

WILLIAM PEDUTO
MAYOR



KARINA RICKS
DIRECTOR

February , 2021

President and Members
City Council
City of Pittsburgh

**RE: 211 26th STREET
ENCROACHMENT**

Dear President and Members of City Council:

We have a request for an encroachment permit at 211 26th Street in the 2nd Ward, 7th Council District, as shown on the attached plan. A copy of the request is also attached.

2614 SMALLMAN ASSOCIATES LP, is proposing to install light fixtures, an entry canopy, exterior façade cladding, and a set of existing stairs.

Your favorable approval of this proposed Resolution is hereby recommended.

Sincerely,

A handwritten signature in black ink, appearing to be "KR", followed by a long horizontal flourish.

Karina Ricks
Director

KR:JM
Attachments

WILLIAM PEDUTO
MAYOR



KARINA RICKS
DIRECTOR

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

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

Date 11/2/2020

Applicant Name: Oxford Development Company

Property Owner's Name (if different from Applicant) 2614 Smallman Associates, LP

Address 211 26th Street

Phone Number: 412-395-3465 Alternate Phone Number: 412-728-1331

Location of Proposed Encroachment: 26th St., Smallman St.

Ward: _____ Council District: 7 Lot and Block _____

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

Planning/Zoning Case OneStop Number (if applicable) ZDR-2020-07884

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

Width of Existing Right-of-Way (sidewalk or street): 11.2' on 26th St. 18' and 7.2' on Smallman St.
(Before encroachment)

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

Width of Proposed Encroachment: See Below and Attached Drawing

Length of Proposed Encroachment: See Below and Attached Drawing

Number of feet the proposed object will encroach into the ROW: _____

Description of encroachment: Adding street lights to the face of building above right of way on Smallman and 26th Streets, adding exterior façade cladding on 26th Street, and adding entry canopy on 26th St. as part of building renovation. Also, existing exit stair on Smallman Street

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Reason for application:

Existing Exit Stair 4.4'.

New right-of-way encroachment ranges:

Exterior Building Lighting above sidewalk .01'-.07';

Building Façade Cladding on 26th St. sidewalk .2'-1.2';

Entrance Canopy above 26th Street sidewalk 5.4'

Replacement of out-swinging exit doors on West, South and North Facades. 5"-5'

OXFORD

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

Director Ricks,

Oxford Development Company seeks approval of a right-of-way encroachment plan as part of our renovation of an office and warehouse building located at 211 26th Street. The right-of-way encroachments include some existing conditions and new building features to improve the general condition of the structure and safety and mobility in the surrounding area.

Work associated with the building renovating includes constructing new sidewalks within the right-of-way where they are currently severely deteriorated or non-existent. These sidewalks will be from 10'-16' in width and are where the encroachments will occur. The proposed encroachments are shown and dimensioned on the attached site plan and are as follows:

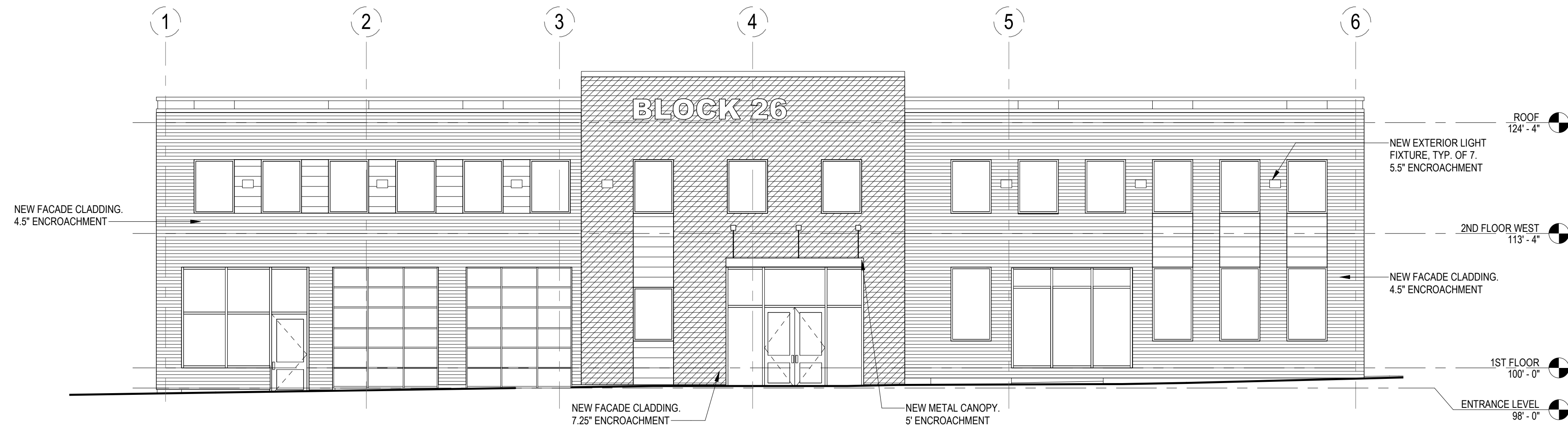
- Existing Exit Stair on Smallman Street 4.4'
- New exterior Building Lighting .above sidewalk 01'--.07';
- New Building Façade Cladding on the 26th St. sidewalk .2'-1.2';
- Entrance Canopy above 26th Street sidewalk 5.4'

DOMI has reviewed the plans, and Zoning is prepared to approve the site plan review once the encroachment plan is approved.

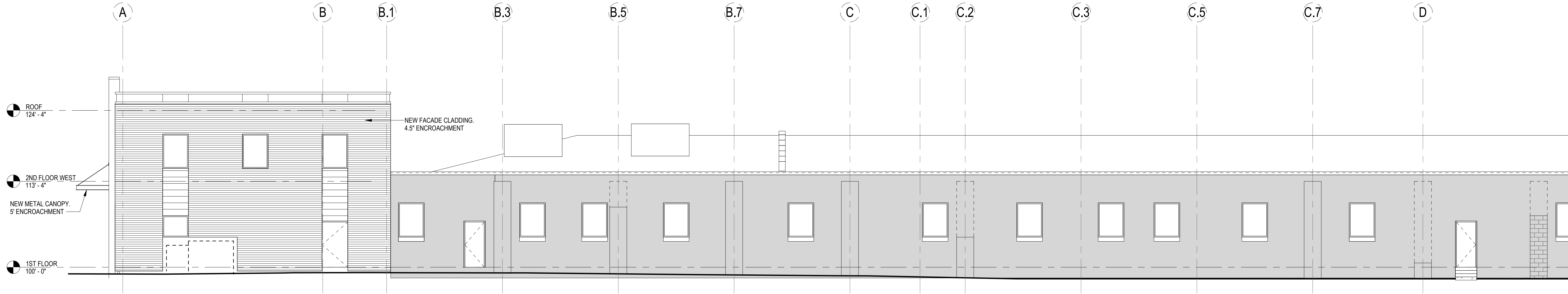
Do not hesitate to contact me with any questions.

Best Regards,

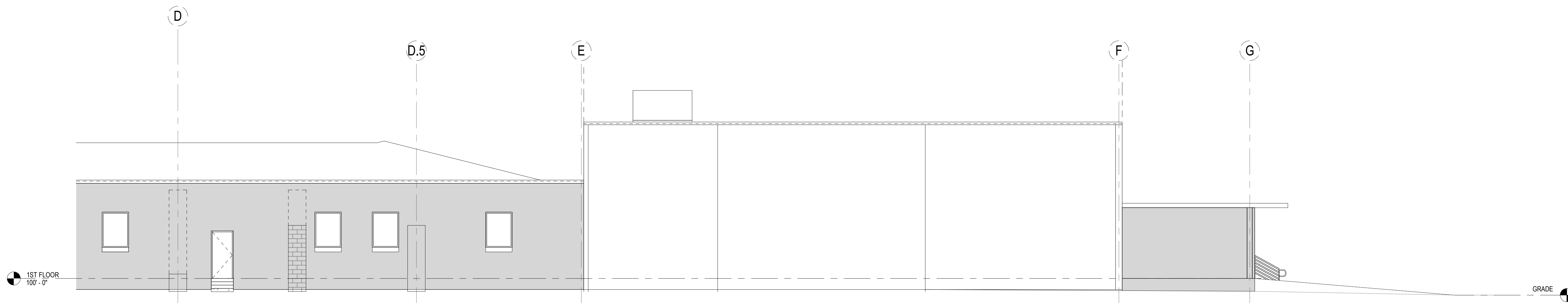
Benjamin Kelley
Director, Planning and Development



1 WEST ELEVATION
SCALE: 1/8" = 1'-0"



2 SOUTH ELEVATION - PART A
SCALE: 1/8" = 1'-0"



3 SOUTH ELEVATION - PART B
SCALE: 1/8" = 1'-0"

CONSULTANTS

SEAL

NO.	DATE	DESCRIPTION	REVISIONS

ACHIEVA BUILDING RENOVATION
211 26TH STREET
PITTSBURGH, PA 15222

ENCROACHMENT ELEVATIONS

CONSULTANTS

SEAL

DESCRIPTION
REVISIONS

NO. DATE

ACHIEVA BUILDING RENOVATION
211 26TH STREET
PITTSBURGH, PA 15222

ENCROACHMENT ELEVATIONS

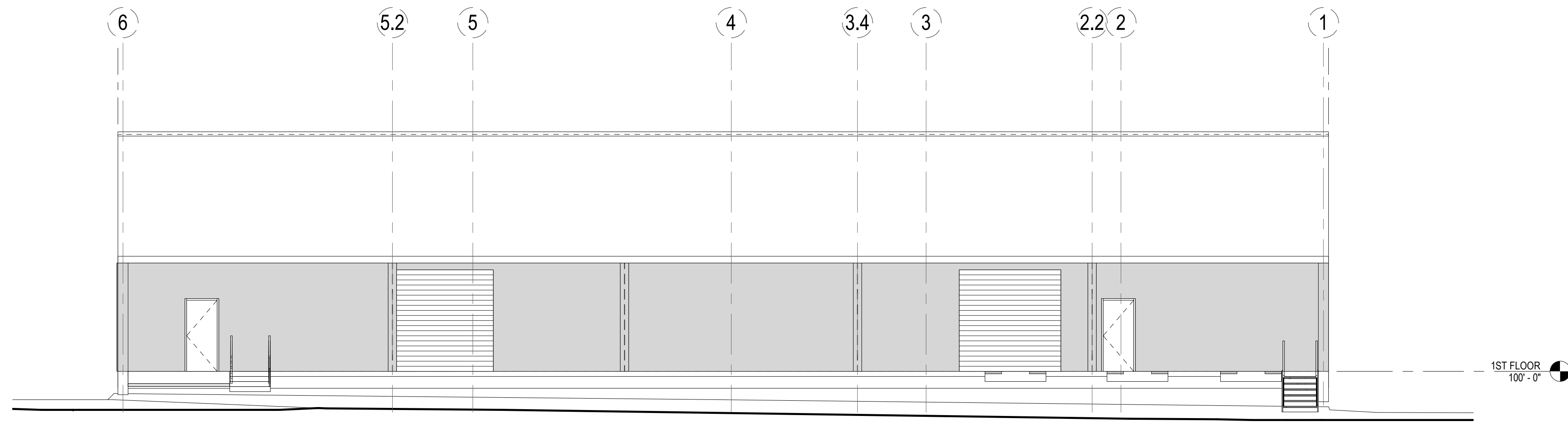
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2020027.00

