

# Buerkle Woodlands Project Design Document

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# **INSTRUCTIONS**

Project Operators must complete and submit this Project Design Document (PDD) to request credits. City Forest Credits (CFC) then reviews this PDD as part of the validation process along with all other required project documents. An approved third-party verifier then conducts verification.

The Protocol Requirements below are a list of eligibility requirements for informational purposes which are also found in the CFC Tree Preservation Protocol Version 11.40, dated February 7, 2022.

Project Operators will enter data and supporting attachments starting on page 6 under Project Overview where you find "[Enter text here]" as thoroughly as possible and provide numbered attachments for maps and other documentation (ex: 1 - Regional Map).

# **PROTOCOL REQUIREMENTS**

### Project Operator (Section 1.1)

Identify a Project Operator for the project. This is the entity or governmental body who takes responsibility for the project for the 40-year duration.

# Project Duration and Project Implementation Agreement (Section 1.2, 2.2)

Project Operator must commit to a 40-year duration and sign a Project Implementation Agreement. This is a 40-year agreement between the Project Operator and City Forest Credits (the "Registry") for an urban forest carbon project.

### Location Eligibility (Section 1.3)

Projects must be located in or along the boundary of at least one of the following criteria:

- A. "Urban Area" per Census Bureau maps; see https://www.census.gov/geographies/referencemaps/2010/geo/2010-census-urban-areas.html
- B. The boundary of any incorporated city or town created under the law of its state;
- C. The boundary of any unincorporated city, town, or unincorporated urban area created or designated under the law of its state;
- D. The boundary of any regional metropolitan planning agency or council established by legislative action or public charter. Examples include the Metropolitan Area Planning Council in Boston, the Chicago Municipal Planning Agency, the Capital Area Council of Governments (CAPCOG) in the Austin area, and the Southeastern Michigan Council of Governments (SEMCOG)
- E. The boundary of land owned, designated, and used by a municipal or quasi-municipal entity for source water or watershed protection. Examples include Seattle City Light South Fork Tolt River Municipal Watershed (8,399 acres owned and managed by the City and closed to public access);
- F. A transportation, power transmission, or utility right of way, provided the right of way begins, ends, or passes through some portion of A through D.

### **Ownership or Right to Receive Credits Eligibility (Section 1.5)**

Project Operator must demonstrate ownership of property and eligibility to receive potential credits by meeting one of the following:

A. Own the land and potential credits upon which the Project trees are located; or

- B. Own an easement or equivalent property interest for a public right of way within which Project trees are located and accept ownership of those Project trees by assuming responsibility for maintenance and liability for them; or
- C. Have a written and signed agreement from the landowner, granting ownership to the Project Operator of any credits for carbon storage, other greenhouse gas benefits, and other cobenefits delivered by Project trees on that landowner's land. If the Project Area is on private property, the agreements in this sub-section must be recorded in the public records in the county where the property is located. The recordation requirement can be satisfied if the agreements specified in this sub-section are contained in a recorded easement, covenant, or deed restriction on the property.

#### Demonstrate Tree Preservation (Section 4.1)

The Project Operator must show that the trees in the Project Area are preserved from removal by a recorded easement, covenant, or deed restriction (referred to hereafter as "Recorded Encumbrance") with a term of at least 40 years. This action is referred to as the "Preservation Commitment." This Recorded Encumbrance must be recorded not later than 12 months after Registry approval of the Project's Application.

### Demonstrate Threat of Loss (Section 4.2, 4.3, and 4.4):

The Project Operator must show that prior to the Preservation Commitment:

- Project trees were not preserved from removal through a Recorded Encumbrance or other prohibitions on their removal,
- The Project Area was:
  - In a land use designation that allowed for at least one non-forest use. Non-forest uses include industrial, commercial, transportation, residential, agricultural, or resource other than forest, as well as non-forest park, recreation, or open space uses.
  - Is not in an overlay zone that prohibits all development. Examples include critical areas or wetland designations.
- The Project Area met one of the following conditions:
  - Surrounded on at least 30% of its perimeter by non-forest, developed or improved uses, or
  - Sold, conveyed, or had assessed value within three years of preservation for greater than \$8,000 average price per acre for the bare land, or
  - Would have a fair market value after conversion to a non-forested "highest and best use" greater than the fair market value after preservation in subsection 4.1, as stated in a "highest and best use" study from a state certified general real estate appraiser in good standing

### Additionality (Section 6)

Additionality is ensured through the following:

- Prior to the start of the project, the trees in the project area are not protected via easement or recorded encumbrance or in a protected zoning status that preserves the trees.
- The zoning in the project area must currently allow for a non-forest use
- The trees in the project area face a threat or risk of removal or conversion out of forest

• The Project Operator records in the public land records an easement, covenant, or deed restriction specifically protecting the trees for the project duration of 40 years or 100 years (40 or 100 years depending on the protocol version)

#### Quantification for Credits (Section 11)

The full Protocol describes the following steps for carbon stock and soil carbon quantification in detail:

- Stored carbon stock present in Project Area (Section 11.1)
   Estimate the biomass stock present and adjust for uncertainty to calculate the "Accounting Stock". This can be done using the US Forest Service General Technical Report NE-343 tables, on-site inventory of some live trees with i-Tree methods and tools, or an on-site forest inventory
- Areas expected to remain in trees after potential development (Section 11.2) Calculate the fraction of the Accounting Stock that likely would be emitted as a result of development, to calculate "Avoided Biomass Emissions"
- Claiming additional credit for growth (Section 11.3) The Project Operator may elect to also account for ongoing growth of trees within the Project Area after Project Commencement
- Quantification of soil carbon (Section 11.4) Calculate "Avoided Soil Carbon Emissions" caused by conversion of soils to impervious surfaces in the Project Area
- 5. Deduction for displaced development (Section 11.5) Apply the deductions in Section 10.5 and Appendix B to Biomass and Soil Carbon calculations to adjust for development and emissions that would be displaced by the preservation of the Project Area (leakage deductions). This will reduce the creditable tonnes of Avoided Biomass Emissions and Avoided Soil Carbon Emissions to adjust for displaced development
- Quantify Co-Benefits (Section 11.6) The Project Operator will calculate co-benefits separately from CO<sub>2</sub>(e). The Registry will supply a spreadsheet template based on their climate zone, and will provide values for rainfall interception, reductions of air compounds, and energy savings.

#### Social Impacts (Section 12)

The Project Operator will describe how the Project impacts contribute towards achievement of the global UN Sustainable Development Goals (SDGs). The Registry will supply a template to evaluate how the Project aligns with the SDGs.

#### Attestations of No Net Harm and No Double Counting (Section 5)

The Project Operator will sign attestations that no project shall cause net harm and no project shall seek credits on trees, properties, or projects that have already received credits.

#### Validation and Verification by Third-Party Verifiers (Section 13 and 14)

Project compliance and quantification must be verified by a third-party Validation and Verification Body approved by the Registry.

#### **Issuance of Credits to Project Operator (Section 7)**

Ex-post credits are issued after the biomass is protected via a recorded encumbrance protecting the trees. Issuance is phased or staged over one and five years at the equivalent of 50 aces of crediting per year. This staged issuance reflects the likely staging of development over time if the project area were to have been developed.

After validation and verification, the Registry issues credits to the Project Operator based on the Project Area size:

- $\circ$  50 acres or less: all credits are issued after validation and verification
- o Greater than 50 but less than 200 acres: credits are issued in the equivalent of 50 acres per year
- $\circ$   $\,$  Greater than 200 acres: credits are issued in equal amounts over five years

#### Credits for Reversal Pool Account (Section 7.3):

The Registry will issue 90% of Project credits earned and requested and will hold 10% in the Registry's Reversal Pool Account.

#### **Understand Reversals (Section 9)**

If the Project Area loses credited carbon stock, the Project Operator must return or compensate for those credits if the tree loss is due to intentional acts or gross negligence of Project Operator. If tree loss is due to fire, pests, or other acts of god (i.e., not due to the Project Operator's intentional acts or gross negligence), the Registry covers the reversed credits from its Reversal Pool Account of credits held back from all projects.

### **Monitoring and Reporting (Section 8)**

The Project Operator must submit a report every three years for the project duration. The reports must be accompanied by some form of telemetry or imaging that captures tree canopy, such as Google Earth, aerial imagery, or LiDAR. The reports must estimate any loss of stored carbon stock or soil disturbance in the Project Area.

# **PROJECT OVERVIEW**

Project Name: Buerkle Woodlands
Project Number: 023
Project Type: Preservation Project (under the Tree Preservation Protocol – version 11.40, dated February 7, 2022)
Project Start Date: May 11, 2022
Project Location: Sewickley Hills and Ohio Township, Allegheny County, Pennsylvania

Project Operator Name: Allegheny Land Trust Project Operator Contact Information: Alyson Fearon, Sr. Director of Community Conservation & Resiliency Email: afearon@alleghenylandtrust.org 416 Thorn Street Sewickley, PA 15143

#### **Project Description:**

Describe overall project goals as summarized in application (2 paragraphs)

Allegheny Land Trust (ALT) led the 34-acre Buerkle Family Woodlands project in Sewickley Hills and Ohio Township, PA. These scenic woodlands are the gateway to Sewickley Hills, Sewickley Heights, and Bell Acres for area residents and visitors alike. The forested slopes and hilltop plateau are emblematic of the character of these communities, serving as a buffer from the noise and commercial development of a major interstate while providing important wildlife habitat.

The mixed successional forest includes oaks, hemlock, and pines dating back to the 1930s, and younger maple, cherry, and beech in areas that were previously used for agriculture. Preservation will prevent conversion of forestland to residential use, erosion of landslide prone slopes, absorb rainfall in the flood prone Kilbuck Run watershed, and improve air quality. Kilbuck Run's flooding threatens homes and businesses at the bottom of the watershed near the I-79 and Route 65 interchange.

This project continues the expansion of the multi-municipal Audubon Greenway that links Sewickley Hills and Sewickley Heights Parks. Audubon Greenway is a segment of ALT's NW Allegheny Conservation Plan to create a greenway connecting municipal parks and other protected land.

# LOCATION OF PROJECT AREA (Section 1.3 and 1.4)

#### **Project Area Location**

Describe where the Project Area is located and how it meets the location criteria.

The project is located in Sewickley Hills and within Ohio Township, which is a US Census Urbanized area.

#### **Project Area Parcels**

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List of parcel(s) in the Project Area.

Jurisdiction / Location	Parcel Number	Description / Notes
Sewickley Hills	606-G-198	54.926 acres, described throughout document as Parcel A. 24.496 acres of this parcel are included in the Project Area.
Ohio Township	607-E-202	9.201 acres, described throughout document as Parcel B. 9.201 acres of this parcel are included in the Project Area.
	-	Project Area 33.697 acres of 64.127 total acres

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#### Project Area Maps

Provide maps of the Project Area with geospatial location vector data in 1) pdf form and 2) any file type that can be imported and read by Google Earth Pro (example KML, KMZ, or Shapefile format). Maps should include relevant urban or town boundaries, legend, and defined Project Area.

As noted above, the Project Area is 33.697 acres. However, as described in the Demonstration of Threat of Loss and Carbon Quantification Sections of this PDD, the developable area of the two parcels when the steep slope restrictions are applied is 49.852 acres. The forest clearance restrictions restrict the Project Area to 33.697 acres within the 49.852 acre area.

Geospatial location (boundaries) of Project Area: Official Project Boundary Shapefile *Filename: 1-BuerkleWoodlands\_DEMSlope\_Project Area* 

Regional-scale map of Project Area Filename: 2-BuerkleWoodlands\_RegionalMap

Detailed map of Project Area Filename: 3-BuerkleWoodlands\_ProjectAreaMap

# **OWNERSHIP OR ELIGIBILITY TO RECEIVE POTENTIAL CREDITS (Section 1.5)**

Project Operator must demonstrate ownership of potential credits or eligibility to receive potential credits. If the Project Operator is not the same as the landowner of the Project Area, provide agreement(s) between Project Operator and landowner authorizing Project Operator to execute this project.

**Name of landowner of Project Area and explanation:** Allegheny Land Trust purchased the property on May 11, 2022. All rights were conveyed with the property. *Filename: 4-BuerkleWoodlands\_Deed* 

# **PRESERVATION COMMITMENT (Section 4.1)**

Describe the Preservation Commitment terms and provide a complete copy of the recorded document. If Project Area does not have the same boundaries as Preservation Commitment, please state the reasons why.

Preservation Term (years applicable): 40 years

### **Preservation Commitment explanation:**

Filename: 4-BuerkleWoodlands\_Deed

Allegheny Land Trust is following the 40-year Preservation Protocol and has applied the following Deed Restriction in perpetuity to the entirety of Parcel A 606-G-198 and Parcel B 607-E-202 to ensure protection of the existing stand of forest in the Project Area.

The preservation commitment is included on page 3 and stated as follows:

UNDER and SUBJECT to the following restrictive covenant: Grantee shall not engage in any commercial or other timbering on the Property conveyed hereby nor shall Grantee cut down, remove or destroy any trees on the Property except as may be necessary, in Grantee's reasonable judgment and discretion, (a) to control, prevent or mitigate hazard or threat to life or damage to or destruction of property, (b) to promote or protect forest health and habitat, (c) to remove diseased, dead or damaged trees, or (d) to prevent or mitigate fire or conditions that may directly or proximately cause or exacerbate fire. The use of motorized vehicles or any vehicle with an internal combustion engine powered by petroleum is prohibited. This restrictive covenant runs with the land and is binding upon Grantee and its successors and assigns

Date signed and date recorded: Signed May 11, 2022 and Recorded May 13, 2022.

# DEMONSTRATION OF THREAT OF LOSS (Section 4.2, 4.3, and 4.4)

Describe the Project Area land use designation that allows for at least one non-forest use. Describe any overlay zones such as critical areas and their protection buffers, legal encumbrances, and any other preexisting tree/forest restrictions that may have hindered removal of the Project Trees (in the pre-Preservation Commitment condition). Provide supporting evidence.

# Land use designation(s), overlay zones, and other restrictions:

- Parcel A (Sewickley Hills, 606-G-198) is zoned Residential-A (R-A)
- Parcel B (Ohio Township, 607-E-202) is zoned Residential-1 Low Density Residential District and C-2 General Commercial District (The zoning splits the parcel)

The most restrictive element of the zoning regulation was applied for each parcel. The development regulations for each zoning district have been provided as Attachment 5.

Allegheny Land Trust (ALT) confirmed the data by consulting Allegheny County LiDAR 2017 DEM 6ft model. This data was clipped to the extent of the Buerkle Woodlands Survey Boundary and the vertices for the slope related development restrictions were then altered to match the raster data. ALT does not

have a Spatial Analyst license that would allow the precise raster pixel count for each slope category at this time. See Attachment 6.

\*(Source Data) Allegheny County LiDAR 2017 - DEM 6ft LiDAR Data Products for the Allegheny County, PA collection area including a 6ft DEM, hydrographic [sic] breaklines [sic], and tiled 2 ft contours. The LiDAR dataset was collected to be utilized for the creation of a digital elevation model, hydrographic breaklines, and 2ft contours. Other uses expected. https://www.pasda.psu.edu/uci/DataSummary.aspx?dataset=1713

In the case of Parcel A (Sewickley Hills), the Residential A (R-A) zoning includes Environmental Zoning Standards (Article IV, starting pg. 20) for steep slopes and forest clearance. We applied the Steep Slopes restrictions first, with the parcel broken into three sub-areas based on slope. Steep Slopes are broken into 0-16% and 16-26%, with different restrictions for the two types. We then applied the Forest Clearance restrictions, which limits the amount of standing forest that may be removed (50%). See Table 2 below. When applied to Parcel A this allows 24.496 acres (of 54.926 acres) to be developed.

For Parcel B (Ohio Township), the two zoning types are Residential-1 Low Density Residential District and C-2 General Commercial District. The most restrictive zoning regulation is Section 1413 Steep Slope and Landslide Prone Areas (starting pg. 142). Parcel B limits development on Steep Slopes (>40%) but there are no steep slopes of this grade so the full parcel of 9.201 acres can be developed and has no other restrictions.

These restrictions result in a total of 33.697 developable acres for the Project Area.

