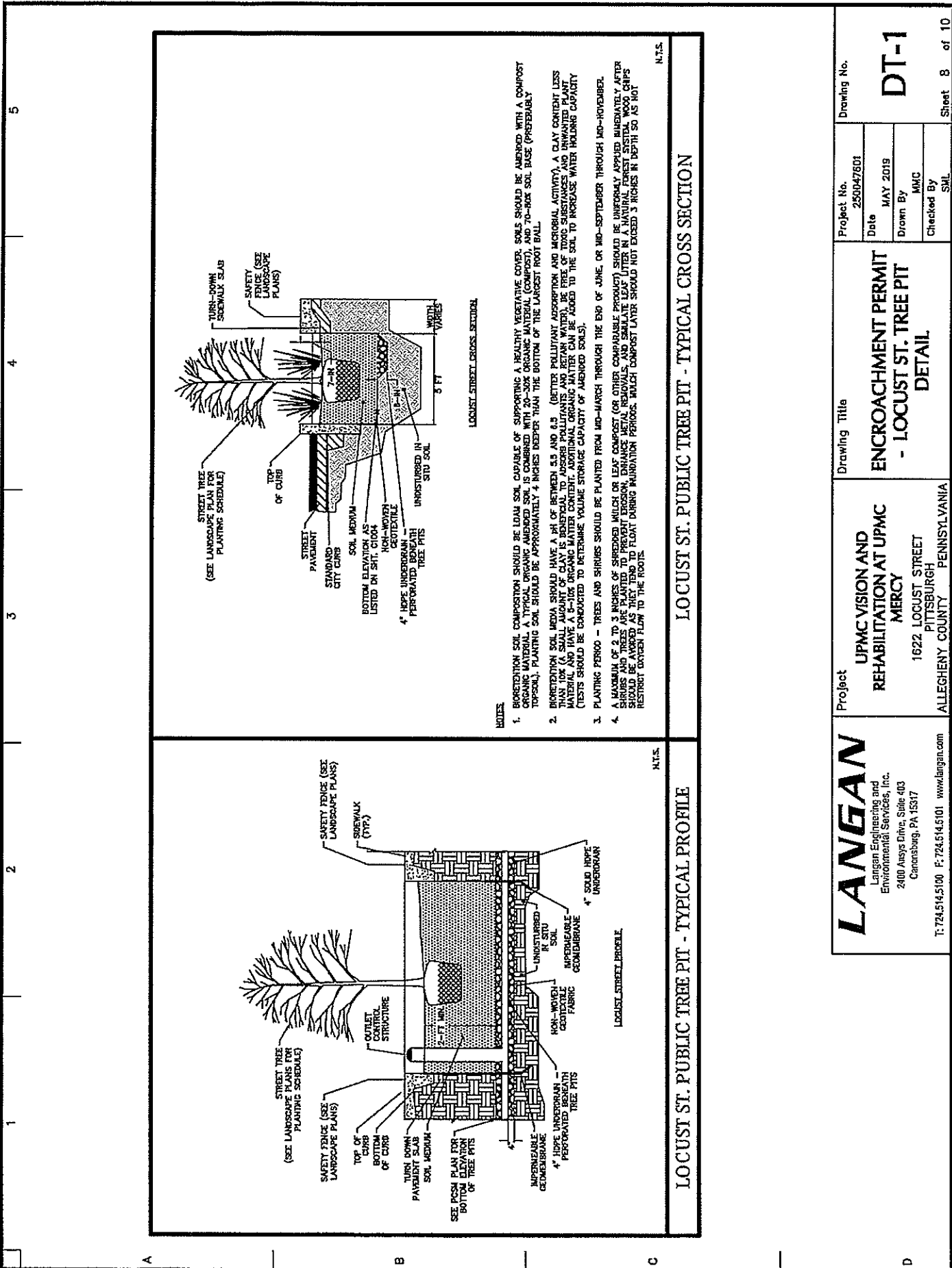
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Drawing No. **FIG. 6**
 Sheet 7 of 10



LOCUST ST. PUBLIC TREE PIT - TYPICAL PROFILE

LOCUST ST. PUBLIC TREE PIT - TYPICAL CROSS SECTION

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Project No.
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Date
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Drawing No.
 DT-1