DATE:
11.09.20

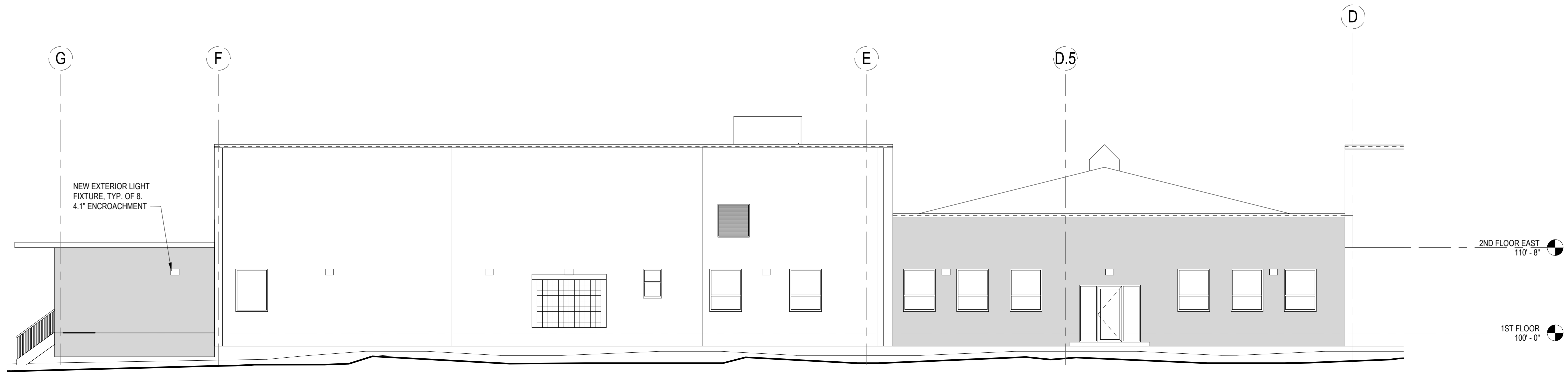
SCALE:
AS NOTED

SHEET #

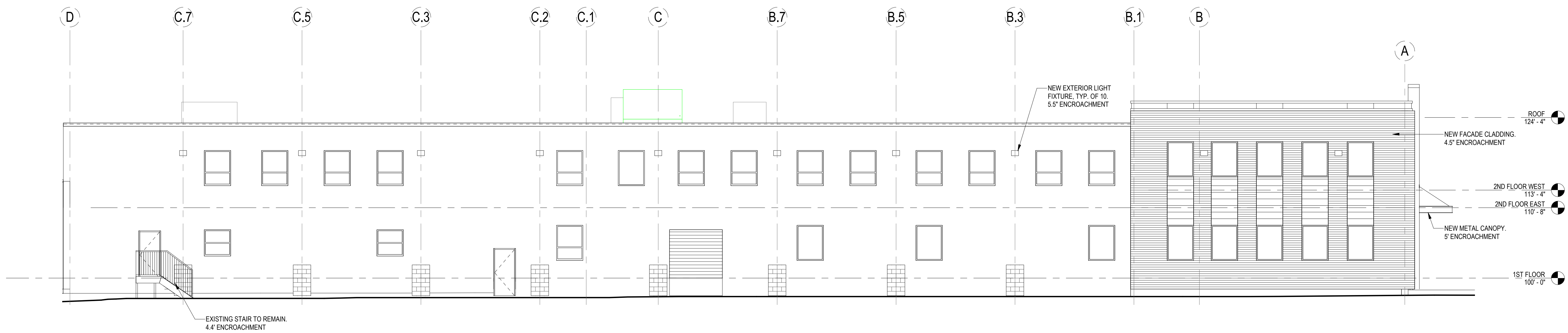
EN-2



1 EAST ELEVATION
SCALE: 1/8" = 1'-0"



2 NORTH ELEVATION - PART A
SCALE: 1/8" = 1'-0"



3 NORTH ELEVATION - PART B
SCALE: 1/8" = 1'-0"

CONSULTANTS

SEAL

DESCRIPTION
REVISIONS

NO. DATE

ACHIEVA BUILDING RENOVATION
211 26TH STREET
PITTSBURGH, PA 15222

ENCROACHMENT ELEVATIONS

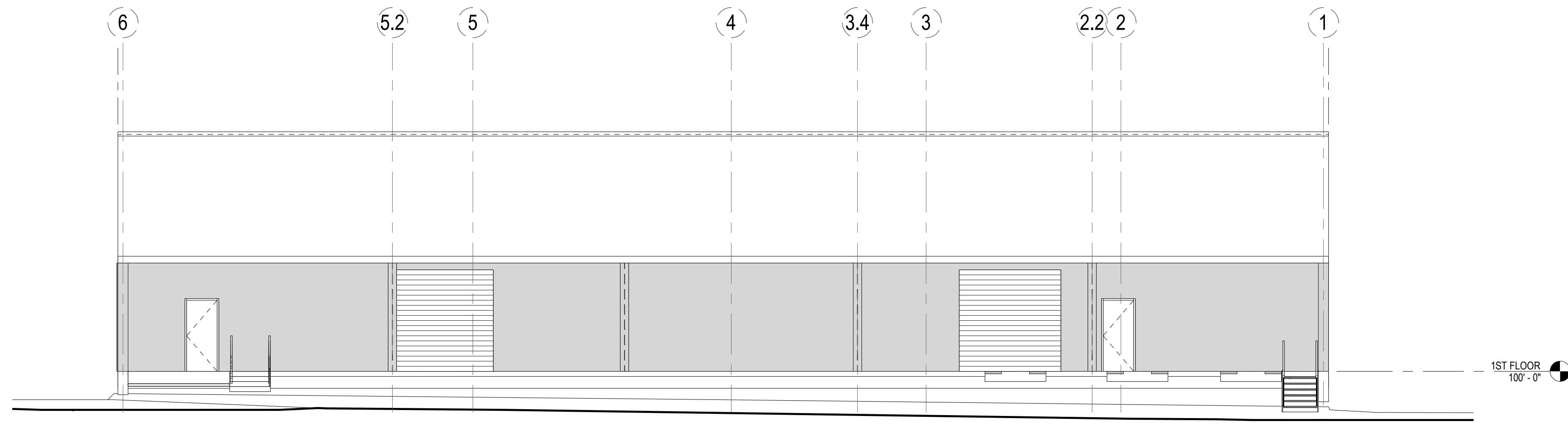
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2020027.00

DATE:
11.09.20

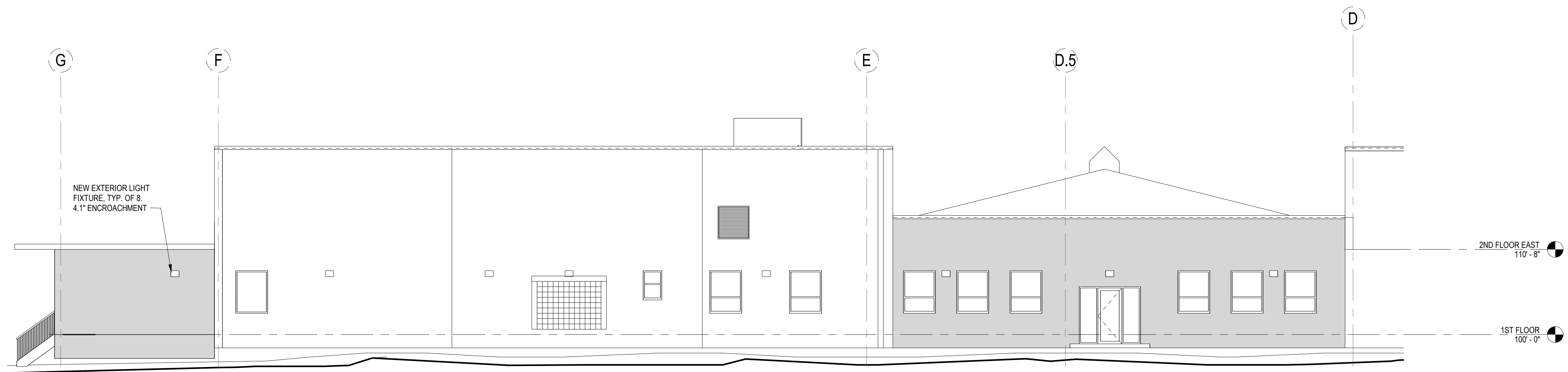
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SHEET #