Parcel	Parcel	Steep	Steep Slope	Parcel Acres	Forest	Parcel Acres	Project Area
Name	Acres	Slopes	Restriction	with Steep	Clearance	with Forest	(Acres)
		(%)		Slope	Restriction	Clearance	
				Restriction		Restriction	
				Applied (Acres)		Applied	
						(Acres)	
A	32.309	0 - 16	None	32.309	No more than	16.155	16.155
					50% of forest		
					may be cleared		2
A	16.683	16 - 26	No more than	8.342	No more than	8.342	8.342
			60% can be		50% of forest		
			cleared		may be cleared		
					(supersedes the		
					60% slope		
					limitation)		
A	5.934	26 and	No	0.000	N/A	N/A	N/A
		up	development				
В	9.201	N/A	None	9.201	N/A	N/A	9.201
Total	64.127			49.852			33.697

#### **Table 2. Project Area Acres**

Filename: 5-BuerkleWoodlands\_RelevantZoningRegulations Filename: 6-BuerkleWoodlands\_SlopesandDevelopableArea Filename: 10-BuerkleWoodlands\_CarbonQuantification

### Threat of loss (Section 4.4 A, B, or C):

Describe which of the three conditions the Project Area meets and provide supporting evidence such as maps, sale or assessed value documentation, or appraisal information.

The Project meets criteria A, which is 30% or more improved use by a combination of roads, interstate highways, and residential development. See Attachment 7 which outlines the perimeter and shows 95% surrounding improved or developed uses as residential housing, roadways, or commercial development. Only the northern border of Parcel B that is shared with the Ohio Township Community Park is not considered developed under this standard.

Filename: 7-BuerkleWoodlands\_ImprovedUseMap

# ATTESTATION OF NO DOUBLE COUNTING OF CREDITS AND NO NET HARM (Section 5)

*Complete and attach the following attestation: Attestation of No Double Counting of Credits and No Net Harm. Provide any additional notes as relevant.* 

Allegheny Land Trust signed the Attestation of No Double Counting of Credits and No Net Harm.

Filename: 8-BuerkleWoodlands\_NoDoubleCountingNoNetHarm

# **ADDITIONALITY (Section 6)**

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Additionality is demonstrated by carbon projects in several ways, as described in the City Forest Credits Standard Section 4.9.1 and Tree Preservation Protocol.

Project Operator demonstrates that additionality was met through the following:

- Prior to the start of the project, the trees in the project area are not protected via easement or recorded encumbrance or in a protected zoning status that preserves the trees
  - $\circ$  ~ See Demonstration of Threat of Loss section above
  - The zoning in the project area must currently allow for a non-forest use
    - See Demonstration of Threat of Loss section above
- The trees in the project area face some threat risk of removal or conversion out of forest

   See Demonstration of Threat of Loss section above
- Allegheny Land Trust faced a capital funding constraint for land acquisition and sustained stewardship that was satisfied with the carbon revenue from this project.
- The Project Operator records in the public land records an easement, covenant, or deed restriction specifically protecting the trees for the project duration of 40 years or 100 years (40 or 100 years depending on the protocol version)
  - See Preservation Commitment section above

Taken together, the above elements allow crediting only for unprotected trees, at risk of removal, which are then protected by a project action of preservation, providing additional avoided GHG emissions.

Additionality is embedded also in the quantification methodology. Projects cannot receive credits for trees that would have remained had development occurred, nor can they receive soil carbon credits for soil that would have been undisturbed had development occurred.

Allegheny Land Trust has signed the Attestation of Additionality.

Filename: 9-BuerkleWoodlands\_Additionality

# CARBON QUANTIFICATION DOCUMENTATION (Section 11)

Follow detailed instructions in the Protocol for conducting quantification and use the Carbon Quantification Spreadsheet to show calculations. Ensure that your requested credit issuance schedule (issuance dates) is accurate and complete in the spreadsheet. Project Operators should describe and appropriately reflect in their carbon quantification any and all planned future activities that may affect the percent canopy or carbon stocking in any way.

# Summary numbers from Carbon Quantification Spreadsheet

Project Area (acres)	33.697
Does carbon quantification use stratification (yes or no)	No
Percent tree canopy cover within Project Area	93%
Project stock (tCO <sub>2</sub> e)	8,054
Accounting Stock (tCO <sub>2</sub> e)	6,443
On-site avoided biomass emissions (tCO <sub>2</sub> e)	5,799
On-site avoided soil carbon emissions (tCO <sub>2</sub> e)	1,027
Deduction for displaced biomass emissions (tCO2e)	1,061
Deduction for displaced soil emissions (tCO <sub>2</sub> e)	311
Credits from avoided biomass emissions (tCO <sub>2</sub> e)	4,738
Credits from avoided soil emissions (tCO <sub>2</sub> e)	716
Total credits from avoided biomass and soil emissions (tCO2e)	5,453
Credits attributed to the project (tCO <sub>2</sub> e), excluding future growth	5,453
Contribution to Registry Reversal Pool Account	545
Total credits to be issued to the Project Operator (tCO <sub>2</sub> e)	4,908
(excluding future growth)	

#### **GHG** Assertion:

Project Operator asserts that the Project results in GHG emissions mitigation of 4,908 tons CO2e

#### Approach to quantifying carbon

Describe general approach you used to quantify carbon (e.g. US Forest Service General Technical Report NE-343 Tables, inventory, other). Provide documentation.

We followed the 11.1.A. methodology using the afforestation table B2 Maple-Beech-Birch, and B3 Oak-Hickory from the US Forest Service General Technical Report NE-343 document, as divided by stand age and primary composition.

Filename: 10-BuerkleWoodlands\_CarbonQuantification

#### Accounting Stock Measurement Method (11.1)

Describe quantification, including which method used to assess canopy cover (e.g. i-Tree, inventory, other), forest type, and data sources.

We entered the Project Area into i-Tree Canopy to estimate forest cover (files marked with \_Original), and then imported the results into ArcGIS Pro to compare the results against several Pennsylvania State Agency Imagery files to verify accuracy (files marked \_GISAdjusted). The reason for the second verification is the amount of leaf off and shadows that occur in the imagery on i-Tree's portal, caused several points to be mismarked. We determined the tree canopy cover for the Project Area is 93%. More detail is provided in the Canopy Cover section on the following page.

Filename: 11-BuerkleWoodlands\_iTreeReports

#### Stratification

If stratification is used, maps of strata and stratum definitions. If not used, list not applicable.

Not applicable.

#### **Stand Maps**

Describe the methods used to determine forest stands (e.g. GIS) and documentation.

Initial Stand verification was done in ERSI ArcGIS Pro (GIS) where the Pennsylvania State Agency Imagery files were imported, georeferenced and the forest was divided by age, followed by a site walk on 2021-10-12. Parcel A (Sewickley Hills) is successional forest as the developable area was previously in agricultural production. Parcel B (Ohio Township) was never clear cut and has an older non-successional forest composition.

Filename: 12\_BuerkleWoodlands\_ImageryforForestAge

#### **Forest Age**

*Provide historical imagery or other materials to support forest age documentation. Describe the method(s) used:* 

The Forest Age for Parcel A was averaged to 65 years based on the regrowth of the agricultural areas and the Forest Age for Parcel B is considered 85 years based on the forester's opinion and site observations that the 100-year old trees had been selectively harvested at an unknown date due the presence of the stumps that were not yet fully decomposed.

Forest age was determined by accessing the **PA Imagery Navigator**, which was designed to be an integrated viewer and download utility for imagery and raster data for Pennsylvania. This application facilitates the rapid display of multiple imagery collections in a single interface, and provides a way to download image tiles by simply clicking on the map.<sup>1</sup>

Providers of imagery in the Navigator include<sup>1</sup>:

- Allegheny County
- City of Philadelphia
- Delaware Valley Regional Planning Commission (DVRPC)
- Lancaster County
- Lehigh Valley Planning Commission (LVPC)
- PA Department of Conservation and Natural Resources (DCNR), PAMAP Program
- United States Department of Agriculture (USDA)
- United State Geological Survey (USGS)

https://maps.psiee.psu.edu/ImageryNavigator/

Images from the following years were downloaded and reviewed, using local roads to identify the project location:

- 1939
- 1949
- 1957
- 1967
- 1982
- 1992

The remaining imagery sources were provided by the PASDA Imagery servers accessible here: API

**REST:** 

https://imagery.pasda.psu.edu/arcgis/rest/services/pasda/AlleghenyCountyImagery2017/MapServer WMS:

https://imagery.pasda.psu.edu/arcgis/services/pasda/AlleghenyCountyImagery2017/MapServer/WMSS erver?SERVICE=WMS&request=getcapabilities

Filename: 12\_BuerkleWoodlands\_ImageryforForestAge

#### **Forest Composition**

Describe forest composition and explanation of method(s) used.

The Buerkle Woodlands Project Area is primarily mixed successional forest. There are some pockets dating back to the 1930's on Parcel B (Ohio Township Parcel) and the steepest areas of Parcel A (Sewickley Hills Parcel). The majority of Parcel A is an early growth forest recovering from active farming in the 1960's. The forest tree composition is scattered large red and white oaks, but primarily a young

<sup>&</sup>lt;sup>1</sup> From About: https://maps.psiee.psu.edu/ImageryNavigator/about.htm

info@cityforestcredits.org| 999 Third Avenue #4600, Seattle, WA 98104 | www.cityforestcredits.org P a g e | 13

canopy of maple, black and sweet cherry, and beech. The stream valleys and slopes contain the older and more established forest stands including some hemlock and pine clusters.

More information is available in the Forest Composition Report which includes information from two site visits to the property in October 2021 and July 2022.

Filename: 13-BuerkleWoodlands\_ForestCompositionReport

#### **Canopy Cover**

*Provide i-Tree Canopy report that shows estimated percentage of tree cover. Explanation of method(s) used:* 

We entered the Project Area into i-Tree Canopy to estimate forest cover (files marked with \_Original), and then imported the results into ArcGIS Pro to compare the results against several Pennsylvania State Agency Imagery files to verify accuracy (files marked \_GISAdjusted). The i-Tree Google imagery available has an imagery date of 2020-10-09<sup>2</sup>; whereas the Imagery Hybrid Baselayer in GIS is a composite and includes the most recent available. The reason for the second verification is the amount of leaf off and shadows that occur in the imagery on i-Tree's portal, caused several points to be mismarked.

Validation maps produced in ArcGIS Pro exported at 600dpi to allow visual inspection without the need/use of GIS software.

Original Tree/Non-Tree %= 84.92% / 15.08% \*Note: the original analysis blanked a point so this value is out of 199 sample points FINAL CANOPY COVERAGE: GIS Tree/Non-Tree %= 93.5% / 6.5%

Filename: 11-BuerkleWoodlands\_iTreeReports

#### Area Expected to Remain in Trees after Potential Development (11.2)

Describe how you determined the area expected to remain in trees after potential development (fraction at risk) and explanation of method(s) used:

#### Land use designation(s):

- Sewickley Hills (Parcel A, 606-G-198) is zoned Residential-A (R-A)
- Ohio Township (Parcel B, 607-E-202) is zoned Residential-1 Low Density Residential District and C-2 General Commercial District (The zoning splits the parcel)

The two parcels are predominantly zoned for Residential use. The method outlined in Protocol section 11.2.B.ii. was used to calculate the percent avoided biomass emissions. As shown in the calculation below, this value was found to be greater than the 90% allowance, so we applied 90% for the carbon credit calculation.

• Parcel A: Sewickley Hills Project Area Maximum Houses: 8 (rounded down from 8.17)

<sup>&</sup>lt;sup>2</sup> Verified on the Google Earth web portal: <u>https://earth.google.com/web/@40.55496194,-</u> 80.11805778,342.42555896a,1545.68341416d,30.53052975y,-0h,0t,0r

info@cityforestcredits.org| 999 Third Avenue #4600, Seattle, WA 98104 | www.cityforestcredits.org P a g e | 14

- All permitted uses- Min lot size 3 acres on 24.496 acres
- Parcel B: Ohio Township Project Area Maximum Houses: 20
  - Lots with Public Sewer- Min lot size 20,000 sq ft on 9.201 acres (For reference, see the Ohio Township Zoning Ordinance No. 305, Section 502 starting pg. 42 and Section 902 starting pg. 59. Relevant pages have been captured as screenshots in Attachment 5)
- Total Allowable Housing Units in the Project Area: 28

Avoided Biomass Emissions = Accounting Stock \* (((2 \* Dwellings) + ((Project Acres – (2 \* Dwellings)) \* 0.1)) / Project Acres)

Percent Avoided Biomass Emissions = ((2\*28) + 0.1\*(33.697 - 2\*28))/33.697 = 1.5957 or 159.57%, which is greater than the 90% allowance specified in Section 11.2.B.ii for residential zoning.

### Filename: 10-BuerkleWoodlands\_CarbonQuantification

#### Quantification of Soil Carbon - Existing Impervious Area and Impervious Limits (11.4)

The Project may claim avoidance of emissions from soil carbon caused by conversion of soils to impervious surfaces. Describe applicable zoning and development rules, existing impervious area and maximum fraction impervious cover.

#### Land use designation(s):

- Sewickley Hills (Parcel A, 606-G-198) is zoned Residential-A (R-A)
- Ohio Township (Parcel B, 607-E-202) is zoned Residential-1 Low Density Residential District and C-2 General Commercial District (The zoning splits the parcel)
  - For Parcel B the Residential Lot coverage is more restrictive, so it was used for the full parcel

Sewickley Hills: 73% of the project area (24.497/33.697 acres) allows 20% coverage (Sewickley Hill Zoning, Section 5.4 Lot Area, Yard, and Height Requirements – Permitted Uses, starting pg. 27)

Ohio Twp: 27% of the project area (9.201/33.697acres) allows 40% coverage (Ohio Twp. Zoning, Section 502 Area and Bulk Restrictions, starting pg. 42. Relevant pages have been captured as screenshots in Attachment 5)

Combined allowable coverage is 25.4%

Filename: 10-BuerkleWoodlands\_CarbonQuantification

### **Future Planned Project Activities**

Describe any future project activities that may affect the percent canopy or carbon stocking in any way.

None, the site is considered a green space that will be open to the public and largely used by the adjacent neighbors. The management plan for the site will focus on forest health to ensure carbon storage per the crediting that is to be completed as described in the preservation commitment.

# **CO-BENEFITS QUANTIFICATION DOCUMENTATION (Section 11.6)**

Summarize co-benefit quantification and provide supporting documentation. CFC will provide a Co-Benefits Quantification spreadsheet to Project Operators for calculating rainfall interception, reduction of certain air compounds, and energy savings.

Ecosystem Services	Resource Units	Value
Rainfall Interception (m3/yr)	16,027.8	\$33,876.49
Air Quality (t/yr)	1.1058	\$2,725.95
Cooling – Electricity (kWh/yr)	48,668	\$6,818.45
Heating – Natural Gas (kBtu/yr)	2,014,625	\$28,177.13
Grand Total (\$/yr)		\$71,598.03

Filename: 14-BuerkleWoodlands\_CoBenefitsQuantification

# SOCIAL IMPACTS (Section 12)

Project Operators shall use the Carbon Project Social Impact template to evaluate the UN Sustainable Development Goals (SDGs) to determine how a Project provides social impacts that contribute towards achievement of the global goals. CFC will provide the template. Summarize the three to five main SDGs from this Project.

Allegheny Land Trust firmly believes in nature-based solutions and one of our priorities is to improve the distributed network of greenspace in Allegheny County and surrounding areas to improve quality of life for current and future generations by offering recreational and educational opportunities. Our region is facing multiple environmental challenges that affect the health of our residents and the surrounding environment.

- SDG 3: Good Health and Well-Being<sup>3</sup>:
  - Changing rainfall patterns have exacerbated historical flash flood locations and created new hazards, that same rain has increased landslide potential in the region. Historically poor air quality has more severe impacts when weather-related phenomenon trap particulates and ozone in our valleys.
- SDG 11: Sustainable Cities and Communities
  - The forested slopes and hilltop plateau of Buerkle Woodlands are emblematic of the rural character of these communities, serving as a buffer from the noise and commercial development of the interstate while proving important wildlife habitat.
- SDG: 13 Climate Action
  - The protected green space, which is zoned Residential will prevent disturbance of steep and landslide prone slopes and absorb rainfall in the flood prone Kilbuck Run watershed.
  - 0

*Filename*: 15-BuerkleWoodlands\_SocialImpacts

<sup>&</sup>lt;sup>3</sup> Information accessed here and in related subsites: <u>https://sdgs.un.org/goals</u>

# MONITORING AND REPORTING (Section 8)

Throughout the Project Duration, the Project Operator must report on tree conditions across the Project Area. Monitoring reports are due every three years determined by the date of the verification report. For example, if the verification report is dated January 1, 2021, the first report will be due by January 1, 2024 and every three years thereafter for the duration of the project.

Describe your monitoring plans. If Project Operator plans to claim credits for future growth, describe methods that will be used to quantify future growth.

As an accredited land trust under the Land Trust Accreditation Commission, ALT is required to meet minimum standards for all conservation projects including and not limited to a management plan and annual monitoring and reporting. As such, Allegheny Land Trust will include the City Forest Credits monitoring and reporting requirement into the annual rotation of our existing requirements. As the Carbon report is required only triennially, ALT will be familiar with the site and be able to identify changes in the forest and landscape to include in the report. Changes may be severe storm damage, bug or pest infestation, fire, or the introduction of a new invasive species.

