



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

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

Date 02-02-2026

Address 2000 Georgetown Drive, Suite 101, Sewickley, PA 15143

Phone Number: 724-444-1100 Alternate Phone Number: _____

Location of Proposed Encroachment: Railroad Street (between 21st & 23rd Streets)

Ward: 2nd Council District: 1 Lot and Block 24-S-200, 24-S-207, 24-S-209, 24-S-211

What is the properties zoning district code? RIV-IMU (zoning office 255-2241)

Planning/Zoning Case OneStop Number (if applicable) BDA# DCP-ZDR-2024-08205

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

Width of Existing Right-of-Way (sidewalk or street): 60' (Before encroachment)

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

Width of Proposed Encroachment: 5'

Length of Proposed Encroachment: 130'

Number of feet the proposed object will encroach into the ROW: 5'

Description of encroachment: Proposed private sewer main, including (5) private sewer manholes

Reason for application:

The combined constraints of the approved building footprints per approved zoning permit
DCP-ZDR-2024-08205, required utility separations, stormwater infrastructure, and the existing 40'
wide Pittsburgh Water sanitary sewer easement that bisects the site limit the available routing options
for the proposed private sanitary main and associated tap to the Pittsburgh Water sanitary main.

January 29, 2026

Department of Mobility and Infrastructure
412 Blvd of the Allies, 4th Floor
Pittsburgh, PA 15219

RE: Major Encroachment Permit, Letter of Request
Brickworks Townhomes (DCP-ZDR-2024-08205)

To whom it may concern,

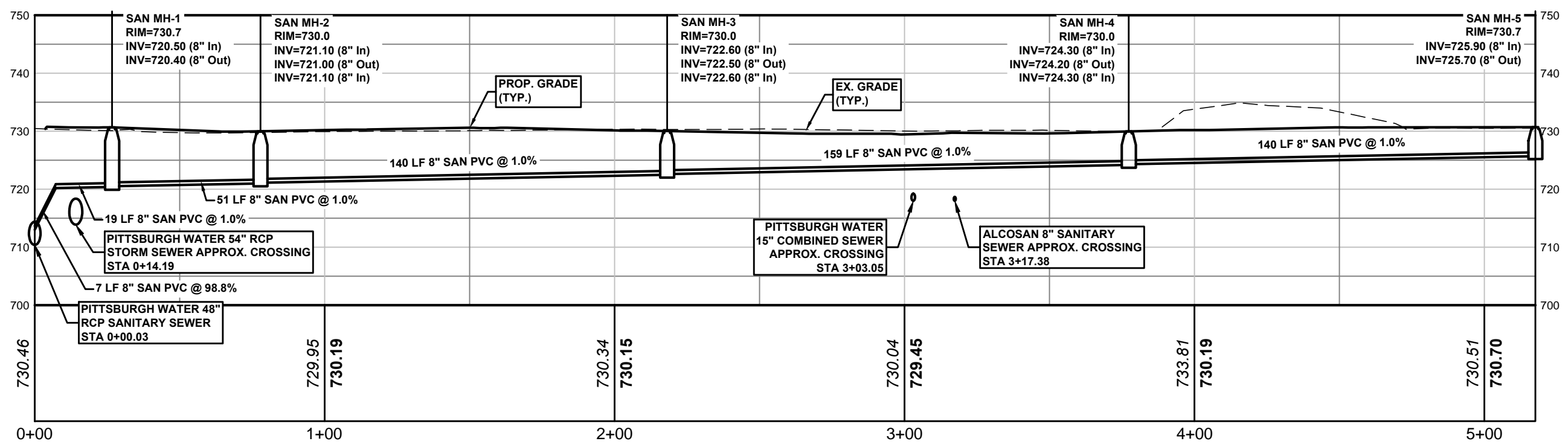
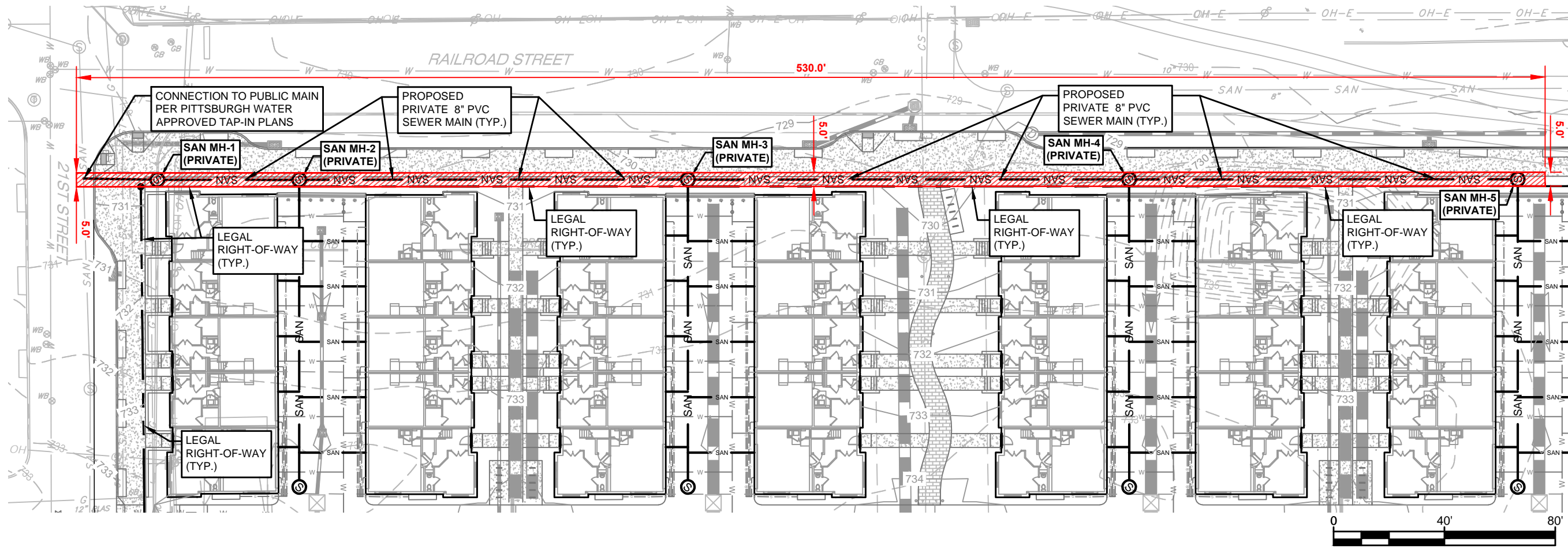
On behalf of the developer for Brickworks Townhomes, Laurel Communities, this letter is intended to formally request approval for construction of major site improvements which are proposed to encroach into the public Right-of-Way. The proposed encroachment will include a proposed private sanitary main within the Railroad Street Right-of-Way. The proposed line has been designed in accordance with Pittsburgh Water and Allegheny County Plumbing standards and will not interfere with any public utilities identified on the existing conditions survey. An exhibit showing the above listed items, locations and dimensions has been attached to this package.