Sheet 8 of 10

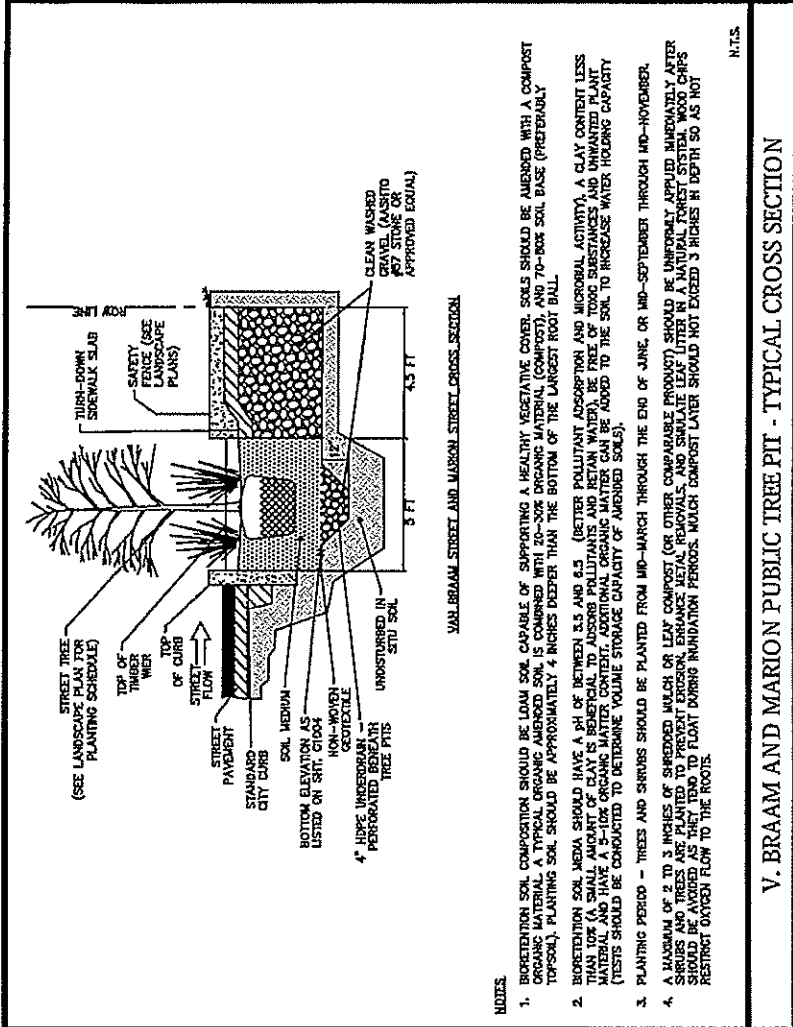
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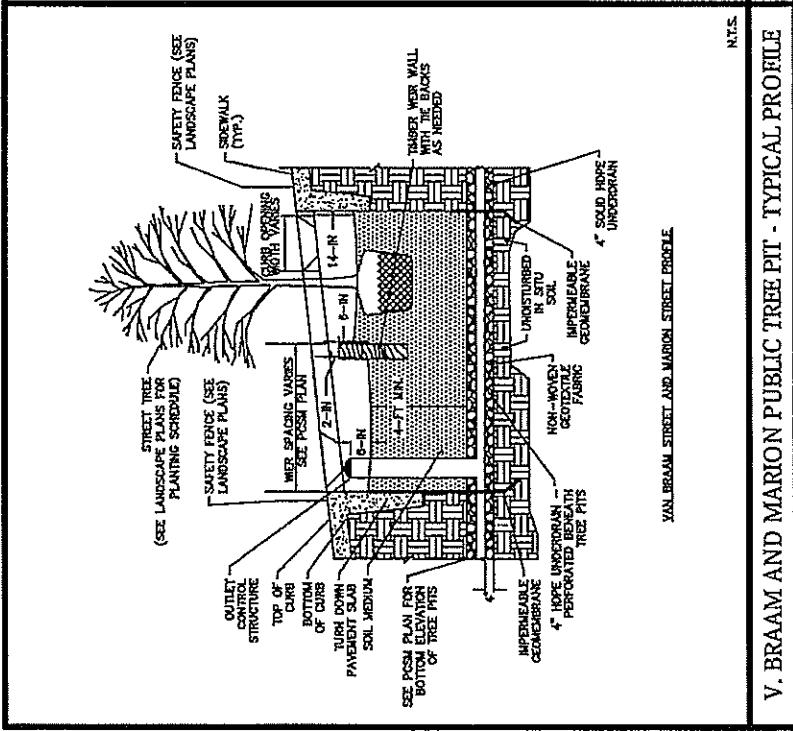
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- NOTES**
- BIORETENTION SOIL COMPOSITION SHOULD BE LOAM SOIL CAPABLE OF SUPPORTING A HEALTHY VEGETATIVE COVER. SOILS SHOULD BE AMENDED WITH A COMPOST ORGANIC MATERIAL. A TYPICAL ORGANIC AMENDED SOIL IS COMPOSED WITH 20-30% ORGANIC MATERIAL (COMPOST), AND 70-BOX SOIL BASE (PREFERABLY TOPSOIL). PLANTING SOIL SHOULD BE APPROXIMATELY 4 INCHES DEEPER THAN THE BOTTOM OF THE LARGEST ROOT BALL.
 - BIORETENTION SOIL MEDIA SHOULD HAVE A PH OF BETWEEN 5.5 AND 6.5 (BETTER POLLUTANT ADSORPTION AND MICROBIAL ACTIVITY). A CLAY CONTENT LESS THAN 10% (A SMALL AMOUNT OF CLAY