All plans to claim future growth will follow the original quantification method and will be primarily measured as canopy density increases. ALT does not plan to apply for these additional credits until such time that the canopy is considered sufficiently increased (overall >90%) or the credits are needed.

As a Pennsylvania Non-Profit Corporation, Allegheny Land Trust has a continuity plan in place should, for any reason, the corporation need dissolved. However, with the additional funds earned we will increase the stewardship endowment for the property, which includes all future staff time requirements. Therefore, we expect to be fully capable of monitoring and reporting over the 40-year credit lifespan.

# **PROJECT OPERATOR SIGNATURE**

Signed on September 9 in 2022, by Christopher Beichner, President and CEO for Allegheny Land Trust.

Christophar I. Poich

Christopher J. Beichner 412-741-2750 cbeichner@alleghenylandtrust.org

# **ATTACHMENTS**

1-BuerkleWoodlands\_DEMSlope\_Project Area.zip

2-BuerkleWoodlands\_RegionalMap.pdf

3-BuerkleWoodlands\_ProjectAreaMap.pdf

4-BuerkleWoodlands\_Deed.pdf

5-BuerkleWoodlands\_RelevantZoningRegulations.pdf

6-BuerkleWoodlands\_SlopesandDevelopableArea.pdf

7-Buerkle Woodlands\_ImprovedUseMap.pdf

8-BuerkleWoodlands\_NoDoubleCountingNoNetHarm.pdf

9-BuerkleWoodlands\_Additionality.pdf

10-BuerkleWoodlands\_CarbonQuantification.xlsx

11-BuerkleWoodlands\_iTreeReports.zip

12-BuerkleWoodlands\_ImageryforForestAge.pdf

13-BuerkleWoodlands\_ForestCompositionReport

14-BuerkleWoodlands\_CoBenefitsQuantification

15-BuerkleWoodlands\_SocialImpacts

# Attachments

Deed

Project Area Map

Regional Area Map

**Preservation Commitment** 

Zoning Description(s)

Threat of Loss Demonstration

Attestation of No Double Counting and No Net Harm

Attestation of Additionality

Carbon Quantification Tool

iTree Canopy Report

Potential Development Site Map(s)

Forest Composition Report and Site Photos

**Historical Photos** 

Cobenefit Calculator

Social Impacts

Deed

60 202;	2 00014655	Ja Depar Pitt	essica Garofolo tment of Real Estate sburgh, PA 15219		
		Instrument N	umber: 2022-14655	BK-DE VL-18899 PG-17	
Recorded On:	May 13, 2022	As-Deed			
Parties:	JOYCE MARY GRACI	1			
То	ALLEGHENY LAND T	RUST		# of Pages: 9	
Comment:					
	********	* THIS IS	NOT A BILL	*****	
Deed	181.75				
	0				
Total:	191 75				
Realty Transfer	Stamp		Department of Real	Estate Stamp	
Affidavit Attached-Ye	s Stamp Ni	um-T184207	Certified On/By-> 05-13-	2022 / Angela Gans	1
ОНЮ ТР		EXEMPT	NOTE-ok per BK		
Ward-99-NO WARD	Malua		0607E00202000000		
	value				
Commonwealth of Po	ennsylvania				
Munic-Ohio Twp	worth				
Munic-Penalty	worth	0.00			
Munic-Interest		0.00			
School-Penalty School-Interest		0.00			
		0.00			

I hereby certify that the within and foregoing was recorded in the Department of Real Estate in Allegheny County, PA

# \*\*DO NOT REMOVE-THIS PAGE IS PART OF THE RECORDED DOCUMENT\*\*

### File Information:

Document Number: 2022-14655 Receipt Number: 4116463 Recorded Date/Time: May 13, 2022 03:53:50P Book-Vol/Pg: BK-DE VL-18899 PG-17 User / Station: S Stickman - CASH 05

# **Record and Return To:**

STEVEN M REGAN STEPTOE & JOHNSON PLLC 500 GRANT ST STE 4940 PITTSBURGH PA 15219

Jessica Garofolo,/Director Rich Fitzgerald, County Executive



Prepared by and after recording Return to:

Steven M. Regan Steptoe & Johnson PLLC 500 Grant Street, Suite 4940 Pittsburgh, PA 15219

Tax Parcel ID No.: 607-E-202

#### THIS DONATION DEED

DATED the 10<sup>th</sup> day of May, 2022 and EFFECTIVE the 11<sup>th</sup> day of May, 2022,

#### BETWEEN

Mary Grace Joyce, an individual, (hereinafter called "Grantor")

and

Allegheny Land Trust, a Pennsylvania non-profit corporation (hereinafter called "Grantee").

**WITNESSETH**, that in consideration of Grantor's desire to gift and donate the within described and conveyed property to Grantee, said Grantor does hereby grant, convey, gift and donate unto said Grantee, its successors and assigns, forever:

ALL that certain piece, parcel or tract of land situated in Ohio Township, County of Allegheny, Commonwealth of Pennsylvania, and being more particularly described on EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

**BEING** the same property conveyed unto Mary Grace Joyce and Anne L. Friend, deceased, as joint tenants with rights of survivorship, by virtue of deed dated February 20, 1996, recorded March 4, 1996 in Deed Book Volume 9643, page 608 in the Allegheny County Department of Real Estate, Pennsylvania.

WHEREAS, Anne L. Friend departed this life on April 29, 2005 (see Register of Wills of Allegheny County, Pennsylvania Estate No. 02-05-03807).

WHEREAS, the within conveyed property was vested solely in Mary Grace Joyce by operation of law as the sole surviving joint tenant upon the death of Anne L. Friend.

**UNDER and SUBJECT to the following restrictive covenant:** Grantee shall not engage in any commercial or other timbering on the Property conveyed hereby nor shall Grantee cut down, remove or destroy any trees on the Property except as may be necessary, in Grantee's reasonable judgment and discretion, (a) to control, prevent or mitigate hazard or threat to life or damage to or destruction of property, (b) to promote or protect forest health and habitat, (c) to remove diseased, dead or damaged trees, or (d) to prevent or mitigate fire or conditions that may directly or proximately cause or exacerbate fire. The use of motorized vehicles or any vehicle with an internal combustion engine powered by petroleum is prohibited. This restrictive covenant runs with the land and is binding upon Grantee and its successors and assigns.

**TOGETHER** with, all and singular, the rights, liberties, privileges, hereditaments, and appurtenances whatsoever thereunto belonging, or in any wise appertaining.

Grantee is acquiring the within conveyed Land with funds provided by the Pennsylvania Department of Conservation and Natural Resources and, as such, the below paragraph appears in the vesting deed into Grantee for each parcel herby conveyed. Grantee acknowledges and agrees that the following paragraph is a covenant running with the land and that Grantee's use of the Property and any transfer thereof is subject to the following paragraph.

This property, or interest in property, was either acquired with or donated as a match for funds provided by the Pennsylvania Department of Conservation and Natural Resources ("Department"). The source of the funds is Keystone Recreation, Park and Conservation Fund Act, the act of July 2, 1993 (P.L. 359, No. 50) (32 P.S. §§ 2011 et seq.) ("Act"). This property, or any portion of it, may not be converted to purposes other than those authorized under the Act for property acquired with Department funds. No change of use and no transfer of ownership, control, or interest in this property may occur, and no encumbrance may be placed on this property, without the written consent of the Department or its successor. The restriction in this paragraph applies to both the surface and subsurface of the property. This restriction has the effect of a covenant running in perpetuity with the land and is binding upon the owner(s) of the property and upon all subsequent owners, successors, and assigns. This restriction is enforceable by the Department and its successors.

TO HAVE AND TO HOLD the same to and for the use of said Grantee, and Grantee's successors and assigns forever, and said Grantor for their self, their heirs and assigns, hereby covenants and agrees with Grantee, and Grantee's, successors and assigns, that they will WARRANT SPECIALLY the property hereby conveyed.

**THIS CONVEYANCE** is excluded from Pennsylvania Realty Transfer Taxes pursuant to Section 91.193(18) of the Pennsylvania Code as it is a transfer to a conservancy which possesses tax exempt status under Section 501(c)(3) of the Internal Revenue Code.

**NOTICE** -- THIS DOCUMENT MAY NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL AND, IN THAT CONNECTION, DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR OTHER STRUCTURE ON OR IN SUCH LAND. THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT. [This notice is set forth in the manner provided in Section 1 of the Act of July 17, 1957, P.L. 984, as amended, and is not intended as notice of unrecorded instruments, if any.]

**IN WITNESS WHEREOF**, said Grantor has hereunto set its hand and seal, the day and year first above written.

WITNESS/ATTEST:

#### **GRANTOR:**

Brien I. Bunkle

Name: Mary Grace Joyce

**COMMONWEALTH OF PENNSYLVANIA** ) SS: COUNTY OF Chlegh )

On this, the <u>lo</u> day of May, 2022, before me, a notary public, the undersigned officer, personally appeared Mary Grace Joyce known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that they executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

My commission expires: 6/15/24

mas in Notary Public

Commonweaith of Pennsylvania - Notary Seal THOMAS M JUNKER - Notary Public Allegheny County My Commission Expires June 15, 2026 Commission Number 1080905

NOTICE -- THE UNDERSIGNED, AS EVIDENCED BY THE SIGNATURE(S) TO THIS NOTICE AND THE ACCEPTANCE AND RECORDING OF THIS DEED, (IS, ARE) FULLY COGNIZANT OF THE FACT THAT THE UNDERSIGNED MAY NOT BE **OBTAINING THE RIGHT OF PROTECTION AGAINST SUBSIDENCE, AS TO THE** PROPERTY HEREIN CONVEYED, RESULTING FROM COAL MINING OPERATIONS AND THAT THE PURCHASED PROPERTY, HEREIN CONVEYED, MAY BE PROTECTED FROM DAMAGE DUE TO MINE SUBSIDENCE BY A PRIVATE CONTRACT WITH THE OWNERS OF THE ECONOMIC INTEREST IN THE COAL. THIS NOTICE IS INSERTED HEREIN TO COMPLY WITH THE BITUMINOUS MINE SUBSIDENCE AND LAND CONSERVATION ACT OF 1966.

#### ATTEST

#### **ALLEGHENY LAND TRUST:**

By:

Name: Christopher Beichner Title: President & CEO

#### **Certificate of Residence**

Tax Bill Address of the within named Grantee:

**Owner Mailing Address** of the within named Grantee:

Allegheny Land Trust Grantee

Address: 416 Thorn Street Sewickley, PA 15143 Allegheny Land Trust Grantee

Address: 416 Thorn Street Sewickley, PA 15143

The undersigned does hereby certify that the precise residence of the Grantee hereunder

is 416 Thorn Street, Sewickley PA 15143.

Witness my hand this *M* day of May, 2022.

By: <u>Agent of the Grantee</u> Name: <u>Christopher J. Beichne</u>

### Legal Description Exhibit "A"

All those certain tracts of land situate in Ohio Township, County of Allegheny, Commonwealth of Pennsylvania designated as tax Map Parcel's 607-E-202, more particularly bounded and described as follows:

#### Parcel 607-E-202

Beginning at a set iron pin capped (SHEFFLER) on the easterly right of way line of Red Mud Hollow Road L.R. 02121 at the dividing line of lands of the Township of Ohio (Tax Map Parcel 607-A-118) and continuing along said lands N 88° 59' 41" E 184.51' to a set iron pin capped (SHEFFLER);

Thence along the dividing line of lands of John T II & Amy L. Beynon (Tax Map Parcel 607-F-146) and The Qualified Election Trust (Tax Map Parcel 607-K-149) S 00° 58' 12" E 1084.86' to a found ½" iron pin;

Thence along the dividing line of lands of Fiore Mt Nebo, LLC (Tax Map Parcels 607-J-173 and 607-J-203) S 83° 10' 45" W 566.85' to a set iron pin capped (SHEFFLER) on the easterly right of way line of Red Mud Hollow Road;

Thence along the easterly right of way line of Red Mud Hollow Road the following:

- 1. N 20° 55' 32" E 110.99'
- 2. N 17º 56' 14" E 83.61'
- 3. N 20º 46' 17" E 315.66'
- 4. By a curve to the left having a radius of 716.02' for an arc distance of 164.70' (chord N 14° 10' 14" E 164.34')
- 5. N 08º 37' 24" E 124.58'
- 6. By a curve to the right having a radius of 629.39' for an arc distance of 165.45' (chord N 16° 19' 14" E 164.97')
- By a curve to the left having a radius of 1405.39' for an arc distance of 242.61' (chord N 18° 44' 21" E 242.31') to the place of beginning.

Being the same property, which conveyed unto Mary Grace Joyce and Anne L. Friend, as joint tenants with rights of survivorship, by virtue of deed dated February 20, 1996, recorded March 4, 1996, in Deed Book Volume 9643, page 608 in the Allegheny County Department of Real Estate, Pennsylvania.

Containing a total area of 9.207 acres as shown in the survey, prepared for Allegheny Land Trust by Sheffler & Company, Inc., issued March 1, 2022, a copy of which is attached hereto.





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#### pennsylvania (EX) MOD 06-19 (FI)

**REV-183** BUREAU OF INDIVIDUAL TAXES PO BOX 280603 HARRISBURG, PA 17128-0603

#### 1930014702

STATEMENT OF VALUE

COMPLETE EACH SECTION

**RECORDER'S USE ONLY** 

Page:

**REALTY TRANSFER TAX** 

Book:

Instrument Number.

Date Recorded:

State Tax Paid:

SECTION I TRANSFER DATA						
Date of Acceptance of Document 05/10/2022						
Grantor(s)/Lessor(s) Mary Grace Joyce	Teleph (412	one Number ) 563-4494	Grantee(s)/Lessee(s) Allegheny Land Tru	ust	Telep (412	hone Number
Mailing Address 750 Washington Road, Unit 211		Mailing Address 416 Thorn Street			,	
<sup>City</sup> Pittsburgh	State PA	ZIP Code 15228	City Sewickley		State PA	ZIP Code 15143
SECTION II REAL ESTATE LOCA	ATION					
Street Address Red Mud Hollow Road			City, Township, Borough Ohio Township	1		
County Allegheny	Schoo Avon	District worth	· · ·	Tax Parcel Number 607-E-202		
SECTION III VALUATION DATA						
Was transaction part of an assignment or relocation	on? C	YES 🗰	NO			
1. Actual Cash Consideration 0.00	er Consideration		3. Total Consideration = 0.00			
4. County Assessed Value 23,300.00	imon Level Ratio .23	Factor 6. Computed Value = 28,659.00				
SECTION IV EXEMPTION DATA -	Refer to	o instructions for	or exemption status.			
1a. Amount of Exemption Claimed \$ 28,659.00	1b. Per	centage of Grant	or's Interest in Real Estate 100 %	1c. Percentage of Gran	tor's Inte 100	erest Conveyed
2. Fill in the Appropriate Oval Below for Exem	ption Cl	aimed.				
Will or intestate succession		(Name of	Decedent)	(Es	tate File	Number)
<ul> <li>Transfer to a trust. (Attach complete copy</li> </ul>	of trust a	agreement and a	all amendments.)	(		,
Transfer from a trust. (Attach complete co	py of tru	st agreement an	d all amendments.)			
Transfer between principal and agent/stra	w party.	(Attach complete	e copy of agency/straw par	rty agreement.)		
(If condemnation or in lieu of condemnation	and instr on, attach	copy of resolut	gift, dedication, condemna ion.)	tion or in lieu of condemi	nation.	
<ul> <li>Transfer from mortgagor to a holder of a r</li> </ul>	nortgage	in default. (Atta	ch copy of mortgage and i	note/assignment.)		
<ul> <li>Corrective or confirmatory deed. (Attach or</li> </ul>	omplete	copy of the deed	d to be corrected or confirm	med.)		
<ul> <li>Statutory corporate consolidation, merger</li> </ul>	or divisio	on. (Attach copy	of articles.)			
Other (Provide a detailed explanation of e	xemptior	n claimed. If mor	e space is needed attach	additional sheets.)		
Exempt under section 91.193(18) 501(c)(3) of the Internal Revenue	of the Code.	Pa. Code. T	his is a transfer to a c	conservancy with ex	empt s	tatus under
SECTION V CORRESPONDENT I	NFORM	ATION - All ind	guiries may be directed	to the following perso	n:	
Name Steven M. Regan, Esg.					Telepho (412)	one Number
Mailing Address			City		State	ZIP Code
SUU Grant Street, Suite 4940			Pittsburgh		I PA	15219

Date 05/10/2022

FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH REQUESTED DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED.

Under penalties of law, I declare that I have examined this statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.