If you have any questions regarding the items discussed, please do not hesitate to reach out.

Sincerely,



Bradyn J. Schwabenbauer, P.E.
Project Engineer, PVEDI



Railroad Street Prop. Private Sanitary Main PROFILE
 Scale- Horizontal: 1" = 40'
 Vertical: 1" = 20'



Know what's below.
Call before you dig.

DOMI ROW ENCROACHMENT EXHIBIT

Brickworks Townhomes
 City of Pittsburgh, Allegheny County, PA

This plan has been prepared solely for the benefit of the person(s) named above and for the project noted on this drawing. The use of this plan by any third party, or for any other purpose other than specified, is prohibited without written consent from PVE-LLC.

DATE	DESCRIPTION

P: 724-444-1100
 F: 724-444-1104
 www.pve-llc.com

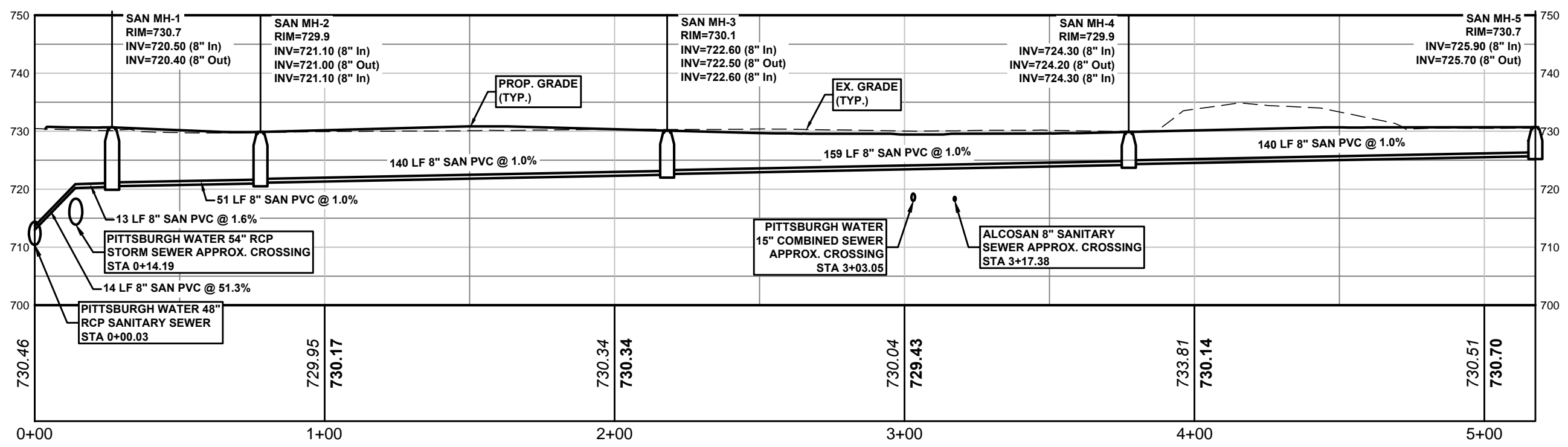
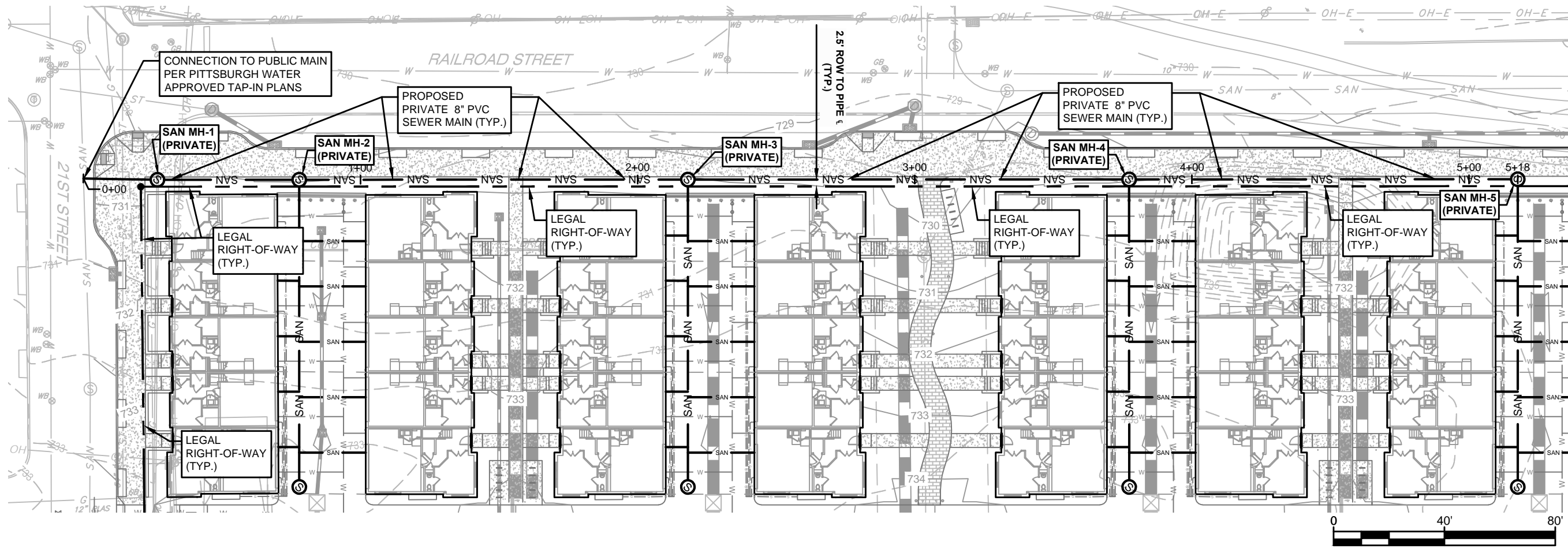


Civil Engineering | Land Development | Planning
 Landscape Architecture | Structures | Environmental



DATE:	01-29-2026
SCALE:	1"=40'
PROJECT NUMBER:	20250054

DOMI-EX-1



Railroad Street Prop. Private Sanitary Main PROFILE
 Scale- Horizontal: 1" = 40'
 Vertical: 1" = 20'



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DOMI ROW ENCROACHMENT EXHIBIT