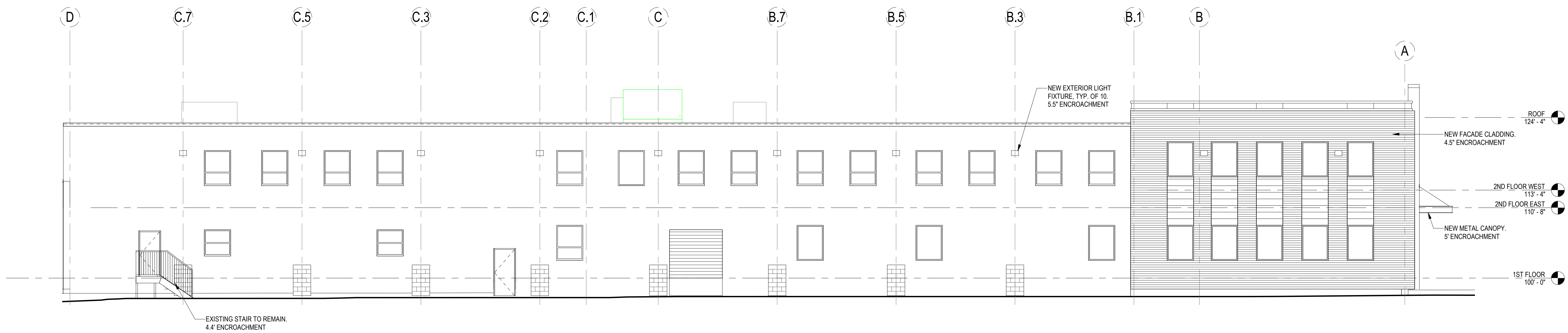
EN-2



1 EAST ELEVATION
SCALE: 1/8" = 1'-0"



2 NORTH ELEVATION - PART A
SCALE: 1/8" = 1'-0"



3 NORTH ELEVATION - PART B
SCALE: 1/8" = 1'-0"

CONSULTANTS

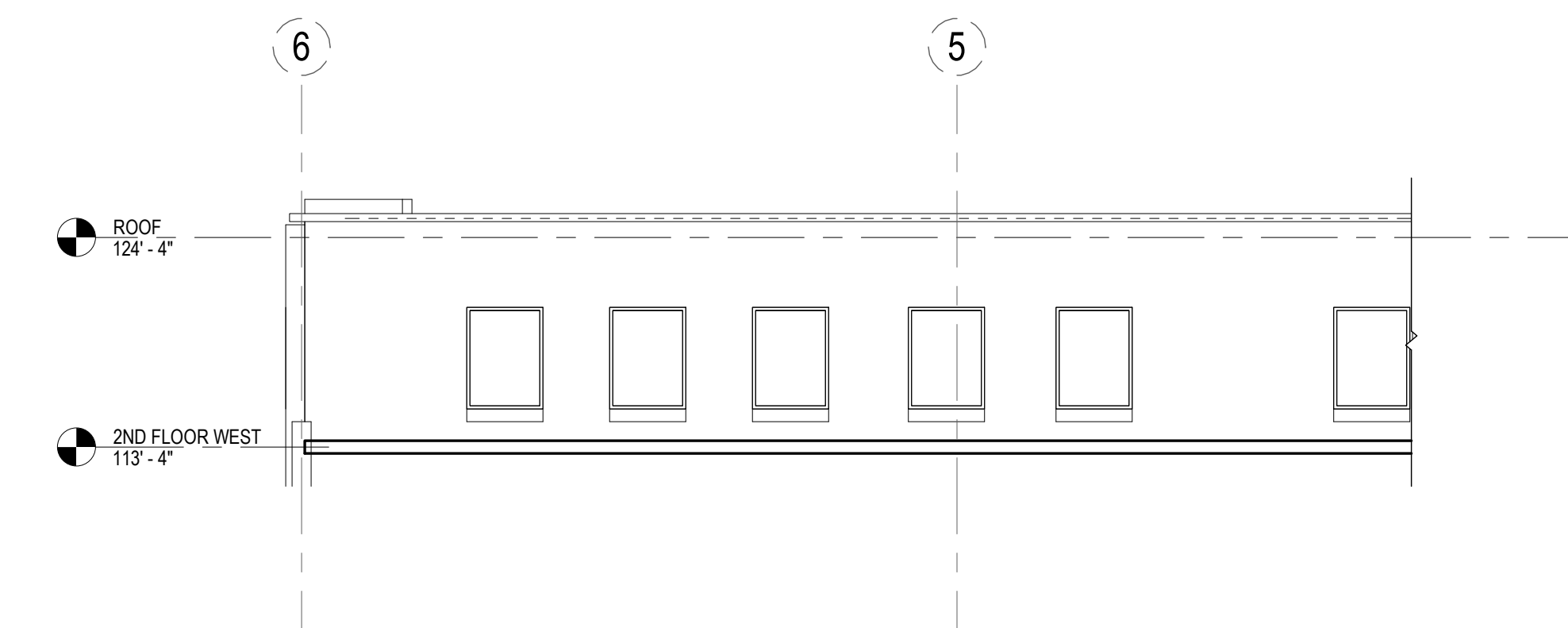
SEAL

NO.	DATE	DESCRIPTION	REVISIONS

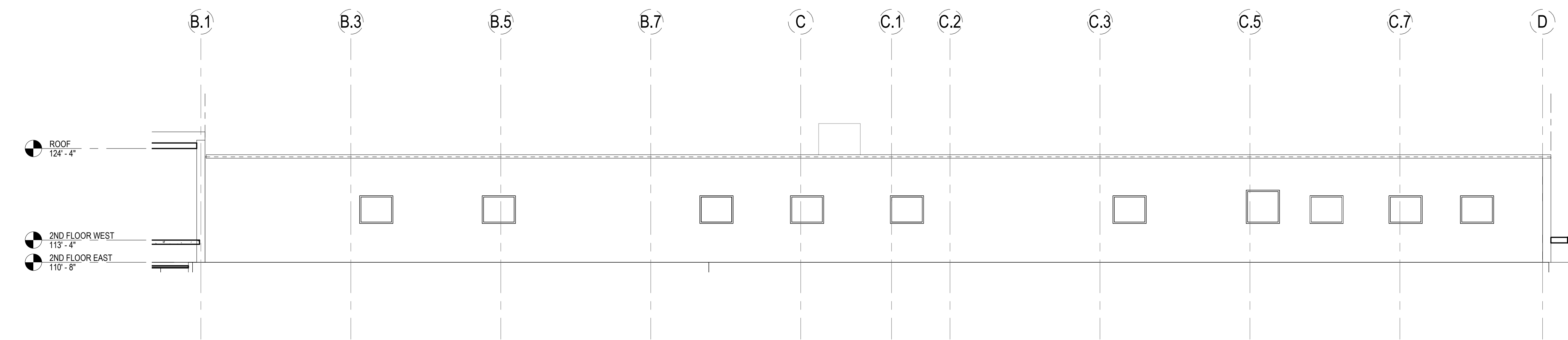
ACHIEVA BUILDING RENOVATION
211 26TH STREET
PITTSBURGH, PA 15222

ENCROACHMENT ELEVATIONS

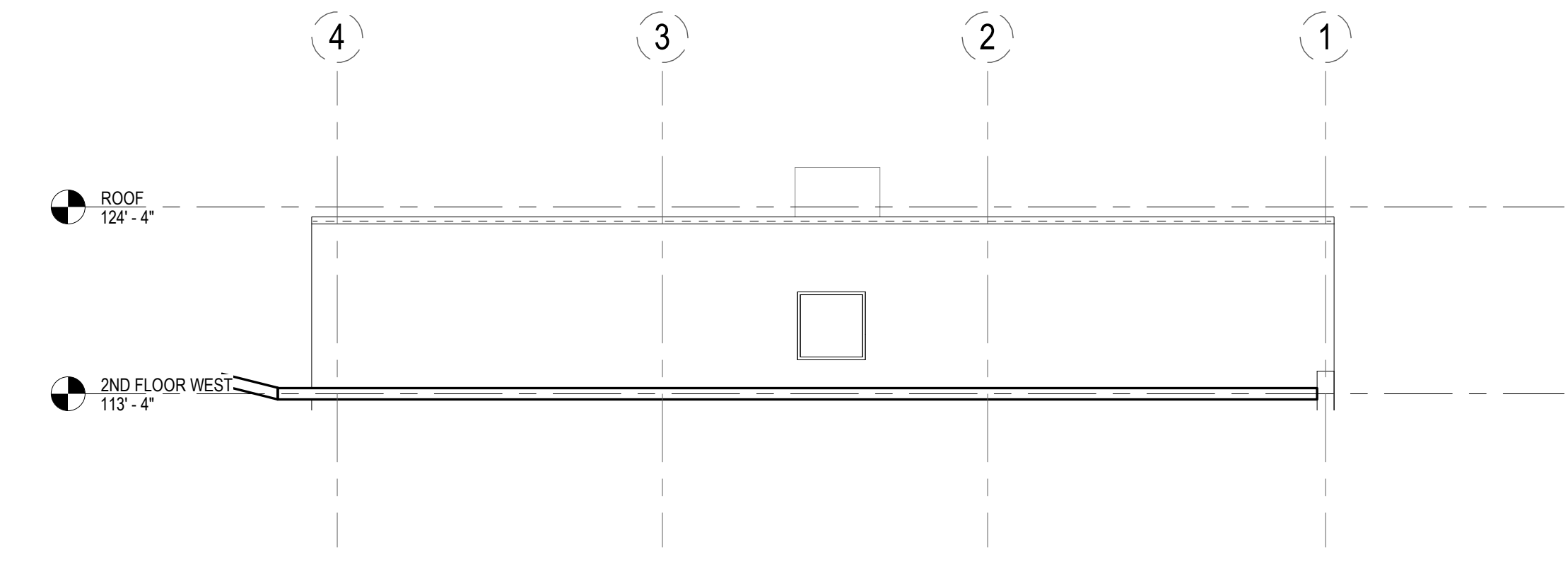
PROJECT NUMBER: 2020027.00
DATE: 11.09.20
SCALE: AS NOTED
SHEET # **EN-3**



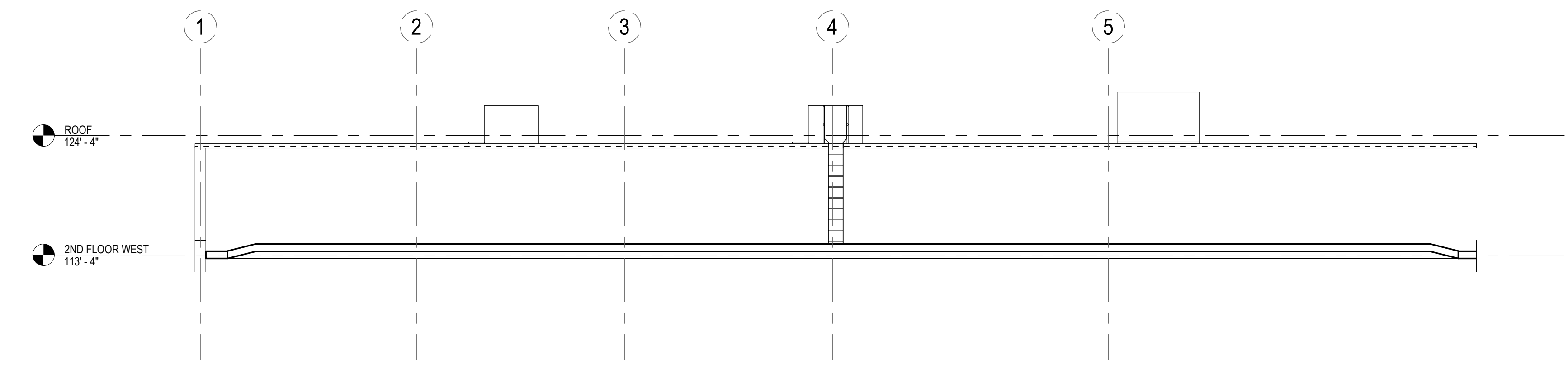
1 EXTERIOR ELEVATION - SECOND FLOOR EAST
SCALE: 1/8" = 1'-0"



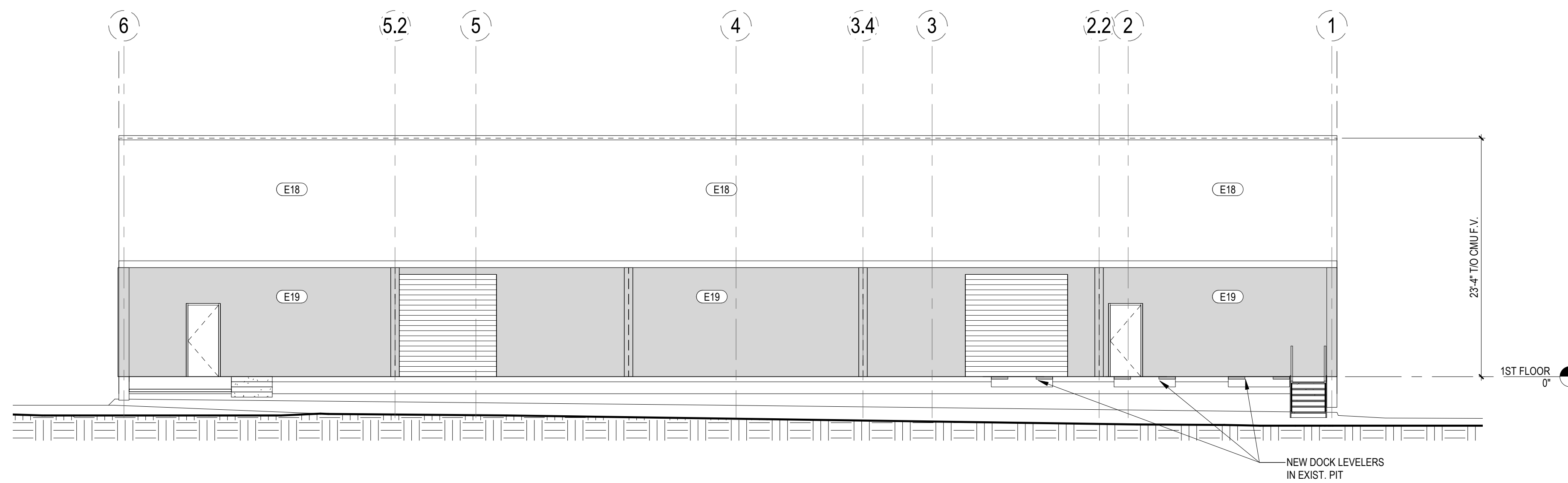
2 EXTERIOR ELEVATION - SECOND FLOOR SOUTH
SCALE: 1/8" = 1'-0"



3 EXTERIOR ELEVATION - SECOND FLOOR EAST
SCALE: 1/8" = 1'-0"



4 EXTERIOR ELEVATION - SECOND FLOOR WEST
SCALE: 1/8" = 1'-0"

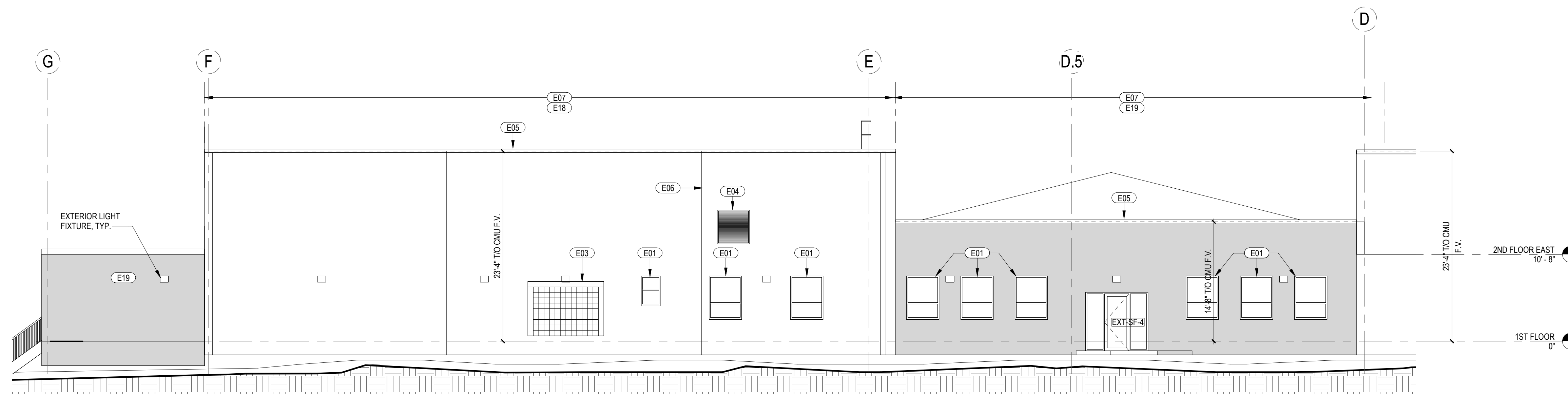


1 EAST ELEVATION
SCALE: 1/8" = 1'-0"

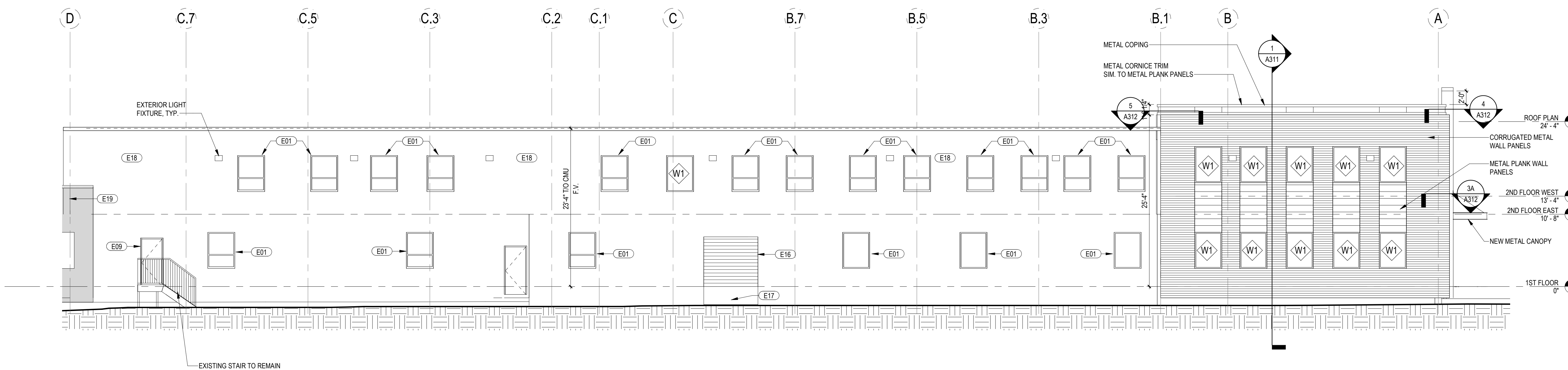
AREA OF FACADE MATERIALS (SF-EAST ELEVATION)	
MASONRY	2538 SF