IS BENEFICIAL TO ADSORB POLLUTANTS AND RETAIN WATER), BE FREE OF TOXIC SUBSTANCES AND UNWANTED PLANT MATERIAL AND HAVE A 5-10% ORGANIC MATTER CONTENT. ADDITIONAL ORGANIC MATTER CAN BE ADDED TO THE SOIL TO INCREASE WATER HOLDING CAPACITY (TESTS SHOULD BE CONDUCTED TO DETERMINE VOLUME STORAGE CAPACITY OF AMENDED SOILS).
 - PLANTING PERIOD - TREES AND SHRUBS SHOULD BE PLANTED FROM MID-MARCH THROUGH THE END OF JUNE, OR MID-SEPTEMBER THROUGH MID-NOVEMBER.
 - A MAXIMUM OF 2 TO 3 INCHES OF SHREDED MULCH OR LEAF COMPOST (OR OTHER COMPARABLE PRODUCT) SHOULD BE UNIFORMLY APPLIED IMMEDIATELY AFTER INSTALLATION OF THE BIORETENTION SOIL MEDIA. MULCH SHOULD BE APPLIED TO THE ENTIRE SURFACE OF THE BIORETENTION SOIL MEDIA. MULCH SHOULD RESTRICT OXYGEN FLOW TO THE ROOTS.