Signature of Correspondent or Responsible Party

1830019105

2 0001	4654	Depa Pi	Allegheny County Jessica Garofolo artment of Real Estate ttsburgh, PA 15219		
Recorded On: May Parties: JOY To ALL Comment:	/ 13, 2022 /CE MARY GRACE EGHENY LAND TF	Instrument I As-Deed : RUST	Number: 2022-14654	BK-DE VL-18899 PG-6 # of Pages: 11	
Deed Total: Realty Transfer Stam	**************************************	THIS IS	S NOT A BILL	*****	
Affidavit Attached-Yes SEWICKLEY HILLS Ward-99-NO WARD Commonwealth of Pennsylva Munic-Sewickley Hills Boro School District-Quaker Valley Munic-Penalty Munic-Interest School-Penalty School-Interest	Stamp Num Value	0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.0	Department of Real E Certified On/By-> 05-13-20 NOTE-ok per BK 0606G00198000000	22 / Angela Gans	

I hereby certify that the within and foregoing was recorded in the Department of Real Estate in Allegheny County, PA \*\*DO NOT REMOVE-THIS PAGE IS PART OF THE RECORDED DOCUMENT\*\*

# File Information:

Document Number: 2022-14654 Receipt Number: 4116463 Recorded Date/Time: May 13, 2022 03:53:50P Book-Vol/Pg: BK-DE VL-18899 PG-6 User / Station: S Stickman - CASH 05

# **Record and Return To:**

STEVEN M REGAN STEPTOE & JOHNSON PLLC 500 GRANT ST STE 4940 PITTSBURGH PA 15219

Jessica Garofolo, Director Rich Fitzgerald, County Executive

Prepared by and after recording Return to:

Steven M. Regan Steptoe & Johnson PLLC 500 Grant Street, Suite 4940 Pittsburgh, PA 15219

t

Tax Parcel ID No.: 606-G-198

### THIS SPECIAL WARRANTY DEED

# DATED the 10<sup>th</sup> day of May, 2022 and EFFECTIVE the 11<sup>th</sup> day of May, 2022,

### **BETWEEN**

Mary Grace Joyce, an individual, (hereinafter called "Grantor")

and

Allegheny Land Trust, a Pennsylvania non-profit corporation (hereinafter called "Grantee").

WITNESSETH, for and in consideration of the sum of EIGHT HUNDRED AND FIFTY THOUSAND NO/100 DOLLARS (\$850,000.00) in hand paid to Grantor by Grantee, the receipt and sufficiency of which is hereby acknowledged, said Grantor does hereby grant, bargain, sell and convey unto said Grantee, its successors and assigns, forever:

ALL that certain piece, parcel or tract of land situated in Sewickley Hills Borough, County of Allegheny, Commonwealth of Pennsylvania, and being more particularly described on EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

**BEING** the same property conveyed unto Mary Grace Joyce and Anne L. Friend, deceased, as joint tenants with rights of survivorship, by virtue of deed dated February 20, 1996, recorded March 4, 1996 in Deed Book Volume 9643, page 608 in the Allegheny County Department of

Real Estate, Pennsylvania.

. .

WHEREAS, Anne L. Friend departed this life on April 29, 2005 (see Register of Wills of Allegheny County, Pennsylvania Estate No. 02-05-03807).

WHEREAS, the within conveyed property was vested solely in Mary Grace Joyce by operation of law as the sole surviving joint tenant upon the death of Anne L. Friend.

**UNDER and SUBJECT to the following restrictive covenant:** Grantee shall not engage in any commercial or other timbering on the Property conveyed hereby nor shall Grantee cut down, remove or destroy any trees on the Property except as may be necessary, in Grantee's reasonable judgment and discretion, (a) to control, prevent or mitigate hazard or threat to life or damage to or destruction of property, (b) to promote or protect forest health and habitat, (c) to remove diseased, dead or damaged trees, or (d) to prevent or mitigate fire or conditions that may directly or proximately cause or exacerbate fire. The use of motorized vehicles or any vehicle with an internal combustion engine powered by petroleum is prohibited. This restrictive covenant runs with the land and is binding upon Grantee and its successors and assigns.

**TOGETHER** with, all and singular, the rights, liberties, privileges, hereditaments, and appurtenances whatsoever thereunto belonging, or in any wise appertaining.

Grantee is acquiring the within conveyed Land with funds provided by the Pennsylvania Department of Conservation and Natural Resources and, as such, the below paragraph appears in the vesting deed into Grantee for each parcel herby conveyed. Grantee acknowledges and agrees that the following paragraph is a covenant running with the land and that Grantee's use of the Property and any transfer thereof is subject to the following paragraph.

This property, or interest in property, was either acquired with or donated as a match for funds provided by the Pennsylvania Department of Conservation and Natural Resources ("Department"). The source of the funds is Keystone Recreation, Park and Conservation Fund Act, the act of July 2, 1993 (P.L. 359, No. 50) (32 P.S. §§ 2011 et seq.) ("Act"). This property, or any portion of it, may not be converted to purposes other than those authorized under the Act for property acquired with Department funds. No change of use and no transfer of ownership, control, or interest in this property may occur, and no encumbrance may be placed on this property, without the written consent of the Department or its successor. The restriction in this paragraph applies to both the surface and subsurface of the property. This restriction has the effect of a covenant running in perpetuity with the land and is binding upon the owner(s) of the property and upon all subsequent owners, successors, and assigns. This restriction is enforceable by the Department and its successors.

TO HAVE AND TO HOLD the same to and for the use of said Grantee, and Grantee's successors and assigns forever, and said Grantor for himself, his heirs and assigns, hereby covenants and agrees with Grantee, and Grantee's heirs, successors and assigns, that it will WARRANT SPECIALLY the property hereby conveyed.

THIS CONVEYANCE is excluded from Pennsylvania Realty Transfer Taxes pursuant to Section

91.193(18) of the Pennsylvania Code as it is a transfer to a conservancy which possesses tax exempt status under Section 501(c)(3) of the Internal Revenue Code.

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### REMAINDER OF PAGE LEFT INTENTIONALLY BLANK

**NOTICE** -- THIS DOCUMENT MAY NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL AND, IN THAT CONNECTION, DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR OTHER STRUCTURE ON OR IN SUCH LAND. THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT. [This notice is set forth in the manner provided in Section 1 of the Act of July 17, 1957, P.L. 984, as amended, and is not intended as notice of unrecorded instruments, if any.]

**IN WITNESS WHEREOF**, said Grantor has hereunto set its hand and seal, the day and year first above written.

WITNESS/ATTEST:

Bruce Z. Buckle

prace prope

Name: Mary Grace Joyce

**GRANTOR:** 

**COMMONWEALTH OF PENNSYLVANIA** ) SS: COUNTY OF alleghe

On this, the <u>10</u> day of May, 2022, before me, a notary public, the undersigned officer, personally appeared Mary Grace Joyce known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that they executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

My commission expires:  $\rho/15/2.5$ 

nosM

Commonwealth of Pennsylvania - Notary Seal THOMAS M JUNKER - Notary Public Allegheny County My Commission Expires June 15, 2026 Commission Number 1080905 NOTICE -- THE UNDERSIGNED, AS EVIDENCED BY THE SIGNATURE(S) TO THIS NOTICE AND THE ACCEPTANCE AND RECORDING OF THIS DEED, (IS, ARE) FULLY COGNIZANT OF THE FACT THAT THE UNDERSIGNED MAY NOT BE OBTAINING THE RIGHT OF PROTECTION AGAINST SUBSIDENCE, AS TO THE PROPERTY HEREIN CONVEYED, RESULTING FROM COAL MINING OPERATIONS AND THAT THE PURCHASED PROPERTY, HEREIN CONVEYED, MAY BE PROTECTED FROM DAMAGE DUE TO MINE SUBSIDENCE BY A PRIVATE CONTRACT WITH THE OWNERS OF THE ECONOMIC INTEREST IN THE COAL. THIS NOTICE IS INSERTED HEREIN TO COMPLY WITH THE BITUMINOUS MINE SUBSIDENCE AND LAND CONSERVATION ACT OF 1966.

#### WITNESS/ATTEST

#### **ALLEGHENY LAND TRUST:**

By:

Christopher J. Beichner, President & CEO

### **Certificate of Residence**

Tax Bill Address of the within named Grantee:

**Owner Mailing Address** of the within named Grantee:

Allegheny Land Trust Grantee

Allegheny Land Trust Grantee

Address: 416 Thorn Street Sewickley, PA 15143 Address: 416 Thorn Street Sewickley, PA 15143

The undersigned does hereby certify that the precise residence of the Grantee hereunder

is 416 Thorn Street, Sewickley PA 15143.

Witness my hand this it day of May, 2022.

Bv:

Agent of the Grantee ne: Christopher J, Beichner Name:

### Legal Description Exhibit "A"

All those certain tracts of land situate in Sewickley Hills Borough, County of Allegheny, Commonwealth of Pennsylvania designated as Tax Map Parcel 606-G-198, more particularly bounded and described as follows:

### Parcel 606-G-198

۰.

Beginning at an iron pin capped (SHEFFLER) on the northeast right of way line of Blackburn Road (County Road) at the dividing line of lands of the Last Will and Testament of Virginia G. Hajnas (Tax Map Parcel 606-G-203) and continuing along said lands and lands of Joseph A. Hajnas, et al (Tax Map Parcel 606-G-240) N 01° 19' 35" W 833.82' to a found <sup>3</sup>/<sub>4</sub>" iron pin;

Thence along the line of lands of Bernard & Rosemarie Cambou (Tax Map Parcel 606-C-60, James E & Melanie A. Crockard (Tax Map Parcel 606-C-110), James A. & Diana J. Falconi (Tax Map Parcel 606-D-16), Paul D. & Lisa A. Coury (Tax Map Parcel 606-D-18 and Keith D. & Michele K. Kries (Tax Map Parcel 606-D-2) N 89° 10' 19" E 1793.79' to a set iron pin capped (SHEFFLER);

Thence along the westerly right of way line of State Road 1016 (I-79) the following nine (9) courses and distances:

- 1. S 12º 43' 36" W 22.88'
- 2. S 77º 16' 24" E 20.00'
- 3. S 12º 43' 36" W 50.00'
- 4. S 77º 16' 24" E 30.00'
- 5. S 12º 43' 36" W 475.00'
- 6. S 77º 16' 24" E 40.00'
- 7. S 12º 43' 36" W 467.66'
- 8. S 54° 39' 55" W 551.04'
- 9. S 22º 23' 18" W 615.56' to a point on the northerly right of way line of Blackburn Road;

Thence along said right of way line N 84º 38' 11" W 93.58' to a set pin capped (SHEFFLER);

Thence along the line of lands of Raymond G. Ott, Sr. (Tax Map Parcel 606-L-10) N 38° 24' 40" W 485.50' to a set iron pin capped (SHEFFLER);

Thence still along same S 60° 32' 40" W 179.64' to a set iron pin capped (SHEFFLER);

Thence along the northerly right of way line of Blackburn Road (40' R/W) the following courses and distances:

- 1. By a curve to the left having a radius of 974.93' for an arc distance of 123.74' (chord N 22° 35' 20" W 123.66')
- 2. N 26º 00' 58" W 307.87'
- 3. By a curved to the left having a radius of 1026.39' for an arc distance of 138.31' (chord N 29° 52' 36" W 138.21')
- 4. N 33º 44' 13" W 273.24' to the place of beginning.

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Being the same property which conveyed unto Mary Grace Joyce and Anne L. Friend, as joint tenants with rights of survivorship, by virtue of deed dated February 20, 1996, recorded March 4, 1996 in Deed Book Volume 9643, page 608 in the Allegheny County Department of Real Estate, Pennsylvania.

Containing a total area of 54.921 acres as shown in the survey, prepared for Allegheny Land Trust by Sheffler & Company, Inc., issued March 1, 2022, a copy of which is attached hereto.

Sewickley Hills Borough, Allegheny County, Commonwealth of Pennsylvania NE LARDET, DEPENDEND PROPERTIES AND AND AND ADDRETE OF FRANKING OF FRANKING IN TO AND ADDRETE AND ADDRETE AND ADDRETE ADDR E ADDRETE A AS SURVEYED LEGAL DESCRIPTION: ווווינינונטים בן הירושים או וויינטא של השל השלי כשלי ב שלי ב שלישה בישורים ב SURVEYOR'S CERTIFICATION: ALTANSPS Land Title Survey له . همچنین (بیرا اس) 20 کامینا آثار کامینار (جومی) 20 کامینا آثار کامینار (جومی) 20 کامینا (جومی) (با () 2 کام ( کمار ) موجوع ای · Daddeller ann 1016 Blackburn Road & Red Mud Hollow Road Lands of Mary Grace Joyce & Anne L. Friend Sewickley Hills Borough, Allegheny County, PA Lands of Mary Grace Joyce & Anne L. Friend 1016 Blackburn Road & Red Mud Hollow Road (PA) the same paper, when annexed the Maja Ages and hands. Frank (Frank, Frank Ages) and same frank (Frank Ages) and the Ages) and the Ages (Frank Ages) and the Ages Agest (Carde Department of Majatan Samahana). areas to a parted grand provident from Anon, a ret, and by our rand datafiles accessed and survey constraining our from a profile of the safe rand from a محمدها است. 1. المحمد المحمد المحمد عديد معطرات من هما همولهم 1. المحمد الموضع لاحمد ما الم 1. الذي يعيد المحمد 1. المحمد المحمد ما المحمد ما المحمد معاط معطولهميم 1. المحمد المحمد ما الا المحمد ما الا المحمد معطولهميم EXHIBIT "A" LEGAL DESCRIPTION Allegheny Land Trust A graduation i tarth out pair the set THE REAL PROPERTY AND A DESCRIPTION OF A يتداخرانيا تاريحه بالمنا بليته دراء كسيد كالسجير المراجع ------ALTA/NSPS Land Title Survey TREMERTING PAR PARE ATA-PART Shefter & Company, Inc. Bosie: 1~200 - SIE LOCATION Sills Looelon Mep: USGS Amondos, PA United Line and a set of the Current . entremente Den tre (1971, January Can 1977, 1978, Frankrikana (nyak) Premionany d A. Deservera d'Argenese, Virgeberg, P. Laguada Nam 1970, January 11, a trebat annu A. Deservera d'Argenese, Virgeberg, Maria Arman, 1970, January 11, a trebat annu A. Sterves, Lanca Arkangkan, Canay, Arman January (Arka), Sagarany Animaty extension of the communication of the comparison of the сака Закана «Соложитана» Сака на 1873 актичи (тик неб и «Сунфиниские на карана и таката Соложитана и мулита саката да саката и разлика и карана таката сели сон Ченита, каката да сака измениски измени изм. «От да раз на покотаката саката да сака канарика (саката на покотаката). Energy and a structure of the second structure of the structure of th בלולם לדי דורושוניו ווון ביני שלאורד ועושיים יו אל מקו דיקארוט א גויאוטוש יוול אבן אם דויניבאי מפוביאי אירוי העופייטבוייר טויד טי אייוב א נוכז STATEMENT OF ENCROACHMENTS SCHEDULE B - SECTION 2 ITEMS G-- month Horzonta' Scale ò 0 Justicitive Science strategie di auto trices fui fictureti conditiventi primo de 1842 Douer Juse Beneditter trices centres fina pri presentativen conductifican per aucogen p ta mai cificamen ner Anna trices and autoest verittus, contress, successingen it suid as Santes of Santes Annie Authania Reventiviens Bartes, para Accetta Annie, cont para de para programmer on monen annie Reventiviens אל ניווד לאל היווד כשי שהיה לא היוור ליהכיור שא או כאוווויושאלו ליהכולוויט ביוור ביוור לא לווצעול הא בקלייני נכופולוויוע, ליוור כאו כאו היוור שיוור ביוובטירישטו ליה אינון באורים אינון באורים אינון ליכוס ביוור באורים אינ נכופויוען אינון לא ליוובעין האניר שעל באורישטע כל כא ווווישט אינון ליכוס ביוור באורים אינון באורים אינון אינון There is an an properties of operating built built and construction from any percentry and an yes on the second of the function regions yes prover the third oppretiments 41 ME RUCAT OF ME SUMME REALEND SOCIATION PROPAGEOF MEAN EACH NO-BLA OVIC CONTRACTOR OF BUILDING ADDITION ON THE BUILET PREMILET GENERAL NOTES: 113



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# DEPARTMENT OF REVENUE (EX) MOD 06-19 (FI)

**REV-183** BUREAU OF INDIVIDUAL TAXES PO BOX 280603 HARRISBURG, PA 17128-0603

# 1930014702

**REALTY TRANSFER TAX** STATEMENT OF VALUE COMPLETE EACH SECTION

RECORDER'S USE ONLY State Tax Paid:

Book:

Page: Instrument Number.