TOTAL FACADE AREA	2808 SF

AREA OF FACADE MATERIALS (SF-NORTH ELEVATION)	
CORRUGATED METAL PANEL	792 SF
METAL COMPOSITE MATERIAL	211 SF
MASONRY	6754 SF
GLASS	708 SF
TOTAL AREA OF METAL PANELS TYPES	1003 SF
TOTAL FACADE AREA	8683 SF

AREA OF METAL PANELS TYPES (PERCENTAGE OF OVERALL FACADE)	
CORRUGATED METAL PANEL	14%
EXTRUDED LINEAR METAL PANELS WITH WOOD FILM	3%
METAL COMPOSITE MATERIAL	2%
TOTAL AREA	19%



2 NORTH ELEVATION - PART A
SCALE: 1/8" = 1'-0"



3 NORTH ELEVATION - PART B
SCALE: 1/8" = 1'-0"

EXTERIOR ELEVATION KEYNOTES

- E01 EXISTING WINDOW TO BE RE-CAULKED AND SEALED
- E03 EXISTING GLASS BLOCK WINDOW WALL TO BE RE-CAULKED AND SEALED
- E04 EXISTING LOUVER
- E05 PAINT EXISTING METAL COPING
- E06 EXISTING CONTROL JOINT TO BE RETOoled AND RESEALED
- E07 EXISTING CMU WALL TO BE REPOINTED AND REPAINTED
- E09 EXISTING HOLLOW METAL DOOR AND FRAME - RECAULK AND REPAINT
- E16 NEW OVERHEAD COILING DOOR IN EXISTING OPENING
- E17 NEW CMU WALL INFILL IN EXIST DOCK LEVELER PIT
- E18 LIGHT GRAY PAINT
- E19 MEDIUM GRAY PAINT