N.T.S.

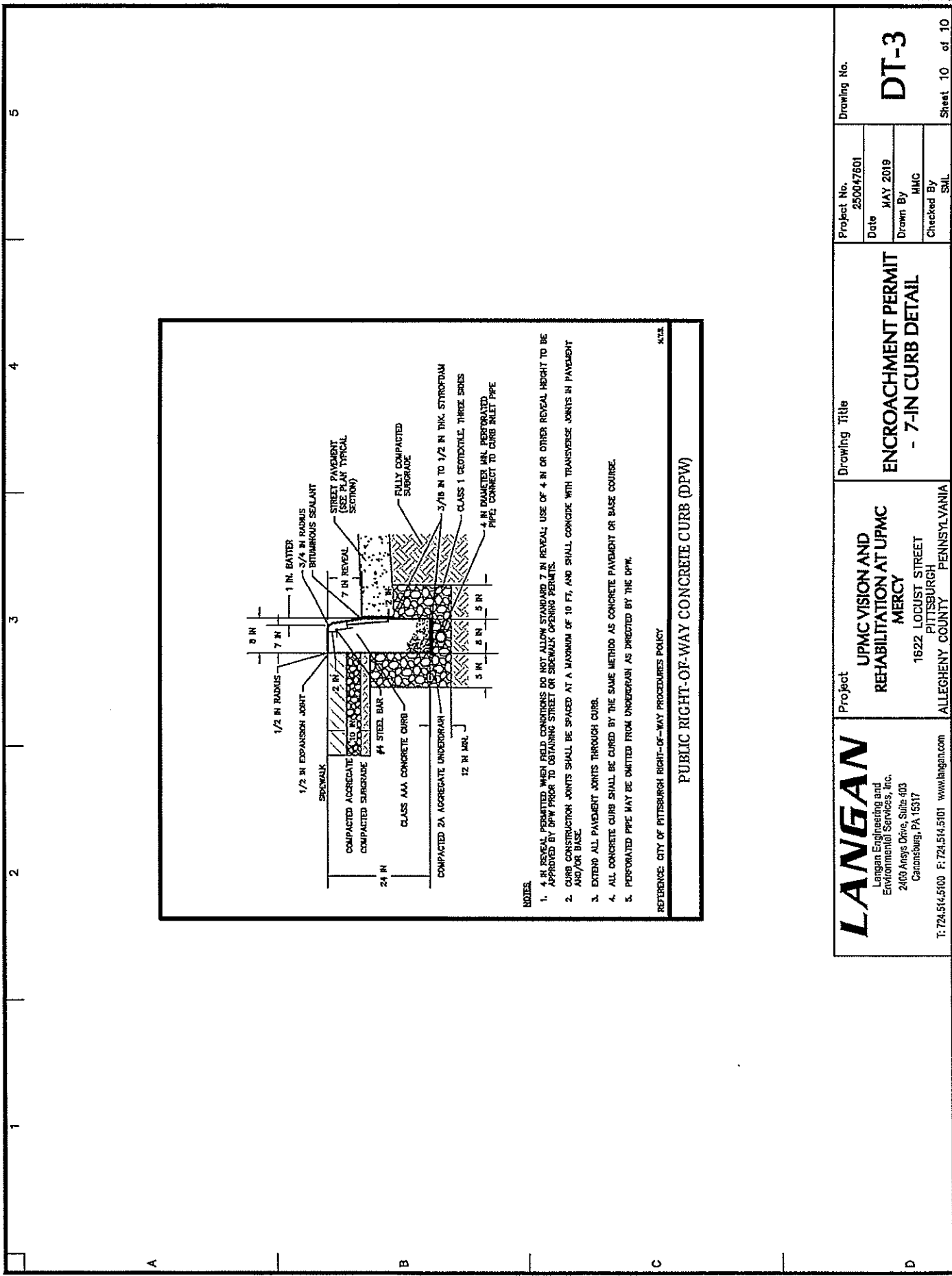
V. BRAAM AND MARION PUBLIC TREE PIT - TYPICAL CROSS SECTION



N.T.S.

V. BRAAM AND MARION PUBLIC TREE PIT - TYPICAL PROFILE

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 <small>Files: m:\w\langan.com\langan\p1\table\250047801\head.dwg - 250047801\table\04\encroachment\p1\table\250047801-EP-1-DETAILS.dwg Date: 5/24/2019 Time: 11:49 User: mborer By: Langan.tbl Layout: DT-2</small>	Project UPMC VISION AND REHABILITATION AT UPMC MERCY 1622 LOCUST STREET PITTSBURGH ALLEGHENY COUNTY PENNSYLVANIA	Drawing Title ENCROACHMENT PERMIT - V. BRAAM & MARION ST. TREE PIT DETAIL	Project No. 250047801 Date MAY 2019 Drawn By HMC Checked By SHL	Drawing No. DT-2 Sheet 9 of 10
	Project UPMC VISION AND REHABILITATION AT UPMC MERCY 1622 LOCUST STREET PITTSBURGH ALLEGHENY COUNTY PENNSYLVANIA			



NOTES.

1. 4 IN REVEAL PERMITTED WHEN FIELD CONDITIONS DO NOT ALLOW STANDARD 7 IN REVEAL; USE OF 4 IN OR OTHER REVEAL HEIGHT TO BE APPROVED BY DPW PRIOR TO OBTAINING STREET OR SIDEWALK OPENING PERMITS.
2. CURB CONSTRUCTION JOINTS SHALL BE SPACED AT A MAXIMUM OF 10 FT, AND SHALL COINCIDE WITH TRANSVERSE JOINTS IN PAVEMENT AND/OR BASE.
3. EXTEND ALL PAVEMENT JOINTS THROUGH CURB.
4. ALL CONCRETE CURB SHALL BE CURED BY THE SAME METHOD AS CONCRETE PAVEMENT OR BASE COURSE.
5. PERFORATED PIPE MAY BE OMITTED FROM UNDERDRAIN AS DIRECTED BY THE DPW.

REFERENCE: CITY OF PITTSBURGH RIGHT-OF-WAY PROCEDURES POLICY

PUBLIC RIGHT-OF-WAY CONCRETE CURB (DPW)

4.3.3

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Drawing Title
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 - 7-IN CURB DETAIL

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Drawing No. DT-3
 Sheet 10 of 10