Date Recorded:

SECTION I TR	ANSFER DATA						
Date of Acceptance of Docu 05/10/2022	ment						
Grantor(s)/Lessor(s)		Teleph	one Number	Grantee(s)/Lessee(s)		Teleph	one Number
Mailing Address		(412)	563-4494	Allegneny Land Tru Mailing Address	ist	(412) 741-2750	
750 Washington Road,	Unit 211			416 Thorn Street			
<sup>City</sup> Pittsburgh		State PA	ZIP Code 15228	City Sewickley		State PA	ZIP Code 15143
SECTION II REA	AL ESTATE LOCA	TION					
Street Address Blackburn Road			City, Township, Borough Sewickley Hills Borough				
County Allegheny		School Quak	District er Valley	-	Tax Parcel Number 606-G-198	er	
SECTION III VAL	UATION DATA						
Was transaction part of an as	signment or relocation	on? C	YES	NO			and a state of the second s
1. Actual Cash Consideration 850,000.00		2. Othe + 0	r Consideration		3. Total Consideration = 850,000.00		
4. County Assessed Value 56,900.00	alue 5. Common Level Rati x 1.23		mon Level Ration. 23	o Factor	6. Computed Value = 69,987.00		
SECTION IV EXE	MPTION DATA -	Refer to	instructions f	or exemption status.			
1a. Amount of Exemption Cla \$ 850,000.00	imed	1b. Perc	centage of Gran	or's Interest in Real Estate 100 %	1c. Percentage of Gran	tor's Inter 100	rest Conveyed
2. Fill in the Appropriate Ov	al Below for Exemp	otion Cla	aimed.				
<ul> <li>Will or intestate succe</li> </ul>	ession.		(Name of	Decedent)		toto Filo N	lumbor)
Transfer to a trust. (All	ttach complete copy	of trust a	agreement and	all amendments.)	(25)		vumber)
Transfer from a trust.	(Attach complete cop	by of true	st agreement ar	d all amendments.)			
<ul> <li>Transfer between prin</li> </ul>	cipal and agent/strav	v party. (	Attach complete	e copy of agency/straw par	ty agreement.)		
Transfers to the common (If condemnation or in	nonwealth, the U.S. a lieu of condemnatio	and instru n, attach	umentalities by copy of resolut	gift, dedication, condemnation, condemnation, a second contract the second contract of the	tion or in lieu of condemr	nation.	
Transfer from mortgage	or to a holder of a m	nortgage	in default. (Atta	ch copy of mortgage and r	note/assignment.)		
<ul> <li>Corrective or confirmation</li> </ul>	tory deed. (Attach co	omplete	copy of the dee	d to be corrected or confirm	ned.)		
<ul> <li>Statutory corporate co</li> </ul>	nsolidation, merger	or divisio	n. (Attach copy	of articles.)			
Other (Provide a detail	led explanation of ex	emption	claimed. If mor	e space is needed attach a	additional sheets.)		
Exempt under se 501(c)(3) of the Ir	ction 91.193(18) hternal Revenue	of the Code.	Pa. Code. T	his is a transfer to a c	onservancy with exe	empt sta	atus under
SECTION V COR	RESPONDENT IN	FORM	ATION - All in	quiries may be directed	to the following perso	n:	
Name Steven M. Regan, Esq.						Telepho (412)	 ne Number 504-8030
Mailing AddressCityStateZIP Code500 Grant Street, Suite 4940PittsburghPA15219					ZIP Code 15219		
Under penalties of law, I declare that I	have examined this state	ment, inclu	ding accompanyin	g information, and to the best of I	my knowledge and belief, it is	true, correc	t and complete.

FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH REQUESTED DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED.



Signature of Correspondent or Responsible Party

-6

1830019105

Date

05/10/2022

Project Area Map



Boundary lines are approximate, map is for informational purposes only. Contact Land Protection at 412-741-2750 with concerns.

Regional Area Map



Boundary lines are approximate, map is for informational purposes only. Contact Land Protection at 412-741-2750 with concerns.

**Preservation Commitment** 

WHEREAS, the within conveyed property was vested solely in Mary Grace Joyce by operation of law as the sole surviving joint tenant upon the death of Anne L. Friend.

**UNDER and SUBJECT to the following restrictive covenant:** Grantee shall not engage in any commercial or other timbering on the Property conveyed hereby nor shall Grantee cut down, remove or destroy any trees on the Property except as may be necessary, in Grantee's reasonable judgment and discretion, (a) to control, prevent or mitigate hazard or threat to life or damage to or destruction of property, (b) to promote or protect forest health and habitat, (c) to remove diseased, dead or damaged trees, or (d) to prevent or mitigate fire or conditions that may directly or proximately cause or exacerbate fire. The use of motorized vehicles or any vehicle with an internal combustion engine powered by petroleum is prohibited. This restrictive covenant runs with the land and is binding upon Grantee and its successors and assigns.

**TOGETHER** with, all and singular, the rights, liberties, privileges, hereditaments, and appurtenances whatsoever thereunto belonging, or in any wise appertaining.

Grantee is acquiring the within conveyed Land with funds provided by the Pennsylvania Department of Conservation and Natural Resources and, as such, the below paragraph appears in the vesting deed into Grantee for each parcel herby conveyed. Grantee acknowledges and agrees that the following paragraph is a covenant running with the land and that Grantee's use of the Property and any transfer thereof is subject to the following paragraph.

This property, or interest in property, was either acquired with or donated as a match for funds provided by the Pennsylvania Department of Conservation and Natural Resources ("Department"). The source of the funds is Keystone Recreation, Park and Conservation Fund Act, the act of July 2, 1993 (P.L. 359, No. 50) (32 P.S. §§ 2011 et seq.) ("Act"). This property, or any portion of it, may not be converted to purposes other than those authorized under the Act for property acquired with Department funds. No change of use and no transfer of ownership, control, or interest in this property may occur, and no encumbrance may be placed on this property, without the written consent of the Department or its successor. The restriction in this paragraph applies to both the surface and subsurface of the property. This restriction has the effect of a covenant running in perpetuity with the land and is binding upon the owner(s) of the property and upon all subsequent owners, successors, and assigns. This restriction is enforceable by the Department and its successors.

TO HAVE AND TO HOLD the same to and for the use of said Grantee, and Grantee's successors and assigns forever, and said Grantor for their self, their heirs and assigns, hereby covenants and agrees with Grantee, and Grantee's, successors and assigns, that they will WARRANT SPECIALLY the property hereby conveyed.

**THIS CONVEYANCE** is excluded from Pennsylvania Realty Transfer Taxes pursuant to Section 91.193(18) of the Pennsylvania Code as it is a transfer to a conservancy which possesses tax exempt status under Section 501(c)(3) of the Internal Revenue Code.

Zoning Description(s)

# Buerkle Woodlands Attachment 5 Relevant Zoning Regulations

This document was created to show the source material for all calculations related to development for the Project Design Document. With two parcels and three different zoning categories, it was imperative to document the Zoning at the time of calculation. Links to external sources were current at the creation of this document.

# Parcel A (Sewickley Hills, 606-G-198) Regulations

- Zoning: Residential-A (R-A)
   <u>https://www.sewickleyhills.com/ordinances</u>
- Zoning Map: <u>https://www.sewickleyhills.com/vertical/sites/%7BA97BCE45-5FCF-4207-B1F0-5264B98ADBDF%7D/uploads/Zoning\_Map.pdf</u>
- Applicable Zoning Regulation: <u>https://www.sewickleyhills.com/vertical/sites/%7BA97BCE45-5FCF-4207-B1F0-5264B98ADBDF%7D/uploads/Zoning\_Ordinance\_-\_Article\_5\_(pg\_25-32).pdf</u>

Article IV Performance Standards (continued on the next page)

# ARTICLE IV

# PERFORMANCE STANDARDS

# Section 4.1 General Performance Standards

Compliance: All uses in all districts shall be subject to the following standards of operations.

# Section 4.2 Environmental Performance Standards

The developer shall determine the presence of environmental or natural features on any site proposed for land development and shall meet the following standards for environmental protection. Site alterations, regrading, filling or elearing of vegetation prior to approval of the plans for development shall be a violation of this Article.

- 4.2.1 <u>Floodplain Delineation</u>: One hundred (100) year floodplains shall be delineated as per the provisions of Ordinance #4 of 1987, as amended from time to time, or by accepted analytical procedures approved by the Borough Engineer.
- 4.2.2 <u>Floodplains Development</u>: Development activities shall be regulated as per the provisions of Ordinance #4 of 1987, as amended from time to time, and applicable Commonwealth regulations, specifically Chapter 105, Title 25 of the Pennsylvania Code.
- 4.2.3 <u>Steep Slopes</u>: In areas of steep slopes, i.e., those above fifteen percent (15%), the following standards shall apply:
  - A. 16-25%: No more than sixty percent (60%) of such areas shall be developed and/or regraded or stripped of vegetation.
  - B. 26% or more: Earth disturbance activities in conservation overlay areas are restricted as outlined in Article XI.
- 4.2.4 <u>Evrest</u>: No more than fifty percent (50%) of any forest as defined may be cleared or developed.
- 4.2.5 <u>Ponds, Watercourses or Wetlands</u>: No development, filling, piping or diverting shall be permitted except for required roads and utility line extensions, unless permitted by the appropriate state, county or regulatory agency.
- 4.2.6 <u>Stormwater Drainage and Management</u>: All plans shall comply with the provisions of Ordinance #3 of 1990, and all amendments thereto.
- 4.2.7 <u>Soil Erosion and Sedimentation</u>: With any earth disturbance there shall be control of erosion and the protection of streams and ponds from sedimentation in accordance with the "Clean Streams Law P.L. 1987", Chapter 102 of Title 25 of the Pennsylvania Code, and the "Soil Erosion and Sedimentation Control Manual" of the Pennsylvania Department of Environmental Protection. In addition, a Soil Erosion and Sediment Control Plan (ES & SC Plan) shall be required as part of the application for any Borough permit where earth disturbance or excavation will occur. As a minimum where sediment can be transported away from the disturbed area, a silt fence or straw bale barrier shall be erected and maintained in working

clearance is required to ensure adequate sight distances. Any removal should, where feasible, involve relocation rather than clearing.

- B. Buffer width and planting material shall be laid out to respect existing or proposed off-site uses. The minimum width may be used where compatible single-family uses adjoin or where the property abuts non-buildable land. The object of the planting shall be defined in the plan as visual screening or to prevent access to hazardous areas.
- C. Generally, a minimum of twenty-five percent (25%) of plant material shall be evergreen, ten percent (10%) deciduous. Planting shall be adequate in quantity to fully cover the twenty-five (25) minimum foot buffer, but may be clumped or grouped for maximum efficiency.
  - Where glare from exterior lighting is a problem, fifty percent (50%) of the planting shall be evergreen.
  - (2) Where hazardous conditions exist, hedge row planting should be such as to make access difficult.
  - .(3) Where visual screening is most important, evergreens and flowering trees should be increased to fifty percent (50%) of the total.
- D. Self-maintaining ground cover or grass shall be planted to the edge of the buffer.
- E. Prior to the issuance of any zoning approval, complete plans showing the arrangement of all buffer yords, the placement, species and size of all plant materials, and the placement, size, materials and type of all fences to be placed in such buffer yards shall be reviewed to ascertain that the plans are in conformance with the terms of this ordinance.

# ARTICLE V

# "A" RESIDENTIAL DISTRICT REGULATIONS

#### Section 5.1 Purpose

The purpose of the "A" Residential District is to provide for continued agricultural uses, low density residential opportunities, and related uses of a public service nature in appropriate areas of the Borough.

#### Section 5.2 Permitted Uses

A lot or parcel may be used and a building or structure may be erected and used for any of the following purposes:

- 5.2.1 Principal Uses:
  - A. Single Family detached dwellings.
  - B. Agricultural uses limited to the raising of grain crops, fruit and vegetables, dairy farming, and the raising of livestock.
- 5.2.2 Accessory Uses:
  - A. Structures used for agricultural related activities.
  - B. Swimming pools.
  - C. Private court game facilities.
  - D. Storage sheds.
  - E. Enclosed areas for the storage of boats and watercraft.
  - F. Residential garages for the storage of privately owned vehicles.
  - G. Home occupations.
  - H. Carriage House:
    - Such house shall be no greater in gross square footage than the principal residential use.
    - (2) There shall be in addition to the lot area required for the principal residential use, land sufficient in area to comprise a minimum lot upon which the accessory residential use is located.
    - (3) No more than one (1) such carriage house may be accommodated on any one recorded parcel upon which a principal residential use is located.
    - [4] Occupants of said accessory residential use shall be limited to family members and/or household employees.

When scanning the document Sewickley Hills failed to include pages 26-27; we had to secure them separately from the Borough Secretary.

# Section 5.4 Lot Area, Yard and Height Requirements - Permitted Uses

- 5.4.1 All permitted principal uses shall be conducted on lots with a minimum area of one hundred thirty thousand, six hundred and eighty (130,680) square feet (3 acres).
- 5.4.2 Yard Dimensions: Required minimum yards shall be measured as follows:
  - A. Front yard fifty feet (50') from the right-of-way line.
  - B. Side yard twenty-five feet (25') from the closest point of the abutting property line.
  - C. Rear yard twenty-five fee: (25') from the closest point of the rear property line or right-of-way line.
- 5.4.3 Minimum Frontage at the right-of-way line Sixty feet (60')
- 5.4.4 Lot Width: One hundred and fifty feet [15C'] at the building line.
- 5.4.5 Building Height: Permitted and conditional uses and structures, maximum thirty-five feet (35').
- 5.4.6 Lot Coverage (Bulk): No structure or combination of structures, including sidewalks, driveways, and impervious parking areas, shall be permitted to exceed twenty percent (20%) of the gross lot area.

# Section 5.5 Lot Area, Yard and Height Requirements - Conditional Uses

- 5.5.1 All conditional uses shall be conducted on lots with a minimum area of one hundred thirty thousand six hundred and eighty (130,680) square feet (3 acres) due to the prevalence of unsuitable environmental conditions.
- 5.5.2 Yard Dimensions: Required yards shall be measured as follows:
  - A. Front Yard Seventy-five feet (75') from right-of-way line.
  - B. Side Yard Seventy-five feet (75') from the closest point of the abutting property line.
  - C. Rear Yard Fifty feet (50') from the closest point of the rear property line or right-of-way line.
- 5.5.3 Minimum frontage at right-of-way line sixty feet (60').
- 5.5.4 Lot Width Two hundred and fifty feet (250') at the building line.
- 5.5.5 Building Height: See Section 5.4.5.
- 5.5.6 Lot Coverage (Bulk): No structure or combination of structures, including sidewalks, driveways, and parking areas shall be permitted to exceed sixty percent (60%) of the gross lot area.

## Section 5.6 Performance Standards

Environmental impact standards for the "A" Residential District are contained in Article IV.

# Parcel B (Ohio Twp, 607-E-202) Regulations

- Zoning: Residential-1 Low Density Residential District and C-2 General Commercial Districthttps://www.ohiotwp.org/planning\_zoning
- Zoning Map: https://www.ohiotwp.org/vertical/sites/%7B941757A3-CCD1-47BA-9A1A-E6013FADA729%7D/uploads/Official\_Zoning\_Map\_Adopted\_6.4.18.pdf
- Zoning Regulation: <u>https://www.ohiotwp.org/vertical/sites/%7B941757A3-CCD1-47BA-9A1A-E6013FADA729%7D/uploads/ZONING\_ORDINANCE\_FINAL\_COPY\_Adopted\_8.6.12\_Password\_Pr otected.pdf</u>

# Important Definitions (Ohio Twp. Zoning, Article II Definitions, starting pg. 4):

**LOT COVERAGE:** That portion of the lot area covered by all principal and accessory structures, expressed as a percentage.

**PARKING AREA:** A portion of a lot designated for the parking of motor vehicles in accordance with the requirements of this Ordinance.

**PARKING SPACE:** A portion of a garage or parking area designated for the parking of one (1) motor vehicle in accordance with the requirements of this Ordinance.

Detail of Ohio Township Zoning Map for Parcel B.



# ARTICLE V

# R-1 LOW DENSITY RESIDENTIAL DISTRICT

# SECTION 500 PURPOSE

The purpose of this District is to preserve and provide areas of low density residential land resources and to provide for low density single family residential development that will be compatible with natural features in areas where public sewers are not anticipated in the near future and to provide for accessory uses and compatible existing public and semi-public uses as conditional uses or uses by special exception.