DLA
ARCHITECTURE
interior design
FOSTER PLAZA 10
SUITE 500
680 ANDERSEN DRIVE
PITTSBURGH, PA 15220

CONSULTANTS



SEAL

DESCRIPTION
REVISIONS

NO. DATE

ACHIEVA BUILDING RENOVATION
211 26TH STREET
PITTSBURGH, PA 15222

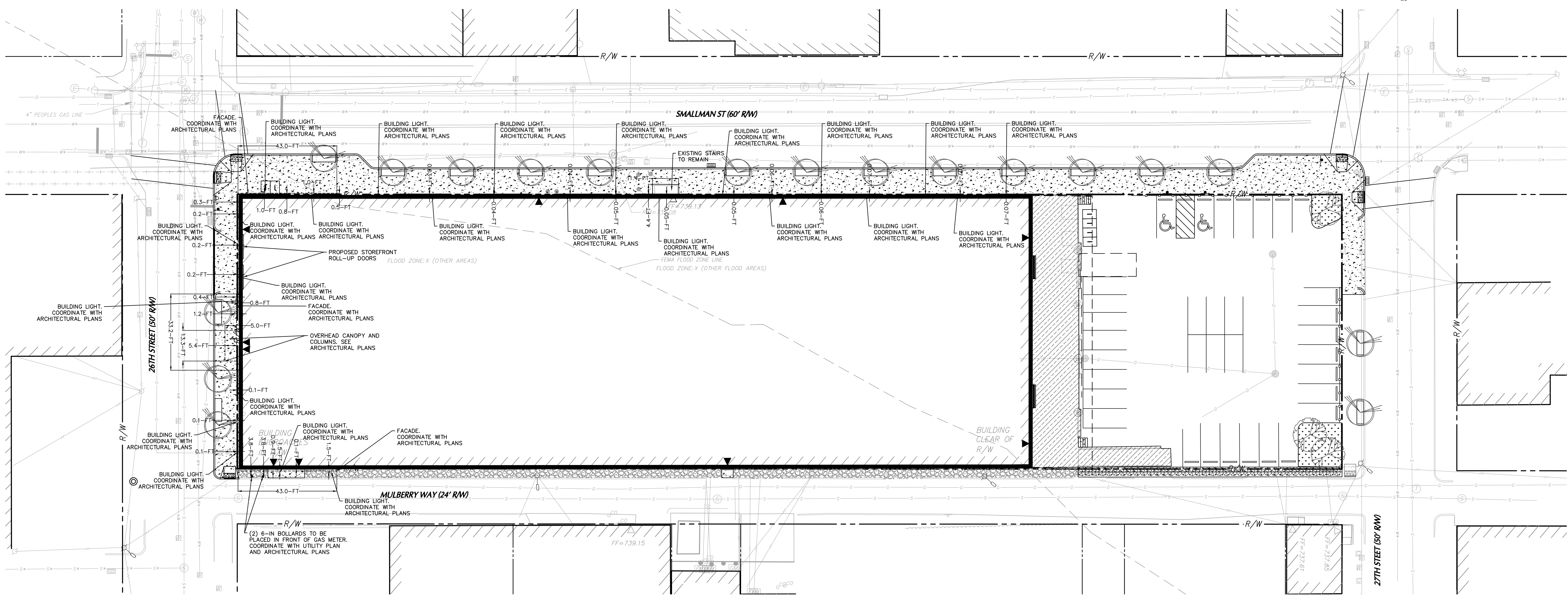
EXTERIOR ELEVATIONS

PROJECT NUMBER:
2020027.00

DATE:
00.00.00

SCALE:
AS NOTED

SHEET #
A202

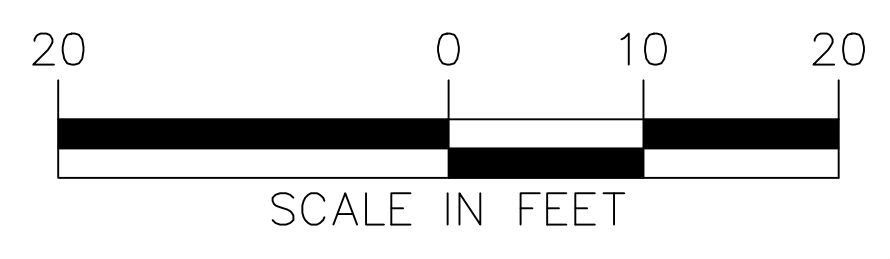


GENERAL NOTES

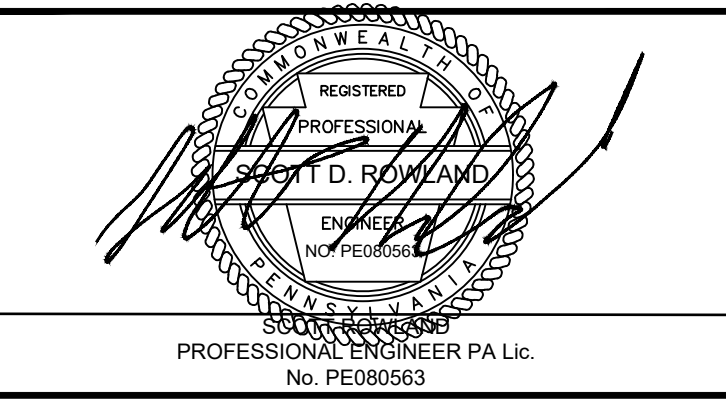
- EXISTING BOUNDARY AND TOPOGRAPHY IS BASED ON A PLAN TITLED "ALTA/NSPS LAND TITLE SURVEY" FOR PROJECT "2620 SMALLMAN STREET", PREPARED BY LANGAN, DATED JUNE 29, 2016, LAST REVISED JUNE 20, 2019.
- THESE PLANS REPRESENT THE OVERALL SITEWORK IMPROVEMENTS REQUIRED FOR PROJECT CONSTRUCTION. THE CONTRACTOR SHALL FURNISH, INSTALL, TEST AND COMPLETE ALL WORK TO THE SATISFACTION OF THE ENGINEER AND OWNER IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR MEANS AND METHODS OF CONSTRUCTION; AS SUCH, THESE PLANS DO NOT COMPLETELY REPRESENT, NOR ARE THEY INTENDED TO REPRESENT, ALL SPECIFIC INSTRUCTIONS REQUIRED FOR SITEWORK CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE TO CONSTRUCT ALL IMPROVEMENTS DEPICTED ON THESE PLANS IN ACCORDANCE WITH ALL APPLICABLE RULES, REGULATIONS AND LAWS IN EFFECT AT THE TIME OF CONSTRUCTION.
- THE CONTRACTOR SHALL ACCEPT THE SITE AS IS. THE CONTRACTOR SHALL ASSESS CONDITIONS, AND THE KIND, QUALITY AND QUANTITY OF WORK REQUIRED. THE OWNER MAKES NO GUARANTEE IN REGARD TO THE ACCURACY OF ANY AVAILABLE INFORMATION WHICH WAS OBTAINED DURING INVESTIGATIONS. THE CONTRACTOR SHALL MAKE A THOROUGH SITE INSPECTION IN ORDER TO FIELD CHECK EXISTING SITE CONDITIONS, CORRELATE CONDITIONS WITH THE DRAWINGS AND RESOLVE ANY POSSIBLE CONSTRUCTION CONFLICTS WITH THE OWNER AND ENGINEER PRIOR TO COMMENCEMENT OF WORK. THE CONTRACTOR SHALL MAKE ADDITIONAL TOPOGRAPHIC SURVEYS IF/SHE DEEMS NECESSARY, PROVIDED THEY ARE COORDINATED WITH THE OWNER. ANY CONDITIONS DETERMINED BY THE CONTRACTOR THAT DIFFER FROM THE INFORMATION SHOWN ON THE DRAWINGS THAT ARE NOT BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER PRIOR TO THE START OF WORK SHALL NOT BE CONSIDERED GROUNDS FOR ADDITIONAL PAYMENT OR CHANGES TO THE CONTRACT DURATION, OR ANY OTHER CLAIMS AGAINST THE OWNER OR OWNER'S ENGINEER.
- THE CONTRACTOR SHALL, WHEN HE/SHE DEEM NECESSARY, PROVIDE A WRITTEN REQUESTS FOR INFORMATION (RFI) TO THE OWNER AND/OR OWNER'S DESIGNATED REPRESENTATIVE, AND ENGINEER PRIOR TO THE CONSTRUCTION OF ANY SPECIFIC SITEWORK ITEM. THE RFI SHALL BE IN A FORM ACCEPTABLE TO THE OWNER AND/OR OWNER'S DESIGNATED REPRESENTATIVE, AND ENGINEER AND SHALL ALLOW FOR A MINIMUM OF TWO WORK DAYS FOR A WRITTEN REPLY. RFIS SHALL BE NUMBERED CONSECUTIVELY BY DATE SUBMITTED. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SITEWORK ITEMS CONSTRUCTED DIFFERENTLY THAN INTENDED OR AS DEPICTED ON THE PLANS.
- INFORMATION RELATED TO ELEVATIONS AND PROPOSED UTILITIES (SUCH AS ROADWAY GRADES, INVERT ELEVATIONS, RIM ELEVATIONS, GRATE ELEVATIONS, BUILDING FINISHED FLOOR ELEVATIONS, ETC.) MAY BE FOUND IN MORE THAN ONE LOCATION IN THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL SUFFICIENTLY REVIEW ALL PLANS, PROFILES AND ANY OTHER INFORMATION IN THE CONTRACT DOCUMENTS FOR CONSISTENCY PRIOR TO BID. ANY INCONSISTENCIES OR DISCREPANCIES THAT ARE FOUND BY THE CONTRACTOR OR HIS ASSIGNS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER IN WRITING, IN THE FORMAT OF AN RFI PRIOR TO CONSTRUCTION.
- THERE ARE ADDITIONAL NOTES, SPECIFICATIONS AND REQUIREMENTS CONTAINED THROUGHOUT THE PLAN SET AS WELL AS REFERENCES TO SPECIFICATIONS FROM APPLICABLE GOVERNING AUTHORITIES AND INDUSTRY STANDARDS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN, REVIEW AND ADHERE TO ALL THESE DOCUMENTS.
- CONTRACTOR IS SPECIFICALLY CAUTIONED THAT ALL CONSTRUCTION STAKEOUT FOR THIS PROJECT MUST BE COMPLETED FROM THE SITE SPECIFIC SURVEY CONTROL (HORIZONTAL OR VERTICAL) UPON WHICH THE DESIGN IS BASED. THE CONTRACTOR SHOULD NOT RELY ON OR RE-ESTABLISH SURVEY CONTROL BY GPS OR OTHER METHODS FOR USE IN CONSTRUCTION STAKEOUT OR ANY OTHER PURPOSE FOR THIS PROJECT. ANY DISCREPANCIES BETWEEN THE EXISTING HORIZONTAL OR VERTICAL DATA SHOWN ON THESE DRAWINGS AND THAT ENCOUNTERED IN THE FIELD MUST BE REPORTED TO THE DESIGN TEAM PRIOR TO CONSTRUCTION FOR RESOLUTION.
- STREET PAVEMENT AFFECTED BY TRENCHING OR OTHER CONSTRUCTION ACTIVITIES SHALL BE RESTORED TO ITS ORIGINAL AND PROPER CONDITION. ALL WORK PERFORMED WITHIN THE PUBLIC RIGHT-OF-WAY AND ALL RESTORATION OF STREET PAVEMENTS SHALL ABIDE BY THE POLICIES SET FORTH IN THE CITY OF PITTSBURGH RIGHT-OF-WAY PROCEDURES MANUAL.
- ALL CONSTRUCTION SHALL MEET THE REQUIREMENT OF THE APPROVED ENVIRONMENTAL COVENANT ESTABLISHED BETWEEN THE BUNCHER COMPANY AND THE URA, WITH PADEP.
- THESE PLANS ARE SUBJECT TO CHANGE PENDING THE FOLLOWING REGULATORY AGENCY REVIEW AND APPROVAL:
 - PENNSYLVANIA DEP
 - ALLEGHENY COUNTY HEALTH DEPARTMENT
 - ALLEGHENY COUNTY SANITARY AUTHORITY
 - ALLEGHENY COUNTY CONSERVATION DISTRICT
 - CITY OF PITTSBURGH
 - PITTSBURGH WATER AND SEWER AUTHORITY
 - OTHER UTILITY COMPANIES WITH INFRASTRUCTURE PRESENT ADJACENT TO OR ON SITE NOT LISTED HEREIN

