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 if from City Code 416.03C. (see page 3)

Date May 31, 2019

Applicant Name Ice Factory Limited Partnership

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

Address 100 43rd Street, Pittsburgh, PA 15201

Home Phone Number:_____ Business Phone Number:412-621-1616

Cell Phone Number:_____

Location of Proposed Encroachment: Underneath 43rd Street sidewalk

Ward: 9th. Council District: 7th Lot and Block 80-N-18

What is the properties zoning code? RIV-IMU (Riverfront Industrial Mixed Use (zoning office 255-2235)

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

Width of Existing Right-of-Way (sidewalk or street): 50 feet (Before encroachment)

Length of Existing Right-of-Way (sidewalk or street): Existing right of way (43rd street) runs from the Allegheny River to Davison Street in Lawrenceville. The Right of way fronts the property for 281 feet (Before encroachment)

Width of Proposed Encroachment: 7'-1" (below grade)

Length of Proposed Encroachment: 210 feet (below grade)

Reason for application: The project is a modification to an existing building courtyard and installation of new curb, sidewalk and street tree planting to city standards to replace the existing asphalt sidewalk and asphalt wedge curb. The project includes making a separated stormwater tap-in to the PWSA system. There is no PWSA line in 43rd street. PWSA is requiring that the tap be made into their line that runs along the west side of the property next to the railroad line. Therefore, a private sewer line will run from the courtyard under the sidewalk for 210 feet before taping into the PWSA line. In order to promote

greater stormwater infiltration, we will be bringing stormwater from the pipe into the new tree planters as well. In addition we will be placing 3 bollards in the new sidewalk in order to prevent a person with visual impairment from walking into the **existing** gas meter and fire department connect that protrude into the right of way.

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

Upon completion of the building, how many people will the structure accommodate? Occupancy of existing building will be unchanged.

As a result of this encroachment, will the project create jobs and if so how many? The encroachment will create construction jobs during installation of the sewer lateral.

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")

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. *(Letter to the Director, Property Owner Insurance forms-listing the City of Pittsburgh as an additional insured, maps, specs, drawings, 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_____ Received detailed map of proposed encroachment_____

Received drawing or picture of completed project_____

Received picture of proposed encroached property_____

All tax information in compliance_____ delinquent_____

LAWRENCEVILLE
CORPORATION

May 29, 2019

Ms. Karina Ricks
Director
Department of Mobility and Infrastructure
414 Grant St.
Pittsburgh, PA 15219

RE: Request for Encroachment – 100 43rd Street

Dear Ms. Ricks:

We've completed plans to modify the existing courtyard of the Icehouse and install new curb, sidewalk, and street planning to city standards along the 43rd Street side of the building. The new curb and sidewalk will replace the existing rolled asphalt curb and provide a much improved pedestrian environment. The project is incorporating stormwater management measures that will reduce the amount of stormwater entering PWSA's system.

There is no PWSA sewer line in 43rd Street and we need to run a private line from our courtyard under the sidewalk for 210 feet before tapping into the nearest PWSA line. In addition, we will be placing 3 bollards in the new sidewalk to prevent a person with visual impairment from walking into the existing gas meter and existing fire department connect that protrude modestly into the right of way. In order to incorporate the bollards and the private underground sewer line, we are respectfully requesting an encroachment.

A completed encroachment application is attached. If you have any questions, please feel free to contact me.

Sincerely,

Matthew Galluzzo
Executive Director

Attachment

100 43rd Street, Suite 106, Pittsburgh, PA 15201
(412) 621-1616 | www.lvpgh.com

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 5/17/2019

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 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	CONTACT NAME: David Rasch
Wagner Agency, Inc 5020 Centre Avenue Pittsburgh PA 15213-1898	PHONE (A/C, No, Ext): (412)681-2700 FAX (A/C, No): (412)622-0488 E-MAIL ADDRESS: dgr@wagneragency.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A: Penn National Mutual Casualty Insurance	14990
INSURER B:	
INSURER C:	
INSURER D:	
INSURER E:	
INSURER F:	

INSURED
Ice Factory, LP, DBA: The Ice House
100 43rd St.
Suite 106
Pittsburgh PA 15201