# SECTION 501 AUTHORIZED USES

In the R-1, Low Density Residential District, only the following uses are authorized:

# A. PERMITTED USES

# 1. Principal Uses

- a. Agricultural Operations, subject to Section1408
- Communications Antenna Mounted on an Approved Tower or on an Existing Building or Existing Public Utility Storage or Transmission Structure, subject to Section1412
- c. Essential Services
- d. Forestry, subject to Section1410
- e. Impoundment used exclusively for Oil and Gas Operations, subject to Section 1415
- f. Oil and Gas Operations, subject to Section 1415
- g. Passive Recreation
- h. Public Buildings
- i. Single Family Dwelling

# SECTION 502 AREA AND BULK REGULATIONS

In the R-1, Low Density, District, all uses shall be subject to the following regulations, except as they may be modified by the express standards and criteria for the specific conditional uses and uses by special exception contained in Article XIII.

# A. MINIMUM LOT AREA:

	Agricultural: Private Stable, Kennel	10 acres 5 acres	(435,600 sq. ft.) (217,800 sq. ft.)
	Single Family Dwelling: Without Public Sewers	As determ County He	ined by Allegheny alth Department
	All Other Principal Uses:	1 acre (43, a larger m	560 sq. ft.), unless inimum lot area is
в.	MINIMUM LOT WIDTH:	specified in	Article XIII
	Single Family Dwelling: All Other Principal Uses:	100 feet 150 feet	
C.	MAXIMUM LOT COVERAGE:	40%	
D.	MINIMUM FRONT YARD:		
	Principal and Accessory Structures:	50 feet	
E.	MINIMUM REAR YARD:		
	Principal Structures: Accessory Structures:	50 feet See §1403	.3
F.	MINIMUM SIDE YARD: Principal Structures: Single Family Dwellings:	20 feet ead	th side
	All Other Principal Structures:	30 feet ead	h side
	Accessory Structures:	See §1403	.3
G.	SPECIAL YARD REQUIREMENTS:	See Sectio	n1403
Н.	PERMITTED PROJECTIONS INTO REQUIRED YARDS:	See Sectio	n1404

## ARTICLE IX

# C-2 GENERAL COMMERCIAL DISTRICT

#### SECTION 900 PURPOSE

The purpose of this District is to provide retail and shopping facilities in locations adjacent to the regional highway network to serve the needs of households in the region and to accommodate uses that require larger development sites and a road network that can handle the traffic generated by the uses.

# SECTION 901 AUTHORIZED USES

In the C-2, General Commercial District, only the following uses are authorized:

# A. PERMITTED USES

#### 1. Principal Uses

- a. Antiques, Interior Decorating
- b. Apparel and Accessories Store
- c. Appliance or Home Furnishing Store
- d. Art, Book, Stationery Store
- e. Art, Music or Photography Studios
- f. Automobile Service Station
- g. Bakery Shop, including processing primarily for on-site sale
- h. Bar or Tavern
- i. Beer Distributor
- j. Business or Professional Offices
- k. Business Services
- I. Candy or Ice Cream Store, including processing primarily for on-site sale
- m. Card and Gift Shop
- n. Catering Service, including rental hall
- O. Church
- p. Commercial Greenhouse
- q. Commercial School
- r. Communications Antenna Mounted on an Approved Communications Tower or on an Existing Building or an Existing Public Utility Storage or Transmission Structure, subject to Section1412
- s. Contracting Business
- t. Convenience Store
- u. Day Care Center
- v. Day Spa
- w. Drugstore
- x. Dry Cleaning Pick-up Store
- y. Essential Services
- z. Financial Institution
- aa. Fire and Emergency Medical Services
- bb. Florist Shop

# PERMITTED USES (continued)

- Food Store CC.
- Forestry, subject to Section1410 dd.
- Funeral Home, excluding crematory ee.
- General Merchandise Store ff.
- Health Club gg.
- ĥĥ. Hobby Shop
- ii. Hotel or Motel
- Impoundment used exclusively for Oil and Gas Operations, subject to ij. Section 1415
- kk. Indoor Entertainment
- Laundromat Ш.
- mm. Medical Offices
- Newsstand nn.
- Oil and Gas Operations, subject to Section 1415 00.
- pp. Packaging and Delivery Services
- Passive Recreation qq.
- Personal Services rr.
- SS. Pet Grooming
- tt. Pet Services
- Printing Establishment .....
- Private Club VV.
- ww. Public Building
- Public Utility Building or Structure XX.
- Repair Shop уу.
- Restaurant, Carry-out ZZ.
- aaa. Restaurant, Fast Food
- bbb. Restaurant, Sit-down
- ccc. Retail Businesses not otherwise listed herein ddd. Vehicle Accessories Sales and Installation
- eee. Vehicle Rental, Sales and Service
- fff. Veterinary Clinic
- ggg. Video Store, excluding Adult Video Store
- hhh. Wholesale Business
- 2. Accessory Uses
  - Domiciliary Care in a Dwelling that is a Nonconforming Use a.
  - Drive-through Facilities, subject to Section1406 b.
  - Family Day Care Home, Home Occupation or No Impact Home Based c. Business in a Dwelling that is a Nonconforming Use
  - Fences, subject to Section1403 d.
  - Keeping of Domestic Pets in a Dwelling that is a Nonconforming Use e.
  - f. Off-street Parking and Loading, subject to Article XV
  - Private Garages and Storage Buildings, subject to Section1403 g.
  - Private Swimming Pool or Sports Court Accessory to a Dwelling that is a h. Nonconforming Use, subject to Section 1403
  - Satellite Dish Antenna, subject to Section 1403 i.
  - Signs, subject to Article XVI j.

- 2. Accessory Uses (Continued)
  - Temporary Construction Trailer or Sales Office, subject to Section 1407 k.
  - I. Other Accessory Uses customarily incidental to and on the same lot with any permitted use, conditional use or use by special exception authorized in this District

#### CONDITIONAL USES Β.

- 1. Principal Uses
  - Car Wash, subject to §1303.6 a.
  - Group Care Facility, subject to §1303.16 b.
  - Hospital or Surgery Center, subject to §1303.18 c.
  - d. Natural Gas Compressor Station, subject to §1303.24
  - Nightclub, subject to §1303.25 e.
  - Places of Assembly, subject to §1303.27 Planned Office Park, subject to §1303.28 f.
  - g.
  - ň. Planned Shopping Center, subject to §1303.28
  - i. Public Parking Garage or Public Parking Lot, subject to §1303.30
  - Transitional Dwelling, subject to §1303.16 j.

#### 2. Accessory Uses

Supporting Commercial Uses in a Planned Office Park, subject to a. §1303.35

#### C. USES BY SPECIAL EXCEPTION

- Principal Uses 1.
  - Billboard, subject to Section1606 a.
  - Communications Antenna, subject to §1303.10 b.
  - Comparable Uses Not Specifically Listed, subject to §1303.11 c.
  - d. Temporary Use or Structure, other than a Construction Trailer or Sales Office, subject to §1303.36
- 2. Accessory Uses
  - a. Communications Equipment Building or Communications Equipment Cabinet, subject to §1303.10
  - Small Wind Energy System, subject to §1303.33 b.

# SECTION 902 AREA AND BULK REGULATIONS

In the C-2, General Commercial District, all uses shall be subject to the following regulations, except as they may be modified by the express standards and criteria for the specific conditional uses and uses by special exception contained in Article XIII.

Α.	MINIMUM LOT AREA: Planned Office Center: Planned Shopping Center: All Other Uses:	5 acres (217,800 sq. ft.) 3 acres (130,680 sq. ft.) 20,000 sq. ft. unless a larger minimum lot area is specified in Article XIII
В.	MINIMUM LOT WIDTH:	100 feet
C.	MAXIMUM LOT COVERAGE:	50%
D.	MINIMUM FRONT YARD:	30 feet
E.	MINIMUM REAR YARD:	
	All Principal and Accessory Structures: Adjoining any "R" District: Adjoining All Other Districts:	50 feet 30 feet
F.	MINIMUM SIDE YARD:	
	All Principal and Accessory Structures: Adjoining any "R" District: Adjoining All Other Districts:	50 feet 25 feet
G.	MINIMUM DISTANCE BETWEEN BUILDINGS: (Where two [2] or more buildings are on the same	25 feet lot)
H.	SPECIAL YARD REQUIREMENTS:	See Section1403
I.	PERMITTED PROJECTIONS INTO REQUIRED YARDS:	See Section1404
J.	MAXIMUM HEIGHT:	
	All Principal Structures:	3 stories, but no more than
	All Accessory Structures:	1 story, but no more than 15 feet
К.	HEIGHT EXCEPTIONS:	See Section1405

# SECTION 1413 STEEP SLOPE AND LANDSLIDE PRONE-AREAS

# 1413.1 Purpose

The purpose of this Section is to prevent the construction of residential and non-residential structures in areas of excessive slope as defined herein and areas determined to be landslide prone, which are unsuitable for building sites; to minimize danger to public health by protecting watersheds; to discourage erosion of soils by maintaining adequate foliage cover on hillsides; and to promote the conservation of open space on hillsides. Slope areas and landslide-prone areas may be located within the confines of any zoning district.

# 1413.2 Designation of Areas

- **a.** A "steep-slope area" is defined as any land having an average slope of more than forty percent (40%) and shall be considered unbuildable; provided however, where a significant Pittsburgh Red Beds geologic condition on a parcel exists (as determined by a geotechnic report), a land development may disturb or remove such areas and the resultant land may be built upon provided that the developer provides a certification by a Pennsylvania registered engineer with experience in geotechnical engineering that the area is stable.
- b. Areas to be regulated under this Section which are classified as landslide-prone based on information provided by the United States Geological Service through the Allegheny County Conservation District and information contained in the Mining and Physiography Report for Allegheny County, 1968, shall be indicated generally on a topographic map maintained by the Township Engineer and available to the general public. A "landslide-prone area" is defined as that area with potential slope stability problems which are significant to development due to the following factors: rock types, nature of rock layering, rock fracturing, attitude of rock layers, composition and thickness of soil cover, permeability of rocks and soils, steepness of slopes and groundwater outflow.

# 1413.3 Use Regulations

The following uses are permitted in steep slope and landslide-prone areas:

- a. Parks and outdoor recreational uses shall be permitted so long as their activities do not conflict with the use of the land as a watershed and the land is basically not disturbed.
- **b.** Tree farming, forestry and other agricultural uses when conducted in conformance with conservation practices that ensure adequate protection against soil erosion.

- c. Buildings housing permitted uses may be constructed in accordance with the regulations of the applicable zoning district on slopes of twenty-six to forty percent (26%-40%), provided that no portion of the building is constructed on a slope where the grade exceeds forty percent (40%) and further provided that the existing grade is not disturbed. The following information shall be submitted:
  - A site plan of the property indicating landslide-prone areas, if any, on a detailed engineering investigation of the site, existing grades with contour lines at twofoot (2') intervals and proposed grades.
  - 2. A landscaping plan indicating proposed paved areas, storm drainage facilities and ground cover, as well as trees and ornamental shrub locations.
  - 3. Architectural plans, elevations and sections.
  - 4. A statement, prepared by a Registered Professional Architect, documenting the building methods to be used in overcoming foundation and other structural problems created by slope conditions, in preserving the related watersheds and in preventing soil erosion.

# ARTICLE XV

# OFF-STREET PARKING AND LOADING

# SECTION 1500 APPLICABILITY

#### 1500.1

Off-street parking spaces shall be provided in accordance with the specifications in this Article in any District whenever any new use is established or any existing use is changed or enlarged.

#### 1500.2

All parking areas established prior to the effective date of this Ordinance that are not in conformance with all provisions of this Article shall be allowed to continue as previously laid out. Any change or alteration to these existing nonconforming parking areas shall require that the portions to be altered be upgraded in accordance with all provisions of this Article.

#### 1500.3

Any change in use or in floor area of an existing building that would require a greater number of off-street parking spaces than the previous use or floor area did, shall provide additional off-street parking for the new use in accordance with this Article. If the number of additional required parking spaces results in more than a twenty-five percent (25%) increase in the total number of parking spaces currently provided on the lot or requires the addition of at least five (5) more spaces, whichever is greater, then all existing parking is also required to meet or exceed all provisions of this Article, including surfacing.

# SECTION 1501 OFF-STREET PARKING DESIGN

Parking areas and driveways in parking areas in all Zoning Districts shall comply with the following standards:

## 1501.1 <u>Size</u>

Each off-street parking space shall have an area of not less than one hundred eighty (180) square feet, exclusive of access drives or aisles, shall have minimum dimensions of nine (9) feet in width and twenty (20) feet in length and shall be maintained free from obstruction. Except in the case of residential dwellings, parking areas shall be designed to provide sufficient turnaround area so that vehicles are not required to back onto the cartway of any public street.

# 1501.2 Design

The minimum dimensions of aisles and driveways for all uses other than single family dwellings and two family dwellings shall be as follows:

Minimum width of aisles providing two-way travel shall be twenty-two (22) feet.

b. One-way aisles shall not be dead-ended. Minimum width of aisles providing one-way travel shall vary with the angle of parking, as follows:

Parallel	12 feet
30 degree	14 feet
45 degree	16 feet
60 degree	20 feet
90 degree	22 feet

c. Two-way aisles may be dead-ended in off-street parking areas provided they are designed according to the following minimum standards:

Depth of turnaround area	13 feet
Width of turnaround area	25 feet

- d. The minimum width of entrance and exit drives shall be:
  - For one-way travel, a minimum of twelve (12) feet.
  - For two-way travel, a minimum of twenty-two (22) feet.
  - A maximum of thirty-five (35) feet at the street right-of-way line and fifty-four (54) feet at the curb line.
  - Adequate sight distance shall be provided, subject to review and approval by the Township Engineer. Driveways shall not exceed a slope of ten percent (10%) within twelve (12) feet of the street right-of-way line.
- e. Fire lanes shall be provided in accordance with the requirements of the Township Fire Code and the Ohio Township Volunteer Fire Department.
- 1501.3 <u>Access</u>

Access to parking areas shall be provided in accordance with the following requirements:

- a. When an existing lot does not adjoin a public or private street, an easement of access and an access driveway shall be provided leading to the parking areas.
- b. Access to off-street parking areas shall be limited to well-defined locations, and in no case shall there be unrestricted access along the length of a street. In any District, other than a "C-D" or "R" Residential District, the street frontage shall be curbed to restrict access to the lot, except where the access drives are proposed.
- c. The number of access drives from a single lot or development to any public street shall not exceed two (2) for every four hundred (400) feet of street frontage.
- d. Except on corner lots, access drives shall be located at least two hundred (200) feet from the intersection of any two (2) street rights-of-ways lines.

- e. Where a site has frontage on more than one (1) street, secondary access from the street with the lower traffic volume shall be considered and the Township may require the secondary access based on the findings of the Traffic Impact Study, if such study is required.
- Access drives entering State highways are subject to a Highway Occupancy Permit issued by the Pennsylvania Department of Transportation (Penn DOT).
- g. Access driveways entering Township streets shall comply with the requirements of the Pennsylvania Code, Title 67, Chapter 441, "Access to and Occupancy of Highways by Ways and Local Roads."
- h. Each parking space shall have access directly to a driveway. Interior circulation of traffic shall be designed so that no driveway providing access to parking spaces shall be used as a through street. Interior traffic circulation shall be designed to ensure safety and access by emergency vehicles.

# 1501.4 Safety Requirements

The Board of Supervisors shall consider whether safety requirements are warranted to reduce traffic hazards that endanger public safety. The developer shall be responsible for construction of any required islands, acceleration, deceleration or turning lanes and shall bear the cost of installing any required traffic control devices, signs or pavement markings within and adjoining the boundaries of the development site.

# 1501.5 Marking

In parking areas that contain five (5) or more spaces, all parking spaces shall be clearly delineated by painted lines marked with durable white or yellow paint in stripes a minimum of four inches (4") wide extending the length of the parking space. All vehicular entrances and exits to parking areas shall be clearly marked for all conditions. Short-term visitor parking spaces shall be differentiated from long-term employee spaces by suitable markings. Handicapped parking shall be appropriately marked.

# 1501.6 Curbs and Wheelstops

All outdoor hard surfaced off-street parking areas shall be curbed unless sheet drainage of surface water can be achieved subject to approval by the Township Engineer.

Wheelstops shall be provided along boundaries of adjoining properties, public rights-of-way, sidewalks or landscaped areas unless curbs are provided in that portion of the parking lot.

# 1501.7 Surfacing

All outdoor off-street parking areas and access driveways shall be paved with asphalt, concrete or similar material of adequate thickness to support the weight of fully loaded vehicles that customarily park or travel on it.

It shall be the responsibility of the property owner to ensure that driveway surface materials and stormwater runoff do not discharge onto any public street.

# 1501.8 Location of Parking Areas

Required parking spaces shall be located on the same lot with the principal use. In the case where adequate lot area does not exist on the same lot to meet the parking requirements, the Zoning Hearing Board may approve off-site parking as a use by special exception, provided it is located no more than four hundred (400) feet from the principal entrance to the building it is intended to serve and evidence of a lease agreement or cross-easement is submitted for any property under different ownership proposed to be used for off-site parking. If the off-site parking is not located on property contiguous to the use it serves, the off-site parking shall be used for employee parking and a means of safe pedestrian access shall be provided.