LEGEND

	EXISTING	PROPOSED
ROW BOUNDARY	---	---
BUILDING LINE	▨	▬
CONCRETE CURB	▬	▬
DOOR	▽	▽
OVERHEAD DOOR	▬	▬
CONCRETE SIDEWALK	▨	▨
ASPHALT PAVEMENT	▨	▨
ASPHALT PAVEMENT MILL AND OVERLAY	▨	▨
GRAVEL	▨	▨
LOADING DOCK	▨	▨
PARKING SCREEN FENCE	▬	▬
TREE	▬	▬
SHRUB	▬	▬
LANDSCAPE	▨	▨



Date	Description	No.
Revisions		



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

Project
ACHIEVA BUILDING (2614 SMALLMAN STREET)
PITTSBURGH
ALLEGHENY COUNTY PENNSYLVANIA

Drawing Title
ENCROACHMENT FIGURE

Project No. 250091301
Date 10/21/2020
Drawn By AP
Checked By BDH
Figure **1**



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

11/6/2020

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Henderson Brothers Inc 920 Ft. Duquesne Blvd. Pittsburgh, PA 15222	CONTACT NAME: PHONE (A/C, No, Ext): (412) 261-1842	FAX (A/C, No): (412) 261-4149	
	E-MAIL ADDRESS: info@hendersonbrothers.com		
INSURED Oxford Development Company 2545 Railroad St, Ste. 300 Pittsburgh, PA 15222	INSURER(S) AFFORDING COVERAGE		NAIC #
	INSURER A : The Phoenix Insurance Company		25623
	INSURER B :		
	INSURER C :		
	INSURER D :		
	INSURER E :		
INSURER F :			

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PROJECT <input checked="" type="checkbox"/> LOC OTHER:	X		630201D5654	3/9/2020	3/9/2021	EACH OCCURRENCE	\$ 1,000,000
							DAMAGE TO RENTED PREMISES (Ea occurrence)	\$ 300,000
							MED EXP (Any one person)	\$
							PERSONAL & ADV INJURY	\$ 1,000,000
							GENERAL AGGREGATE	\$ 2,000,000
							PRODUCTS - COMP/OP AGG	\$ 2,000,000
								\$
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident)	\$
							BODILY INJURY (Per person)	\$
							BODILY INJURY (Per accident)	\$
							PROPERTY DAMAGE (Per accident)	\$
								\$
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input type="checkbox"/> RETENTION \$						EACH OCCURRENCE	\$
							AGGREGATE	\$
								\$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) <input type="checkbox"/> Y/N If yes, describe under DESCRIPTION OF OPERATIONS below		N/A				PER STATUTE	OTH-ER
							E.L. EACH ACCIDENT	\$
							E.L. DISEASE - EA EMPLOYEE	\$
							E.L. DISEASE - POLICY LIMIT	\$

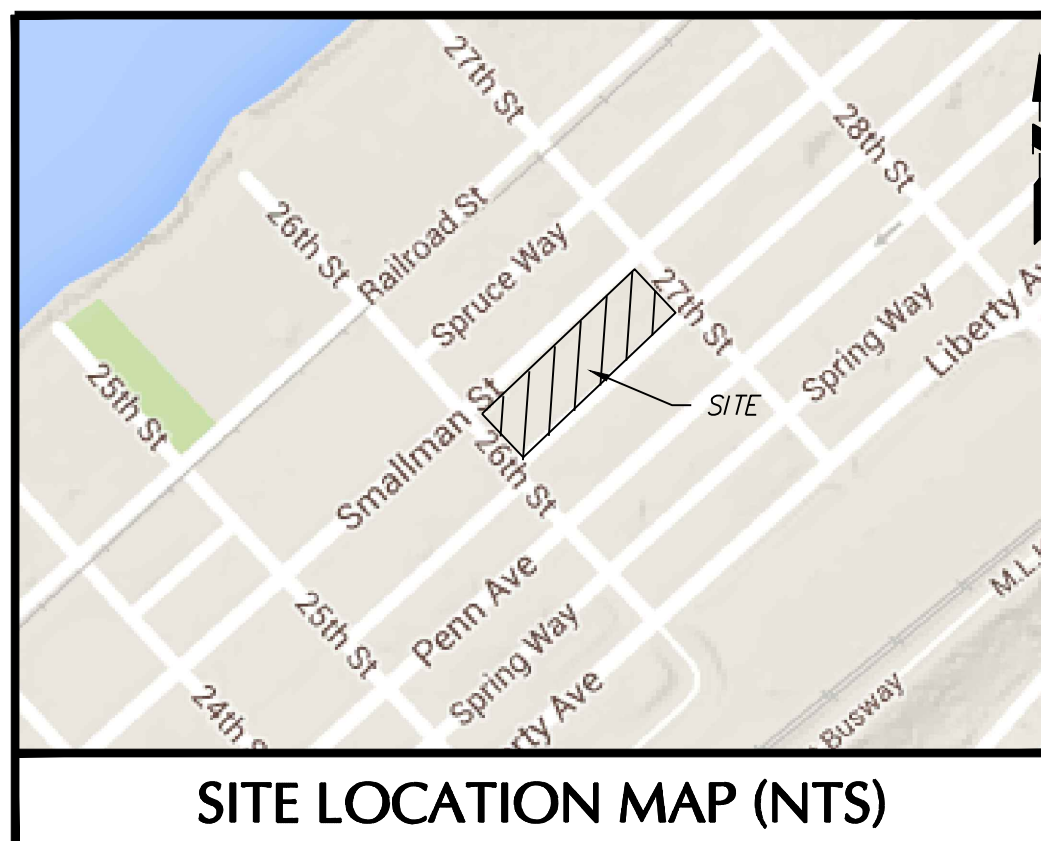
DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
2614 Smallman Associates, LP is included as Named Insured.

The City of Pittsburgh is included as Additional Insured under the General Liability when required by written contract.

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

2620 SMALLMAN STREET

CITY OF PITTSBURGH, PENNSYLVANIA



SITE LOCATION MAP (NTS)

PA ONE CALL TICKET NUMBERS

PA ONE CALL DESIGN TICKET 20161540221-000
PA ONE CALL DIG TICKET 20161541216-000

UTILITY SERVICE INFORMATION

WATER PITTSBURGH WATER AND SEWER AUTHORITY 412-255-2423	TELEPHONE VERIZON 844-290-9432
SEWER PITTSBURGH WATER AND SEWER AUTHORITY 412-255-2423	VERIZON BUSINESS FORMERLY MCI 1-877-297-7816
ALLEGHENY COUNTY SANITARY AUTHORITY 412-766-4810	DOE COMMUNICATIONS LLC 412-393-1033
GAS PEOPLES NATURAL GAS LLC 1-800-764-0111	AT&T LOCAL SERVICES NONE AVAILABLE
DOMINION EAST OHIO 800-362-7557	ZAYO BANDWIDTH 866-364-6033
ELECTRIC DUQUESNE LIGHT COMPANY 412-393-1130	CABLE COMCAST CABLEVISION 412-368-6061

SHEET INDEX

SHEET 1	VL001	COVER SHEET
SHEET 2	VB101	BOUNDARY SHEET
SHEET 3	VT101	TOPOGRAPHIC SURVEY

BASIS OF BEARINGS

MERIDIAN IS REFERENCED TO PENNSYLVANIA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83 PER GPS OBSERVATIONS.