COVERAGES **CERTIFICATE NUMBER:** 2018-19 Liability Master **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	X COMMERCIAL GENERAL LIABILITY CLAIMS-MADE X OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: X POLICY PRO-JECT LOC OTHER:			CL90098132	6/1/2018	6/1/2019	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	$ 1,000,000 $ 100,000 $ 5,000 $ 1,000,000 $ 2,000,000 $ 2,000,000
	AUTOMOBILE LIABILITY ANY AUTO ALL OWNED AUTOS HIRED AUTOS SCHEDULED AUTOS NON-OWNED AUTOS						COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$ $ $ $
A	X UMBRELLA LIAB OCCUR EXCESS LIAB CLAIMS-MADE DED X RETENTION $ 10,000			UL90098132	6/1/2018	6/1/2019	EACH OCCURRENCE AGGREGATE	$ 1,000,000 $ 1,000,000
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y/N N/A If yes, describe under DESCRIPTION OF OPERATIONS below						PER STATUTE OTH-ER 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)
Additional Insured: City of Pittsburgh

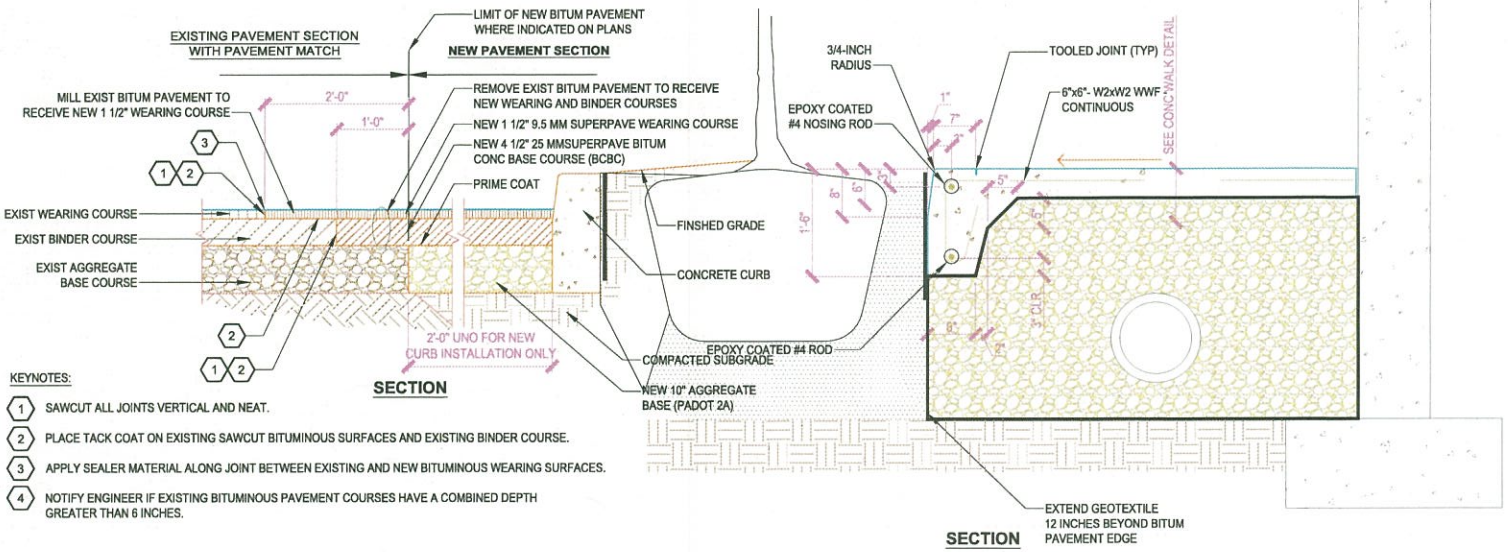
CERTIFICATE HOLDER

City of Pittsburgh
City-County Building
200 Ross Street
Pittsburgh, PA 15219

CANCELLATION

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
James Wagner/DGR



KEYNOTES:

1. SAWCUT ALL JOINTS VERTICAL AND NEAT.
2. PLACE TACK COAT ON EXISTING SAWCUT BITUMINOUS SURFACES AND EXISTING BINDER COURSE.
3. APPLY SEALER MATERIAL ALONG JOINT BETWEEN EXISTING AND NEW BITUMINOUS WEARING SURFACES.
4. NOTIFY ENGINEER IF EXISTING BITUMINOUS PAVEMENT COURSES HAVE A COMBINED DEPTH GREATER THAN 6 INCHES.

1 PROPOSED TREE WELL AND SIDEWALK CROSS SECTION

N.T.S.