Parking spaces accessory to nonresidential uses that are adjacent to a property line in a residential district shall be set back at least twenty-five (25) feet from the property line. Parking authorized in front yards shall be located at least ten (10) feet from the street right-of-way line. All other parking areas containing five (5) or more spaces shall be set back at least ten (10) feet from a side or rear property line.

# 1501.9 Landscaping

Parking areas containing more than twenty (20) spaces shall provide landscaping as required below:

- a. In parking areas containing fifty (50) or more parking spaces, at least five percent (5%) of the interior paved area shall be landscaped.
- b. The area of the front yard between the street right-of-way and parking located in a front yard shall be seeded with grass or planted with ground cover and shall be landscaped with trees and/or shrubs that comply with the requirements for visibility of §1403.4.
- c. In the event that a parking area containing twenty (20) or more spaces is not already screened by a Buffer Area, then Buffer Area "C", as defined by 1402.1 shall be provided along any property line where the parking adjoins property in an "R" Residential Zoning District.

# 1501.10 Shopping Cart Return Areas

One (1) shopping cart return area shall be provided for each ten thousand (10,000) square feet of gross floor area in retail stores that provide shopping carts. Shopping cart return areas shall measure nine feet by twenty feet (9' x 20') and shall provide containment on three (3) sides and shall be identified by an above-grade sign secured to the containment structure. The surface area of the sign shall not exceed four (4) square feet.

# 1501.11 Lighting

If parking areas are proposed to be used during evening hours, lighting shall be provided. Any lighting used to illuminate off-street parking areas shall be designed to reflect the light away from the adjoining premises of any Residential Zoning District or residential use and away from any streets or highways. The lighting system shall furnish a level of not less than 0.5 footcandle during hours of operation and shall be designed with cut-off luminaires that have a cut-off angle of sixty degrees (60°) or less. (See Illustration in Appendix B.) There shall be no spillover of illumination at any property line.

# 1501.12 Stormwater Management

All paved areas shall be designed so that stormwater runoff shall not adversely affect adjacent properties. Surface drainage shall be connected to the existing or proposed drainage system. The method of stormwater management and the design of the proposed facilities shall be subject to the requirements of the Township Stormwater Management Regulations in the Subdivision and Land Development Ordinance and to review and recommendation by the Township Engineer.

# 1501.13 Slope

The maximum permissible slope of any parking area accessory to any use other than single family or two family dwellings shall be seven percent (7%). If parking spaces are provided in areas that exceed three percent (3%) slope, all such spaces shall be parallel to the contour lines of the area.

# SECTION 1502 OFF-STREET PARKING REQUIREMENTS

Any new use or change of use in any Zoning District shall comply with the following minimum requirements for the provision of off-street parking spaces:

# 1502.1

When the calculation of required parking spaces results in a requirement of a fractional parking space, any fraction shall be counted as one (1) parking space.

# 1502.2

Where more than one (1) use exists on a lot, parking requirements for each use shall be provided.

# 1502.3 Table of Parking Requirements

The following Table of Parking Requirements specifies the number of spaces required for the various categories of uses authorized in this Ordinance. The requirements apply in all Zoning Districts where the uses are authorized.

USE	PARKING SPACES REQUIRED
Single Family and Two Family Dwellings	Two (2) parking spaces per dwelling unit
Garden Apartments, Townhouses	Two (2) parking spaces per dwelling unit, one (1) of which must be in an enclosed garage plus 1 space per dwelling unit for visitors located within three hundred (300) feet of the units they are intended to serve

USE	PARKING SPACES REQUIRED
Assisted Living Facility, Independent Living Facility	One (1) parking space per dwelling unit plus one (1) parking space for each employee on peak shift plus 0.5 spaces per dwelling for visitors
Mobile Home Park	Two (2) parking spaces per dwelling unit plus 0.5 spaces per dwelling unit for visitors located within three hundred (300) feet of the units they are intended to serve
Community Centers in a Planned Residential Development or Subdivision	One (1) space for each ten (10) dwelling units in the development
Agriculture	One (1) space per employee
Agricultural Sales or Commercial Greenhouse	One (1) space per employee plus one (1) space for each four hundred (400) sq. ft. of growing and display area accessible to the public
Kennel	One (1) space per employee plus one (1) space for each four (4) individual kennel spaces
Churches	One (1) space per four (4) fixed seats or eighty (80) lineal inches of pew, or if there are no pews or seats, one (1) per seventy-five (75) sq. ft. of net floor area used for assembly
Day Care Center	One (1) space for each teacher and/or employee on largest shift plus one (1) space per each six (6) students
Public Utility Building or Structure	One (1) space per employee on peak shift plus one (1) space for each service vehicle stored on lot
Schools, Elementary and Intermediate	One (1) space for each employee or faculty member and one (1) space for each three (3) seats in the principal place of assembly with fixed seats or one (1) space for each seventy-five (75) sq. ft. of net floor area used for assembly if there are no fixed seats, whichever is greater
Schools, Secondary and Post Secondary	One (1) space for each employee or faculty member plus one (1) space for each five (5) students or one (1) space for each three (3) seats in an auditorium and one (1) space for each eighty (80) lineal inches of bleacher seating, whichever is greater

USE	PARKING SPACES REQUIRED
Theater, Auditorium or Gymnasium	One (1) space per three (3) fixed seats or, if there are no fixed seats, one (1) space for each seventy- five (75) sq. ft. of net floor area used for assembly plus one (1) space for each eighty (80) lineal inches of bleacher seating
Hospitals and Nursing Homes	One (1) space per three (3) beds and one (1) space for each employee on the peak working shift
Hotel/Motel	One (1) space per employee on peak shift plus one (1) space per sleeping unit plus one (1) space for each seventy-five (75) sq. ft. of floor area accessible to the public, including lobbies, restaurants, shops, meeting rooms and the like
Professional Office (other than Medical), Business Office, Business Services	One (1) space for every three hundred (300) square feet of net floor area
Medical Offices, Clinics	One (1) space for each one hundred (100) sq. ft. of gross floor area
Banks and Financial Institutions	One (1) space per three hundred (300) sq. ft. of gross floor area plus one (1) space per employee on peak shift plus five (5) off-street waiting spaces per drive-through service position
Group Care Facility, Personal Care Boarding Home, Transitional Dwelling	One (1) space for each employee on peak shift plus one (1) space for each resident authorized to drive plus one (1) space for each six (6) beds
Retail Business not otherwise listed in this Table	One (1) space for each two hundred fifty (250) sq. ft. of gross floor area
Personal Service Establishments	One (1) space for each two hundred fifty (250) sq. ft. of gross floor area
Furniture Store, Appliance Store	One (1) space for each fifteen hundred (1,500) sq. ft. of display and sales area
Vehicle Sales, Rental, Service	One (1) space for each five hundred (500) sq. ft. of showroom and indoor sales area
Shopping Center	One (1) space for each two hundred (200) sq. ft. of gross floor area

USE	PARKING SPACES REQUIRED
Fast Food Restaurants	One (1) space per fifty (50) sq. ft. of net floor area plus one (1) space per employee on peak shift plus the waiting spaces required by Section 1206 for drive-through service positions
Nightclubs	One (1) space for each thirty (30) sq. ft. of net floor area
Other Restaurants, Bars or Taverns, including Catering Halls	One (1) space for each seventy-five (75) sq. ft. of net floor area plus one (1) space for each employee on peak working shift
Bowling Alleys	Five (5) spaces for each alley
Tennis, Racquetball and Handball Courts	One (1) space per employee plus four (4) spaces for each court
Golf Courses	Eight (8) spaces for each hole plus one (1) space for each employee
Playing Fields, Play Courts	Two (2) parking spaces for each team member on the field or court during regulation play plus one (1) space for each three (3) seats in bleachers or viewing stands or for each eighty (80) lineal inches of bleacher seating
Swimming Pools, Public/Commercial	One (1) space for each fifty (50) sq. ft. of surface water area
Amusement or Video Arcade	One (1) space for each one hundred (100) sq. ft. of net floor area
Billiard Parlors	Three (3) spaces for each table
Dance Halls, Skating Rinks	One (1) space for each one hundred (100) sq. ft. of net floor area
Amusement Park	One (1) space for each 1,500 sq. ft. of gross lot area
Health Clubs, Private Clubs	One (1) space for each one hundred (100) sq. ft. of net floor area
Funeral Homes	One (1) space for each fifty (50) sq. ft. of floor area in the parlors plus one (1) space for each three hundred (300) sq. ft. of remaining gross floor area

USE	PARKING SPACES REQUIRED
Indoor Places of Assembly (Without Fixed Seats)	One (1) space for each seventy-five (75) sq. ft. of net floor area used for assembly
Indoor Places of Assembly (With Fixed Seats)	One (1) space for each three (3) seats
Outdoor Places of Assembly (Without Fixed Seats)	One (1) space for each 1,500 sq. ft. of gross lot area
Outdoor Places of Assembly (With Fixed Seats)	One (1) space for each three (3) seats or eighty (80) lineal inches of bleacher seating
Service Stations/Vehicle Repair Garages	Four (4) spaces for each bay plus one (1) space for each employee on peak shift plus one (1) space for each business vehicle
Repair Shops	One (1) space for each three hundred fifty (350) sq. ft. of gross floor area
Manufacturing	One (1) space for each 1,500 sq. ft. of gross floor area, or one (1) space for each employee on the peak working shift, whichever is greater
Warehousing, Truck Terminals, Wholesaling	One (1) space for each two (2) employees on peak working shift, or one (1) space for each 2,000 sq. ft. of gross floor area, whichever is greater
Mini-Warehouse Self-Storage Facility	One (1) space for each employee plus one (1) space for each three hundred (300) sq. ft. devoted to office
Flex Space	Each portion of the floor area used for office, manufacturing and/or warehousing shall meet the minimum requirements of this Section for that specific use
All Other Uses	One (1) space for each three (3) occupants at maximum permitted occupancy under the Township Fire Code, or one (1) space for each three hundred (300) sq. ft. of gross floor area, whichever is greater
	Which over is greater

Threat of Loss Demonstration



 Buerkle Woodlands Survey Boundary Buerkle Woodlands Project Area
 Final project acreage is 33.697 acres, see section "Demonstration of the Threat of Loss" for further explanation

Improved Use 95% of parcel boundary

Pennsylvania Emergency Management Agency (PEMA) 2018 Imagery data Allegheny County, Pennsylvania





# Buerkle Woodlands Improved Use Map

Boundary lines are approximate, map is for informational purposes only. Contact Land Protection at 412-741-2750 with concerns.
Attestation of No Double Counting and No Net Harm



### Buerkle Woodlands Attestation of No Double Counting of Credits & No Net Harm

I am the President & CEO of the Allegheny Land Trust and make this attestation regarding the no double counting of credits and no net harm from this tree preservation project, Buerkle Woodlands.

1. Project Description

The Project that is the subject of this attestation is described more fully in both our Application and our Project Design Document (PDD), both of which are incorporated into this attestation.

2. No Double Counting by Applying for Credits from another Registry Allegheny Land Trust has not and will not seek credits for  $CO_2$  for the project trees or for this project from any other organization or registry issuing credits for  $CO_2$  storage.

3. No Double Counting by Seeking Credits for the Same Trees or Same  $CO_2$  Storage Allegheny Land Trust has not and will not apply for a project including the same trees as this project nor will it seek credits for  $CO_2$  storage for the project trees or for this project in any other project or more than once.

#### 4. No Net Harm

The trees preserved in this project will produce many benefits, as described in our Application and PDD. Like almost all urban trees, the project trees are preserved for the benefits they deliver to people, communities, and the environment in a metropolitan area.

The project trees will produce many benefits and will not cause net harm. Specifically, they will not:

- Displace native or indigenous populations
- Deprive any communities of food sources
- Degrade a landscape or cause environmental damage

Signed on September 9 in 2022, by Christopher Beichner President & CEO, the Allegheny Land

Trust. Signature

Christopher J. Beichner

412-741-2750

cbeichner@alleghenylandtrust.org

Attestation of Additionality



### Buerkle Woodlands Attestation of Additionality

I am the President & CEO of the Allegheny Land Trust and make this attestation regarding additionality from this tree preservation project, the Buerkle Woodlands.

- Project Description
  - The Project that is the subject of this attestation is described more fully in our Application and our Project Design Document (PDD), both of which are incorporated into this attestation.
- Prior to the start of the project, the trees in the project area were not protected via easement or recorded encumbrance or in a protected zoning status that preserves the trees
- The zoning in the project area currently allows for a non-forest use
- The trees in the project area face a threat or risk of removal or conversion out of forest
- Allegheny Land Trust faced a capital funding constraint for land acquisition and sustained stewardship that was satisfied with the carbon revenue from this project.
- Allegheny Land Trust recorded in the public land records an easement, covenant, or deed restriction specifically protecting the trees for the project duration of 40 years.
- Additionality is also embedded in the quantification methodology that our project followed. Projects cannot receive, and our project will not receive, credits for trees that would have remained had development occurred, nor can they receive soil carbon credits for soil that would have been undisturbed had development occurred. Our project also had to apply a discount to credited carbon for potential displaced development due to the project.
- Project Implementation Agreement for Project Duration
  - Allegheny Land Trust signed a Project Implementation Agreement with City Forest Credits for 40 years.

Signed on September 9 in 2022, by Christopher Beichner President & CEO, the Allegheny Land Trust.

Signature

Signature

**Christopher Beichner** 

412-741-2750

cbeichner@alleghenylandtrust.org

Carbon Quantification Tool

# **City Forest Credits - Preservation Protocol Carbon Quantification Calculator**

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Project Operator	Allegheny Land Trust	
Project Name	Buerkle Woodlands	
Project Location	Sewickley Hills and Ohio Township, Allgeheny County, PA	
Carbon Quantification Summary		Protocol Section Supplemental Information
33.697	Total Project Area Acres	See Background tab; Parcel A includes 24.49
33.697	Net potential clearable, per code, and to be preserved, acres	
B2 Maple-Beech-Birch and B3 Oak-Hickory	US Forest Service General Technical Report NE-343 - Table Number	11.1.A See Background tab
65 and 85; weighted average	Stand age (years)	11.1.A See Background tab
70.08939371	Biomass tC/ac	11.1.A See Background tab
257.0	Biomass tCO2e/ac	11.1.A
93%	Percent cover	11.1.A See i-Tree Canopy file containing coordinate
8,054	Project Stock, tCO2e	11.1.A
6,443	Accounting Stock, tCO2e	11.1.A
90%	Fraction at risk of tree removal	11.2
5,799	Avoided Biomass Emissions, tCO2e	11.2
25%	Avoided impervious surface, percent	11.4
8.559038	Avoided impervious surface, acres	11.4
1,027	Avoided Soil Carbon Emissions, tCO2e	11.4
18.3%	Displacement	11.5 Fraction of avoided development that canno
1,061	Displaced Biomass Emissions, tCO2e	11.5
311	Displaced Soil Emissions	11.5 Assumes that redevelopment causes increas
4,738	Credits from Avoided Biomass Emissions, tCO2e	
716	Credits from Avoided Soil Emissions, tCO2e	
5,453	Total Credits attributed to the project, tCO2e	
545	Registry Reversal Pool Account (10%), tCO2e	
4,908	Total credits issued to the project, tCO2e	
146	Total credits issued to the project, tCO2e/acre	

		Cumulative
Year	Credits Issued This Year	Credits Issued
1	4908	4908
2	0	4908
3	0	4908
4	0	4908
5	0	4908

96 acres clearable and Parcel B includes 9.201 acres clearable

s of evaluated points

ot be served by development or re-development of existing non-treed properties within the urban are

se in impervious surface on reveveloped parcels

#### Buerkle Woodlands - Background Data and Calculations

Property Info	ormation	Development and Forest Clearance					Forest Data				
Parcel Name	Parcel Acres	Zoning	Steep Slopes (%)	Parcel Acres with Steep Slope Restrictions Applied	Forest Clearance Restrictions	Parcel Acres with Forest Clearance Restrictions Applied	Project Area Percentage (%)	USFS GTR Table Number and Type	Age	Biomass t C/acre	Biomass t C/acre Percentage of Project Area Applied
A- Sewickely Hills	32.309	Residential-A (R-A)	0-16	32.309	No more than 50% of forest may be cleared	16.155	48%	B2 Maple- Beech-Birch	65	63.7	30.538
A- Sewickely Hills	16.683	Residential-A (R-A)	16-26	8.342	No more than 50% of forest may be cleared (supercedes the steep sloped restrictions that state no more than 60% can be cleared)	8.342	25%	B2 Maple- Beech-Birch	65	63.7	15.769
A- Sewickely Hills	5.934	Residential-A (R-A)	26 and up	0.000	No Development						
B- Ohio Twp	9.201	Residential-1 Low Density Residential District and C-2 General Commercial District	None	9.201	N/A	9.201	27%	B3 Oak- Hickory	85	87.1	23.78
Totals	64.127			49.852		33.697					70.089

iTree Canopy Report

# i-Tree Canopy

# Cover Assessment and Tree Benefits Report

Estimated using random sampling statistics on 5/11/2022





# Land Cover



Cover Class

Abbr.	Cover Class	Description	Points	% Cover ± SE	Area (ac) ± SE
NT	Non-Tree	All other surfaces	30	15.08 ± 2.54	8.78 ± 1.48
Т	Tree	Tree, non-shrub	169	84.92 ± 2.54	49.47 ± 1.48
Total			199	100.00	58.25