VERTICAL DATUM

VERTICAL DATUM IS BASED ON NAVD88 PER GPS OBSERVATIONS.

ZONING INFORMATION

SITE DEVELOPMENT STANDARD	UI DISTRICT
Minimum Lot Size	0
Maximum Floor Area Ratio	
when not located within 1,500 ft. of a Major Transit Facility	3:1
when located within 1,500 ft. of a Major Transit Facility	4:1
Maximum Lot Coverage	--
Minimum Front Setback	none required
Minimum Rear Setback	
when not adjacent to a way	20 ft.
when adjacent to a way	none required
Minimum Exterior Side yard Setback	10 ft.
Minimum Interior Side Yard Setback	10 ft.
Maximum Height	60 ft. (not to exceed 4 stories)

As per the City of Pittsburgh Standardized Zoning Lot & Block Map 025 dated June 18, 2014, Subject parcels are currently zoned "UI" or the Urban-Industrial District.

LEGAL DESCRIPTION - PER TITLE REPORT

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THE SECOND WARD OF THE CITY OF PITTSBURGH, COUNTY OF ALLEGHENY AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT:

PARCEL ONE:

BEGINNING AT THE SOUTHEASTERLY CORNER OF SMALLMAN STREET AND 26TH STREET; THENCE ALONG THE LINE OF SMALLMAN STREET, NORTH 47° 52' EAST, A DISTANCE OF 265.91 FEET TO LINE OF PROPERTY HERETOFORE CONVEYED TO PITTSBURGH GEAR AND MACHINE COMPANY; THENCE ALONG LINE OF LAST NAMED PROPERTY SOUTH 42° 12' EAST, A DISTANCE OF 120.14 FEET TO THE NORTHERLY LINE OF MULBERRY WAY; THENCE ALONG SAID LINE OF MULBERRY WAY SOUTH 47° 52' WEST, A DISTANCE OF 266.03 FEET TO THE EASTERLY LINE OF 26TH STREET; THENCE ALONG THE LAST MENTIONED LINE NORTH 42° 8' 30" WEST A DISTANCE OF 120.14 FEET TO SMALLMAN STREET, AT THE PLACE OF BEGINNING.

PARCEL TWO:

BEGINNING AT THE SOUTHWEST CORNER OF SMALLMAN STREET AND 27TH STREET; THENCE WESTWARDLY ALONG THE SOUTHERLY SIDE OF SMALLMAN STREET, A DISTANCE OF 214.86 FEET TO LINE OF LAND NOW OR FORMERLY OF KRAFT-PHENIX CHEESE CORP.; THENCE SOUTHWARDLY ALONG LINE OF LAND NOW OR FORMERLY OF KRAFT-PHENIX CHEESE CORP. A DISTANCE OF 120.14 FEET TO THE NORTHERLY LINE OF MULBERRY WAY; THENCE IN AN EASTERLY DIRECTION ALONG THE SAID LINE OF MULBERRY WAY, A DISTANCE OF 214.605 FEET TO THE WESTERLY SIDE OF 27TH STREET; THENCE ALONG THE WESTERLY SIDE OF 27TH STREET IN A NORTHERLY DIRECTION ALONG 27TH STREET, A DISTANCE OF 120.07 FEET TO SMALLMAN STREET, AT THE POINT OF BEGINNING

TAX ID/PARCEL NO. 25-K-50

BEING THE SAME PREMISES WHICH H. WARD OLANDER AND SHIRLEY M. OLANDER, HIS WIFE BY DEED DATED JANUARY 8, 1999 AND RECORDED JANUARY 11, 1999 IN ALLEGHENY COUNTY IN DEED BOOK VOLUME 10385 PAGE 71 CONVEYED UNTO COMPRO, A PA NON-PROFIT CORPORATION, IN FEE.

SCHEDULE B SECTION II EXCEPTIONS

ITEMS 1-9, ARE NOT SURVEY RELATED.
(NOTHING TO NOTE)

LEGAL DESCRIPTION - AS SURVEYED

SITUATED IN THE SECOND WARD OF THE CITY OF PITTSBURGH, COUNTY OF ALLEGHENY, COMMONWEALTH OF PENNSYLVANIA, BEING MORE FULLY BOUND AND DESCRIBED AS FOLLOWS,

BEGINNING AT A POINT AT THE INTERSECTION OF THE SOUTHEASTERLY RIGHT OF WAY LINE OF SMALLMAN STREET, 60 FEET WIDE, AND THE NORTHEASTERLY RIGHT OF WAY LINE OF 26 STREET, 50 FEET WIDE;

COURSE NO. 1 THENCE NORTH 49°24'23" EAST ALONG SAID SOUTHEASTERLY LINE OF SMALLMAN STREET, A DISTANCE OF 480.58 FEET TO THE SOUTHWESTERLY LINE OF 27TH STREET, 50 FEET WIDE;

COURSE NO. 2 THENCE SOUTH 40°35'07" EAST ALONG SAID SOUTHWESTERLY LINE OF 27TH STREET, A DISTANCE OF 119.39 FEET TO THE NORTHWESTERLY RIGHT OF WAY LINE OF MULBERRY WAY, 24 FEET WIDE;

COURSE NO. 3 THENCE SOUTH 49°25'35" WEST ALONG SAID NORTHWESTERLY LINE OF MULBERRY WAY, A DISTANCE OF 480.58 FEET TO THE SAID NORTHEASTERLY RIGHT OF WAY OF 26TH STREET;

COURSE NO. 4 THENCE NORTH 40°35'07" WEST ALONG SAID NORTHEASTERLY LINE OF 26TH STREET, A DISTANCE OF 119.22 FEET TO THE PLACE OF BEGINNING.

SAID PARCEL CONTAINING 1.316 ACRES OR 57,335 SQUARE FEET OF LAND ACCORDING TO A SURVEY BY LANGAN ENGINEERING ENVIRONMENTAL SERVICES DATED JUNE 2016, AND BEING THE SAME MORE OR LESS AND BEING SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS. THE BASIS OF BEARING OF THIS SURVEY IS THE PENNSYLVANIA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83 PER GPS OBSERVATIONS AND BEARINGS ARE TO DENOTE ANGLES ONLY.

NOTES

- THIS PLAN WAS PREPARED WITH RESPECT TO THE FOLLOWING REFERENCES:
 - FIDELITY NATIONAL TITLE INSURANCE COMPANY ORDER NUMBER 5821273, WITH AN EFFECTIVE DATE OF JUNE 02, 2016
 - CITY OF PITTSBURGH STANDARDIZED ZONING LOT & BLOCK MAP DATED JUNE 18, 2014
 - ELECTRONIC PLANS FROM PWSA RECEIVED MAY 2016.
 - ELECTRONIC PLANS FROM PEOPLES NATURAL GAS RECEIVED JUNE 2016.
 - PLANS FROM DUQUESNE LIGHT CO RECEIVED JUNE 2016.
- BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN IS BASED ON A FIELD SURVEY PERFORMED BY LANGAN ENGINEERING & ENVIRONMENTAL SERVICES DURING JUNE, 2016.
- OFFSETS (IF SHOWN) ARE FOR SURVEY REFERENCES ONLY AND ARE NOT TO BE USED FOR CONSTRUCTION OF ANY TYPE.
- WETLANDS, ENVIRONMENTAL AND/OR HAZARDOUS MATERIALS LOCATION, IF ANY, NOT COVERED UNDER THIS CONTRACT.
- UNLESS SPECIFICALLY NOTED HEREON, STORM AND SANITARY SEWER INFORMATION (INCLUDING PIPE INVERT, PIPE MATERIAL, AND PIPE SIZE) WAS OBSERVED AND MEASURED AT FIELD LOCATED STRUCTURES (MANHOLES/CATCH BASINS, ETC). CONDITIONS CAN VARY FROM THOSE ENCOUNTERED AT THE TIMES WHEN AND LOCATIONS WHERE DATA IS OBTAINED. DESPITE MEETING THE REQUIRED STANDARD OF CARE THE SURVEYOR CANNOT AND DOES NOT WARRANT THAT PIPE MATERIAL AND/OR PIPE SIZE THROUGHOUT THE PIPE RUN ARE THE SAME AS THOSE OBSERVED AT EACH STRUCTURE, OR THAT THE PIPE RUN IS STRAIGHT BETWEEN THE LOCATED STRUCTURES. ADDITIONAL UTILITY (WATER, GAS, ELECTRIC ETC) DATA MAY BE SHOWN FROM FIELD LOCATED SURFACE MARKINGS (BY OTHERS), EXISTING STRUCTURES, AND/OR FROM EXISTING DRAWINGS, UNLESS SPECIFICALLY NOTED HERE-ON THE SURVEYOR HAS NOT EXCAVATED TO PHYSICALLY LOCATE THE UNDERGROUND UTILITIES. THE SURVEYOR MAKES NO GUARANTEES THAT THE SHOWN UNDERGROUND UTILITIES ARE EITHER IN SERVICE, ABANDONED OR SUITABLE FOR USE, NOR ARE IN THE EXACT LOCATION OR CONFIGURATION INDICATED HEREON. PRIOR TO ANY DESIGN OR CONSTRUCTION THE PROPER UTILITY AGENCIES MUST BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS.
- THIS PLAN IS NOT VALID UNLESS STAMPED WITH THE SEAL OF THE UNDERSIGNED PROFESSIONAL(S).

CERTIFICATION

TO:
1.) OXFORD DEVELOPMENT COMPANY
2.) FIDELITY NATIONAL TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 6(A) 7(A-B1), 8, 9, 10(A), 11, AND 14 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED IN JULY 2016.

_____ SIGNATURE	_____ DATE SIGNED
SHAUN F. HIGGINS, P.L.S. PA LIC. No. SU-051088-E	

FLOOD CERTIFICATION

AS PER THE NATIONAL FLOOD INSURANCE PROGRAM (FIRM) MAP TITLED "ALLEGHENY COUNTY, PENNSYLVANIA (ALL JURISDICTIONS) PANEL 353 OF 558" REVISED SEPTEMBER 26, 2014, THE SUBJECT PARCEL, 25-K-50, IS LOCATED WITHIN ZONE "X", AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

NO FIELD SURVEY OF ELEVATIONS WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).