Common Ground
Emergent Regenerative Design
10550 Old Babcock Boulevard
Gibsonia, PA 15044
724-799-8969
412-215-5898 Fax
www.thecommonground.com
Plan Reviewer:
Bernard J. Lemm, PE
PE-043140-E

Lawrenceville IceHouse
Schematic
Stormwater Project

at

ICE HOUSE STUDIOS
100 43rd Street
Pittsburgh, PA

for

Lawrenceville Corporation

Revisions

NO.	DATE	DESCRIPTION

Project Data

PROJECT	2017-005	DRAWN BY	BJL
SCALE	AS SHOWN	CHECKED BY	
DATE	05-26-2019	APPROVED BY	

SHEET TITLE

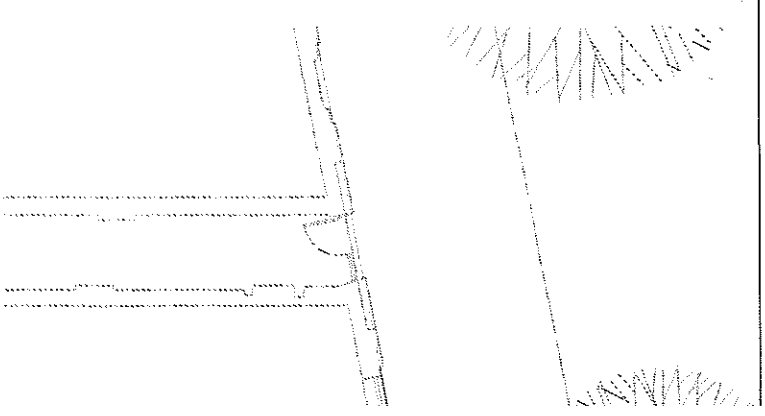
STORM SYSTEM
SCHEMTIC
DETAILS

SHEET NUMBER

SWM7

STORM SYSTEM PLAN KEYNOTES:

1. PWSA combined sewer. 53" Brick sewer in recently vacated portion of 42nd Street.
2. Downspout draining to a 4" PVC pipe.
3. 4" PVC pipe. Approximate routing configuration.
4. Existing 6" Vitrified Clay (VCP) pipe receiving runoff from undersized floor drain. Condition of VCP pipe under building could not be videoed due to a trap in the line.
5. Trap in 6" pipe. Remove exiting and replace with new clean-out to grade.
6. Trench Drain. Existing floor drain grate is too small to accept existing flow. Connecting 4" PVC pipe has ample capacity. A new trench drain is proposed to accept flow from the sidewalk. This trench drain will have sufficient grate capacity to permit the sidewalk runoff to be removed from the surface without ponding. The existing floor drain and associated low spot will be eliminated. The new low point will moved further away from the door opening.
7. Downspout draining to a 4" PVC Pipe. The existing opening in the gutter at this downspout location is too small to accept runoff causing overtopping of the gutter. Hence, an additional opening will be proposed for the gutter and a second downspout will be added to the gutter leading from the eave back to the building face. At the building face a leader box will be installed tying both downspouts together and funneling the flow into a single downspout of the same size as existing. This increase in flow capacity at the bottom of the gutter opening, combined with a second downspout and the increased head pressure on the existing downspout exerted by the leader box will allow the existing downspout to carry the runoff generated from the roof at this location. Tie new pipe from downspout to 8" manifold.
8. Existing 6" VCP pipe. Condition of VCP pipe under building could not be videoed due to a trap in the line.
9. Small portion of courtyard parking lot and ADA ramp sheet flows directly to gutter in 43rd Street. Remainder of courtyard and roof drains to 53" sewer in recently vacated portion of 42nd Street at the rear of the building. In the post development configuration, the amount of paved area draining to 43rd Street is reduced by 400 square feet, thereby reducing the flow in the gutter of 43rd Street..
10. Planter receiving sheet flow from courtyard with dedicated drainage connection to the stone detention system through a stone base under the root system of the planting bed capable of collecting and draining any excess soil moisture.
11. RESERVED.
12. Stone detention system - 40' long by 30' wide by 2' thick filled with washed limestone sized and graded to meet AASHTO #57 standards. The stone shall be wrapped on all six sides with a PennDOT Class 4 Geotextile fabric to prevent migration of fines into the system from the surrounding native soils. The system shall contain an 8" diameter perforated pipe distribution manifold mirroring the perimeter of the system. This manifold will help distribute runoff collected from the 5 downspout rain water conductors and the proposed trench drain(s). The limestone sump will also provide beneficial thermal impacts by reducing the temperature of the roof and surface runoff. The limestone will also limit the effects of acid rain by reducing the acidity of runoff through contact with the limestone.
13. Connect existing downspout rain water leader to 8" perforated pipe manifold with a 8 4 8 tee.
14. Add an overflow scupper at just above grade elevation in a new downspout boot. This overflow scupper will provide an overflow for the entire system in the event that a storm greater than the 100-year storm occurs, or in the event that the 6" VCP discharge pipe, or the 53" combined sewer are not functioning properly.
15. Street Tree planting beds. Will include sidewalks and curb improvements to City of Pittsburgh standards.
16. Street Tree.
17. Connect distribution pipe/overflow pipe to existing PWSA sewer.