### Tree Benefit Estimates: Carbon (English units)

Description	Carbon (T)	±SE	CO <sub>2</sub> Equiv. (T)	±SE	Value (USD)	±SE
Sequestered annually in trees	53.85	±1.61	197.45	±5.90	\$9,184	±274
Stored in trees (Note: this benefit is not an annual rate)	1,695.98	±50.65	6,218.58	±185.73	\$289,250	±8,639

Currency is in USD and rounded. Standard errors of removal and benefit amounts are based on standard errors of sampled and classified points. Amount sequestered is based on 1.088 T of Carbon, or 3.991 T of CO<sub>2</sub>, per ac/yr and rounded. Amount stored is based on 34.281 T of Carbon, or 125.697 T of CO<sub>2</sub>, per ac and rounded. Value (USD) is based on \$170.55/T of Carbon, or \$46.51/T of CO<sub>2</sub> and rounded. (English units: T = tons (2,000 pounds), ac = acres)

## Tree Benefit Estimates: Air Pollution (English units)

Abbr.	Description	Amount (lb)	±SE	Value (USD)	±SE
СО	Carbon Monoxide removed annually	68.78	±2.05	\$28	±1
NO2	Nitrogen Dioxide removed annually	363.12	±10.85	\$56	±2
O3	Ozone removed annually	1,953.51	±58.35	\$2,330	±70
SO2	Sulfur Dioxide removed annually	299.71	±8.95	\$16	±0
PM2.5	Particulate Matter less than 2.5 microns removed annually	180.00	±5.38	\$11,926	±356
PM10*	Particulate Matter greater than 2.5 microns and less than 10 microns removed annually	746.75	±22.30	\$1,104	±33
Total		3,611.87	±107.88	\$15,459	±462

Currency is in USD and rounded. Standard errors of removal and benefit amounts are based on standard errors of sampled and classified points. Air Pollution Estimates are based on these values in Ib/ac/yr @ \$/Ib/yr and rounded:

CO 1.390 @ \$0.40 | NO2 7.340 @ \$0.15 | O3 39.487 @ \$1.19 | SO2 6.058 @ \$0.05 | PM2.5 3.638 @ \$66.26 | PM10\* 15.094 @ \$1.48 (English units: lb = pounds, ac = acres)

# Tree Benefit Estimates: Hydrological (English units)

Abbr.	Benefit	Amount (Kgal)	±SE	Value (USD)	±SE
AVRO	Avoided Runoff	623.78	±18.63	\$5,574	±166
E	Evaporation	4,285.89	±128.01	N/A	N/A
I	Interception	4,297.07	±128.34	N/A	N/A
т	Transpiration	5,574.93	±166.51	N/A	N/A
PE	Potential Evaporation	27,896.02	±833.17	N/A	N/A
PET	Potential Evapotranspiration	20,980.69	±626.63	N/A	N/A

Currency is in USD and rounded. Standard errors of removal and benefit amounts are based on standard errors of sampled and classified points. Hydrological Estimates are based on these values in Kgal/ac/yr @ \$/Kgal/yr and rounded:

AVRO 12.609 @ \$8.94 | E 86.632 @ N/A | I 86.858 @ N/A | T 112.687 @ N/A | PE 563.868 @ N/A | PET 424.087 @ N/A (English units: Kgal = thousands of gallons, ac = acres)

#### About i-Tree Canopy

The concept and prototype of this program were developed by David J. Nowak, Jeffery T. Walton, and Eric J. Greenfield (USDA Forest Service). The current version of this program was developed and adapted to i-Tree by David Ellingsworth, Mike Binkley, and Scott Maco (The Davey Tree Expert Company)

#### Limitations of i-Tree Canopy

The accuracy of the analysis depends upon the ability of the user to correctly classify each point into its correct class. As the number of points increase, the precision of the estimate will increase as the standard error of the estimate will decrease. If too few points are classified, the standard error will be too high to have any real certainty of the estimate.







Additional support provided by:











Use of this tool indicates acceptance of the EULA.

Potential Development Site Map(s)



Forest Composition Report and Site Photos

# Buerkle Woodlands Forest Composition

I am, Emilie Rzotkiewicz, the Vice President of Stewardship for the Allegheny Land Trust and created this Forest Composition Report for the Buerkle Woodlands Conservation Area [Project 023] on July 29<sup>th</sup>, 2022. These descriptions were based upon two site visits to the property the first in Early October 2021 and second in July 2022. Images from both site visits can be found at the bottom of the document.

The Buerkle Woodlands Project Area is primarily mixed successional forest that is now split by a major highway interstate. There are some pockets dating back to the 1930's, but in general I would describe it as an early- to mid-successional growth forest.

The majority of the Parcel A, the larger parcel, site is an early growth forest recovering from active farming in the 1960's. The forest tree composition is scattered large red and white oaks, but primarily a young canopy of maple, black and sweet cherry, and beech of relatively uniform in tree size and density within the project area. The stream valleys and slopes outside of the project area contain older and more established forest stands and established trees including some hemlock and white pine. Significant understory invasives include stilt grass and bittersweet vine are found throughout. There are canopy gaps where blowdowns have created ample light and opportunity for growth, of both good and invasive plants. Parcel A was assigned Table B2. Maple-Beech-Birch, at 65 years age. This was based on prior guidance from City Forest Credits as it most closely represented the successional cherry forest composition.

Parcel A	Parcel B
Cherry 35%	Oak 30%
Maple 30%	Maple 25%
Oak 15%	Beech 20%
Sassafras 10%	Hickory 15%
Hickory 5%	Tulip Poplar 5%
Other 5%	Other 5%

Parcel B is significantly smaller in acreage but relatively uniform with clearly older and larger trees, estimated to be 85 years old based on continuous canopy coverage in historical imagery and my site visits. This stand is assigned Table B3 Oak-Hickory with a dominant overstory of White and Chestnut Oaks and Beech, with scattered Hickory and Tulip Poplar trees. The understory is comprised of spicebush, witch-hazel and young beech and maple saplings. There are few invasive species and a significant duff layer to the forest floor.

What follows are a selection of images from two different site visits.

# Parcel A

July 2022





July 2022 (Left) October 2021 (Right)





#### October 2021



# Parcel B

October 2021



### July 2022





#### July 2022



**Historical Photos** 





Allegheny County, Pennsylvania

Raymond p Shafer Hwy Raymond P Shafer Hw Hom Raymond P Shafer Hwy Will P Shafer Hwy Red Mud F Mt Nebo Rd Blackburn Rd 0.04 Miles 0.04 0.02 enne

# Buerkle Woodlands - PA Imagery to Establish Forest Age

emar Dr





#### Allegheny County, Pennsylvania









Project Area

Allegheny County, Pennsylvania





# Buerkle Woodlands - PA Imagery to Establish Forest Age



- Official Survey Boundary
- Project Area

#### Allegheny County, Pennsylvania





# Buerkle Woodlands - PA Imagery to Establish Forest Age



- Official Survey Boundary
  Project Area
- Non-Developable Areas

### Allegheny County, Pennsylvania





# Buerkle Woodlands - PA Imagery to Establish Forest Age



**Project Area** Non-Developable Areas









**Project Area** Non-Developable Areas

Allegheny County, Pennsylvania







Non-Developable Areas









**Project Area** Non-Developable Areas









#### **NAIP 2008**

Official Survey Boundary Project Area Non-Developable Areas









#### **NAIP 2019**

Official Survey Boundary Project Area Non-Developable Areas

Allegheny County, Pennsylvania







#### **PEMA 2018**

Official Survey Boundary Project Area Non-Developable Areas

#### Allegheny County, Pennsylvania





**Cobenefit Calculator** 

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Light yellow background denotes an input cell ->

#### Directions

1) Use i-Tree Canopy, or another tool, to estimate the amount of deciduous and coniferous tree cover area (acres) (Cell C20 and D20).

2) Use i-Tree Canopy, or another tool, to estimate the amount of non-tree cover area (acres) (Cell F20) in the project area.

3) In Cell G20 the total area of the project is calculated (acres). Prompt i-Tree Canopy to provide an estimate of the project area by clicking on the gear icon next to the upper right portion of the image and selecting "Report By Area."

4) Total Project Area, cell G17 should equal 100%.

#### Table 1. Tree Cover

	Deciduous Tree Cover	Coniferous Tree Cover	Total Tree Cover	Non-Tree	Total Project Area
Percent (%)	93%	0%	93%	7%	100%
Area (sq miles)	0.049	0.000	0.049	0.004	0.05
Area (m2)	126,820	0	126,820	9,546	136,366
Area (acres)	31.33821	0.00	31.34	2.36	33.70

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Using the information you provide on tree canopy cover, the tool provides estimates of co-benefits in Resource Units and \$ per year.

Ecosystem Services	Resource Units Totals	Total \$
Rain Interception (m3/yr)	16,027.8	\$33,876.49
Air Quality (t/yr)		
03	0.5569	\$1,159.47
NOx	0.2386	\$496.73
PM10	0.2736	\$1,031.32
Net VOCs	0.0367	\$38.43
Air Quality Total	1.1058	\$2,725.95
Energy (kWh/yr & kBtu/yr)		
Cooling - Elec.	48,668	\$6,818.45
Heating - Nat. Gas	2,014,625	\$28,177.13
Energy Total (\$/yr)		\$34,995.59
Grand Total (\$/yr)		\$71,598.03

#### Table 2. Co-Benefits per year with current tree canopy cover.
Social Impacts





#### UN Sustainable Development Goals

The 17 United Nations Sustainable Development Goals (SDGs) are an urgent call for action and global partnership among all countries, representing key benchmarks for creating a better world and environment for everyone. Well-designed and managed urban forests make significant contributions to the environmental sustainability, economic viability and livability of cities. They help mitigate climate change and natural disasters, reduce energy costs, poverty and malnutrition, and provide ecosystem services and public benefits. See more details in the CFC Carbon Project Social Impact Reference Guide.

#### Instructions

This template sets out all relevant SDGs and lists various urban forest project activities that fall within each SDG. Evaluate the SDGs to determine how your carbon project provides social impacts that may contribute towards achievement of the global goals. Check the box(es) that contain one of your project activities and describe in no fewer than two sentences how your project activities align with the corresponding SDG. On page 12, select the icon for three to five of the most relevant SDGs to your project and provide any additional information.

### SDG 3 - Good Health and Well Being

Goal: Ensure healthy lives and promote well-being for all at all ages.

Examples of project activities include, but are not limited to:

- Plant or **protect** trees to reduce or remove air pollutants
- $\Box$  If planting trees, select trees for reduced pollen counts and irritant production
- □ Plant or protect trees to create shade, provide UV exposure protection, reduce extreme heat negative effects, and/or reduce temperatures to relieve urban heat effects
- □ Design project to buffer sounds, optimize biodiversity, or create nature experiences
- □ Locate project near vulnerable populations, such as children or elderly
- ☑ Locate project near high volume roads to screen pollutants
- □ Locate project near people to encourage recreation, provide new parks or green space, or otherwise promote an active lifestyle
- □ Locate project near schools, elderly facilities, or mental health services to promote nature-based wellness, attention restoration, or other mental well-being
- □ Locate project in area with conditions of project-defined high inequity to trees, such as at schools, affordable or subsidized housing, formerly redlined neighborhoods, areas with high property vacancy rates, or area with high proportion of renters
- $\boxtimes$  Reduce stormwater runoff or improve infiltration rates
- □ Design project to reduce human exposure to specific pollutants or toxins
- Other

Changing rainfall patterns have exacerbated historical flash flood locations and created new hazards, that same rain has increased landslide potential in the region. Historically, poor air quality has more severe impacts when weather-related phenomenon trap particulates and ozone in our valleys. (https://gasp-pgh.org/ and https://breatheproject.org/ )

## **SDG 11 - Sustainable Cities and Communities**

Overall: Make cities inclusive, safe, resilient, and sustainable.

Examples of project activities include, but are not limited to:

- Plant or **protect** trees to reduce or remove air pollutants
- $\Box$  If planting trees, select trees for reduced pollen counts and irritant production
- ☑ Locate project near high volume roads to screen pollutants
- □ Locate project near vulnerable populations, such as children or elderly
- □ Plant or protect trees to create shade, provide UV exposure protection, reduce extreme heat negative effects, and/or reduce temperatures to relieve urban heat effects
- □ Locate project near people to encourage recreation, provide new parks or green space, or otherwise promote an active lifestyle
- □ Design project to improve wellness and mental health, such as planting trees to buffer sounds, optimize biodiversity, optimize views from buildings, or create nature experiences
- □ Locate project near schools, elderly facilities, or mental health services to promote nature-based wellness, attention restoration, or other mental well-being
- Provide connections and cohesion for social health, such as create or reinforce places that promote informal interactions, engage local residents and users in tree management, include symbolic or cultural elements, or other events
- Research, understand, and design to address understand historic and current sociocultural inequities, community health conditions, environmental injustices, or prior local greening efforts in community
- □ Locate project in area with conditions of project-defined high inequity to trees, such as at schools, affordable or subsidized housing, formerly redlined neighborhoods, areas with high property vacancy rates, or area with high proportion of renters
- □ Community engagement in project design, including such things as engaging and respecting existing relationships and social networks, community cultural traditions, and public participation methods that are empowering and inclusive
- Community participation in project implementation, including such things as addressing and removing barriers to participation, promote ongoing community-based care and access to financial resources
- $\Box$  Other

The forested slopes and hilltop plateau of Buerkle Woodlands are emblematic of the rural character of these communities, serving as a buffer from the noise and commercial development of the interstate while proving important wildlife habitat.

The community will also be engaged and encouraged to maintain the specific amenities they requested as well as day to day observations and sharing site issues and concerns. Where possible, ALT engages with a site steward for our properties, a volunteer that enjoys use of the site but also has guidance on how to report concerns, report on stewardship needs, and otherwise care for the green space. Allegheny Land Trust often forms a "Friends of..." group as a measure above and beyond the site steward and focuses on working with a small group of individual volunteers dedicated to the site who can be guided through more active stewardship of the property.

### **SDG 13 - Climate Action**

Goal: Take urgent action to combat climate change and its impacts.

Examples of project activities include, but are not limited to:

- Plant or **protect** trees to reduce or remove air pollutants
- $\square$  Plant or protect trees to create shade or reduce temperatures to relieve urban heat effects
- □ Promote community capacity for social and climate resilience by engaging local residents or users in tree management, or other events to connect people to the project
- □ Reflect cultural traditions and inclusive engagement for climate resilience
- □ Design project to improve soil health
- □ Provide cooling benefits and energy savings by shading impervious surfaces such as streets or parking lots, or planting trees on south and west sides of buildings
- ☑ Plant or **protect** trees to reduce stormwater runoff
- $\hfill\square$  Select water-efficient trees for climate zone and drought resistance
- ⊠ Create and/or **enhance wildlife habitat**
- $\Box$  Other

The protected green space, which is zoned Residential will prevent disturbance of steep and landslide prone slopes and absorb rainfall in the flood prone Kilbuck Run watershed. Kilbuck Run's flooding threatens homes and businesses at the bottom of the watershed near the I-79 and Route 65 interchange. Natural green stormwater infrastructure (GSI) can:

- Reduce the volume of stormwater generated during storm events
- Reduce stormwater impacts on receiving streams' water quality
- Improve air quality
- Provide a noise and pollution buffer from the adjacent interstates
- Reduce the heat sink effects of dense urbanization
- Improve the aesthetics and quality of life
- Increase property values

# **Summary of Project Social Impacts**



Changing rainfall patterns have exacerbated historical flash flood locations and created new hazards, that same rain has increased landslide potential in the region. Historically poor air quality has more severe impacts when weather-related phenomenon trap particulates and ozone in our valleys.



The forested slopes and hilltop plateau of Buerkle Woodlands are emblematic of the rural character of these communities, serving as a buffer from the noise and commercial development of the interstate while proving important wildlife habitat.



The protected green space, which is zoned Residential will prevent disturbance of steep and landslide prone slopes and absorb rainfall in the flood prone Kilbuck Run watershed.