Brickworks Townhomes
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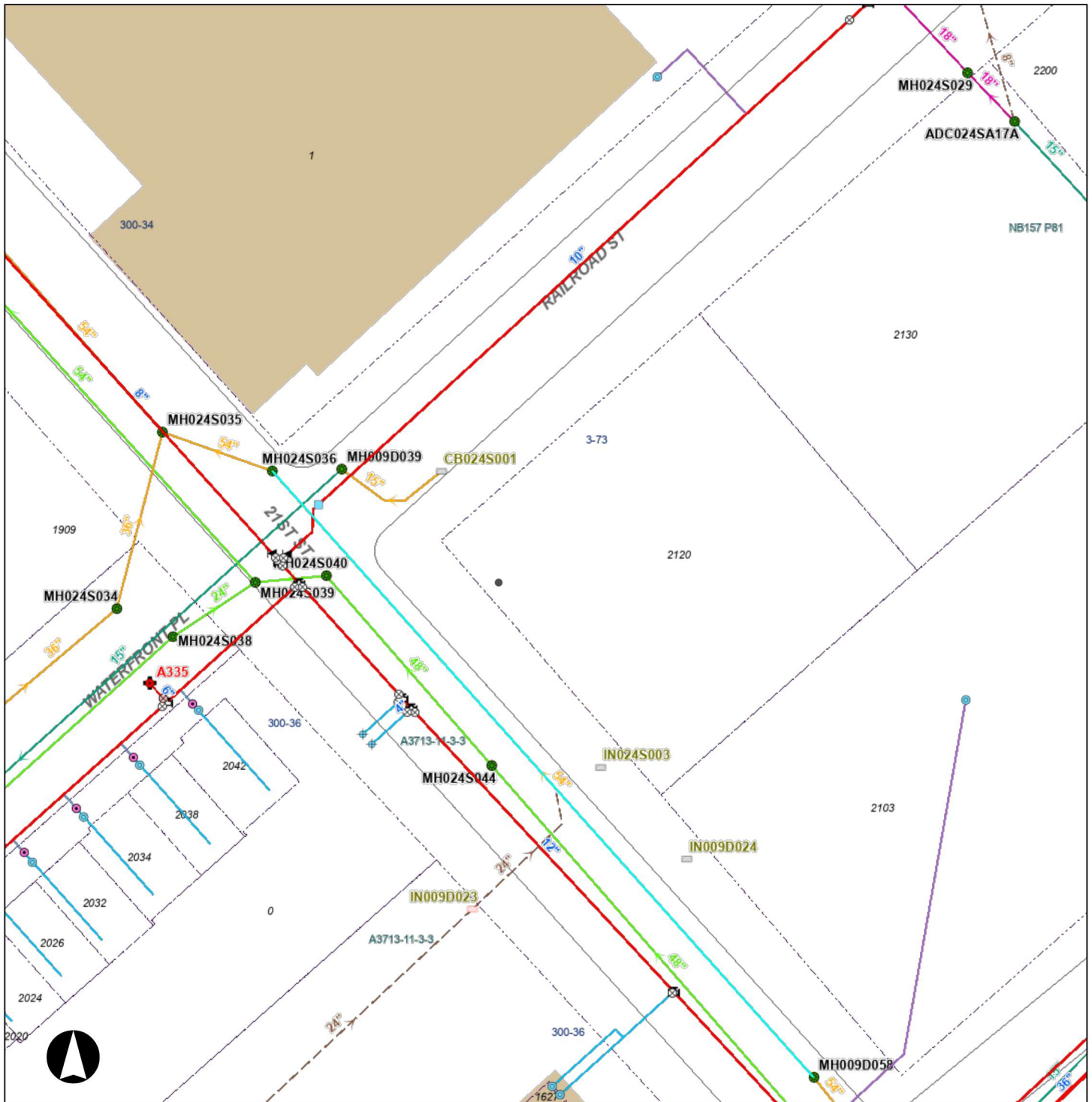
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DATE:	01-29-2026
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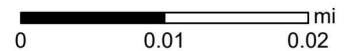
DOMI-EX-1

2121 Smallman Encroachment



Legend

Meter	Pressure Monitoring Station	Outfall
Water Manhole	Rising Main	End Cap
Curb Box	Supply Main	Sewer Pump Station
Water System Pump	Transmission Main	Combined Sewer
Hydrant	Distribution Main	Sanitary Sewer
System Valve	Hydrant Branch	Storm Sewer
Dividing Pressure Valve	Private Main	Regulated Combined Sewer
Coupling	Sewer Force Main	Overflow Sewer
Tee	Private Sewer	Interceptor
Cross	Manhole	Sewer Force Main
Reducer	Junction	Private Sewer
End Cap	Inlet	Undefined Sewer
Wash Out	Private Inlet	Green Infrastructure Underground Facilities



Neither the City of Pittsburgh ("City") nor Pittsburgh Water & Sewer Authority ("Pittsburgh Water") guarantees the accuracy of any of the information hereby made available, including but not limited to, information concerning the location and condition of underground structures. The City and Pittsburgh Water assume no responsibility for any conclusions or interpretations made on the basis of such information. The City and Pittsburgh Water assume no responsibility for any understanding or representations made by their agents or employees unless such understanding or representations are expressly set forth in a duly authorized written document, and such document expressly provides that responsibility therefor is assumed by the City or Pittsburgh Water.