Common Ground
Emergent Regenerative Design
10500 Old Babcock Boulevard
Gibsonia, PA 15044

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Plan Repairer:
Bernard J. Lamm, PE
PE-043142-E

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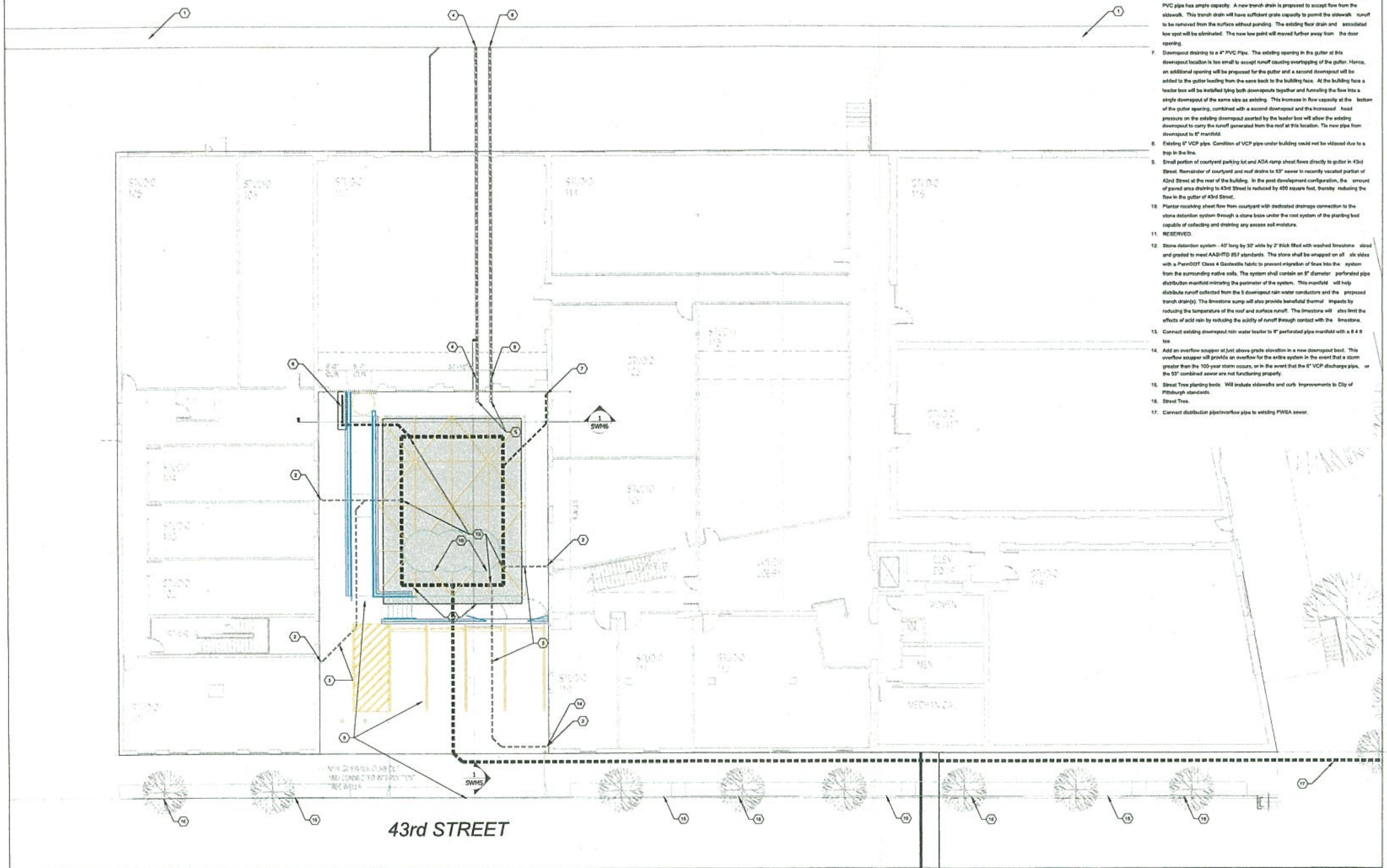

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1 PROPOSED STORM SYSTEM SCHEMATIC PLAN

27,320 SF BUILDING

Scale: 1/8" = 1' (WHEN PLOTTED ONTO 30" x42" PAPER)

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10508 Old Babcock Boulevard
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Plan Preparer
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Revisions

NO	DATE	DESCRIPTION

Project Data

PROJECT		DRAWN BY	
SCALE		CHECKED BY	
DATE	03-26-2018	APPROVED BY	

SHEET TITLE

PROPOSED
STORM SYSTEM
SCHEMATIC PLAN

SHEET NUMBER

SWM3