Date: 2/17/2026

To: Jeff Skalican, Acting Director of the Department of Mobility and Infrastructure

From: William J. Pickering, Pittsburgh Water Chief Executive Officer

Date: 2/17/2026

Subject: Proposed Encroachment at 2121 Smallman Street

The following is in response to the attached 2/4/2026 request regarding the encroachment at 2121 Smallman Street 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 is a 54" RCP storm sewer facilities within the area of the proposed encroachment. The minimum vertical clearance over Pittsburgh Water facilities of 24" has been met. 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.

JAT

Attachment



Ian Angelo
Engineering

2645 New Beaver Ave. Pittsburgh Pa 15233 | Mail Drop PA-TD
Tel 412-393-2880 | Email: iangelo@duqlight.com

VIA EMAIL: Bradyn Schwabenbauer <bschwabenbauer@pvedi-ae.com>

**Re: Railroad Street Between 21st Street and 23rd Street
Encroachment Permit Letter - Duquesne Light**

To whom it may concern,

Duquesne Light has reviewed this request, and we have no issues. Based on your plans, there is no encroachment on DLC facilities. Please be aware that DLC does have overhead and underground facilities in the area.

You cannot encroach DLC's facilities within required clearances per applicable NESC codes and OSHA standards and all other applicable codes and regulations while performing any work in the vicinity. For complete electrical service installation rules, please go to Duquesnelight.com > Construction and Renovation > Electric Installation Rules

This letter is not intended as a full recitation of the facts or a complete review of applicable law. Nothing contained in or omitted from this letter is or shall be deemed to be a limitation, restriction, modification, or waiver of any of Duquesne Light's rights or remedies, either at law or in equity, in connection with any of the matters raised, all of which are expressly reserved.

Sincerely,

A handwritten signature in black ink that reads 'Ian Angelo'.

Ian Angelo
Supervisor, Distribution Engineering
412.393.2880 (Office)
iangelo@duqlight.com

Duquesne Light Company
2645 New Beaver Avenue, Pittsburgh, Pa 15233
DuquesneLight.com



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

February 04, 2026

Jeff Skalican, Acting Director
Department of Mobility and Infrastructure
City County Building
414 Grant Street
Pittsburgh, PA 15219

RE: Encroachment: Private Sewer Main & Private Sewer Manholes
Project: Brickworks Townhomes
Location: Railroad Street (between 21 St & 23rd Streets)
Tax Parcels: 24-S-200, 24-S-207, 24-S-209, 24-S-211
2nd Ward, City of Pittsburgh

Dear Mr. Skalican:

This letter is in response to a request that Peoples Natural Gas Company (Peoples) received from PVEDI; regarding the encroachment to install private sewer main and private sewer manholes at the above-referenced location. This project is known as Brickworks Townhomes.

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

However please note, all crossings of Peoples Natural Gas mainlines must be coordinated through PNG design. Peoples have no objection to the proposed encroachment.

Sincerely,

Jill Marie Groves

Jill Marie Groves
Land Department



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

3/10/2026

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.

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.

PRODUCER: Babb P&C, Ltd, 850 Ridge Avenue, Pittsburgh, PA 15212. CONTACT NAME: Margaret (Polite) Rederer. PHONE: (239) 208-3454. FAX: (239) 333-1760. E-MAIL ADDRESS: mep@babbins.com. INSURER(S) AFFORDING COVERAGE: Cincinnati Insurance Companies (10677), Cincinnati Indemnity Company (23280).

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.

Table with columns: INSR LTR, TYPE OF INSURANCE, ADDL INSD, SUBR WVD, POLICY NUMBER, POLICY EFF (MM/DD/YYYY), POLICY EXP (MM/DD/YYYY), LIMITS. Rows include Commercial General Liability, Automobile Liability, Umbrella Liability, and Workers Compensation.

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

Project Plan: Brickworks Townhomes
Address: Lots 3,4,5, & 6 along 21st St, Railroad St & 23rd St, Pittsburgh, PA

City of Pittsburgh included as an Additional Insured under the General Liability per written contract.

CERTIFICATE HOLDER CANCELLATION

City of Pittsburgh. 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: Margaret E. Polite