LANGAN

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NEW JERSEY NEW YORK CONNECTICUT PENNSYLVANIA
OHIO WASHINGTON DC FLORIDA TEXAS CALIFORNIA

ABU DHABI ATHENS DOHA DUBAI ISTANBUL PANAMA LONDON

Langan Engineering, Environmental, Surveying and Landscape Architecture, D.P.C. S.A.
Langan Engineering, Environmental, Surveying and Landscape Architecture, D.P.C.
Langan Engineering and Environmental Services, Inc.
Langan CE, Inc.
Langan International LLC
Collectively known as Langan

Project

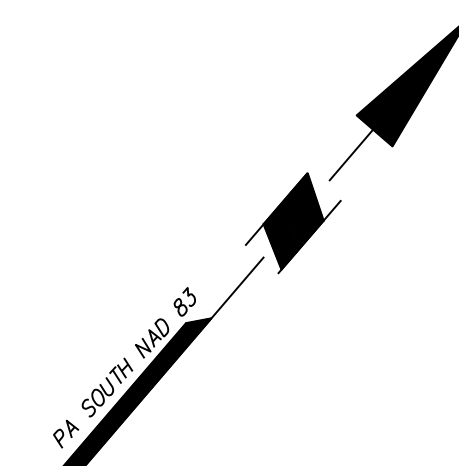
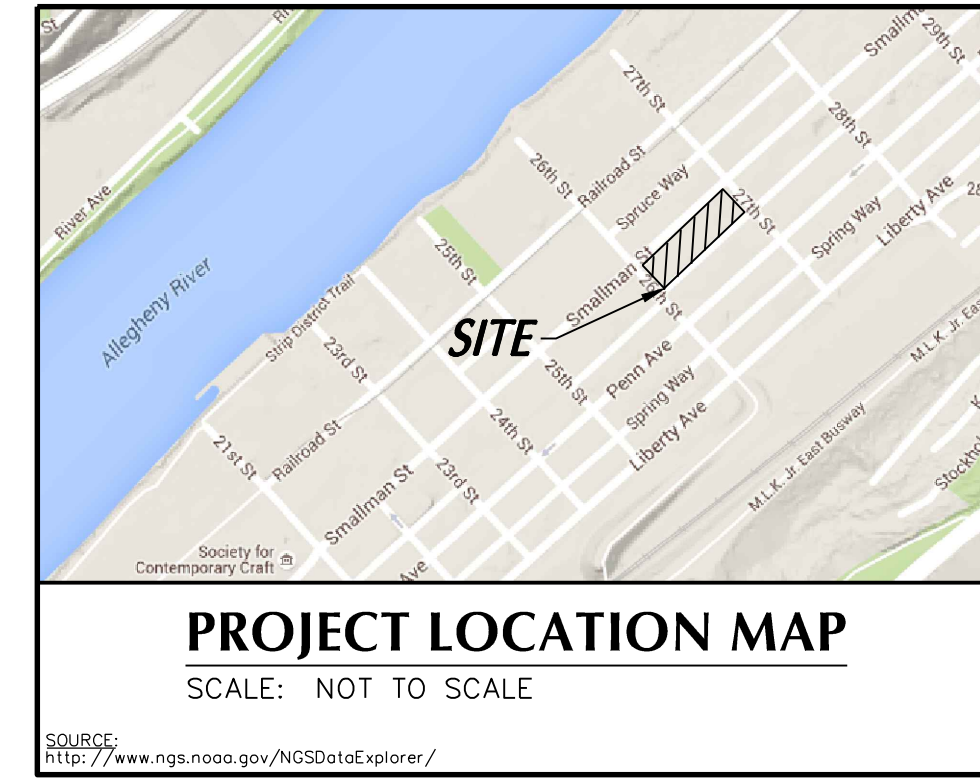
2620 SMALLMAN STREET
MAP No. 25 BLOCK K LOT No. 50
CITY OF PITTSBURGH

ALLEGHENY COUNTY PENNSYLVANIA

Drawing Title

ALTA/NSPS LAND TITLE SURVEY

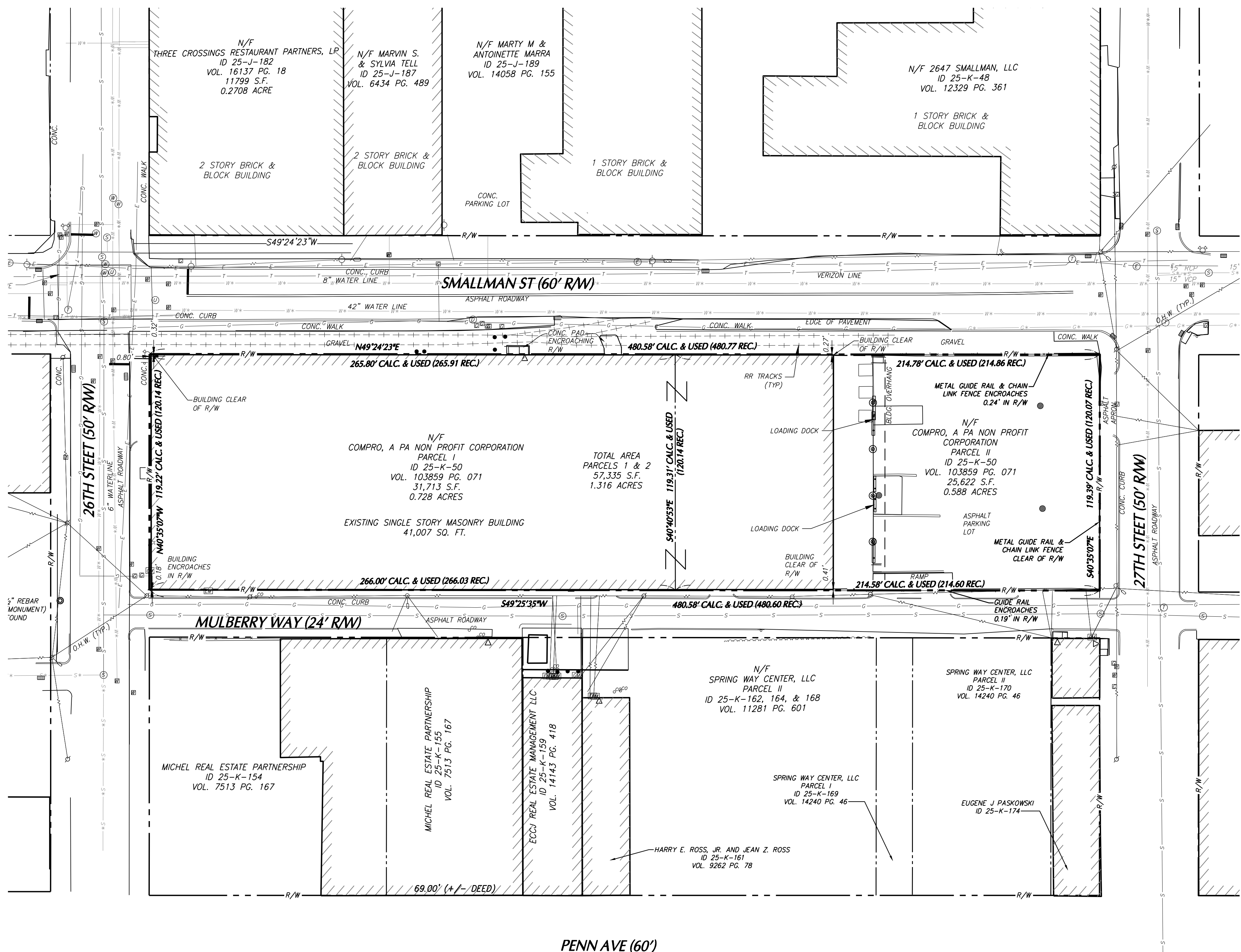
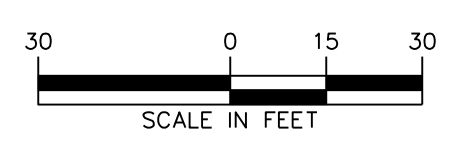
Project No. 250020018	Drawing No. VL001
Date JUNE 29, 2016	VL001
Scale 1" = 30'	
Drawn By BVB	Checked By ALM
Submission Date JUNE 29, 2016	Sheet 1 of 3



BASIS OF BEARING
 MERIDIAN IS REFERENCED TO PENNSYLVANIA STATE PLANE COORDINATE SYSTEM, ZONE SOUTH, MAD B3, PER GPS OBSERVATIONS

- BOUNDARY LEGEND**
- SET 5/8" BY 30" STEEL PIN WITH CAP "LANGAN"
 - ⊗ SET MAG NAIL
 - ⊙ FOUND MONUMENTATION AS SHOWN
 - ⊕ CENTERLINE
 - R/W RIGHT OF WAY
 - PN PARCEL NUMBER
 - REC. RECORD
 - AC. ACRES
 - VOL. VOLUME
 - PG. PAGE
 - CALC. CALCULATED
 - OBS. OBSERVED
 - S.F. SQUARE FEET

- NOTES**
1. BOUNDARY AND PLANIMETRIC INFORMATION SHOWN IS BASED ON A FIELD SURVEY PERFORMED BY LANGAN ENGINEERING & ENVIRONMENTAL SERVICES DURING JUNE, 2015.
 2. OFFSETS (IF SHOWN) ARE FOR SURVEY REFERENCES ONLY AND ARE NOT TO BE USED FOR CONSTRUCTION OF ANY TYPE.
 3. WETLANDS, ENVIRONMENTAL AND/OR HAZARDOUS MATERIALS LOCATION, IF ANY, NOT COVERED UNDER THIS CONTRACT.
 4. THIS PLAN IS NOT VALID UNLESS STAMPED WITH THE SEAL OF THE UNDERSIGNED PROFESSIONAL(S).



Date	Description	No.
REVISIONS		

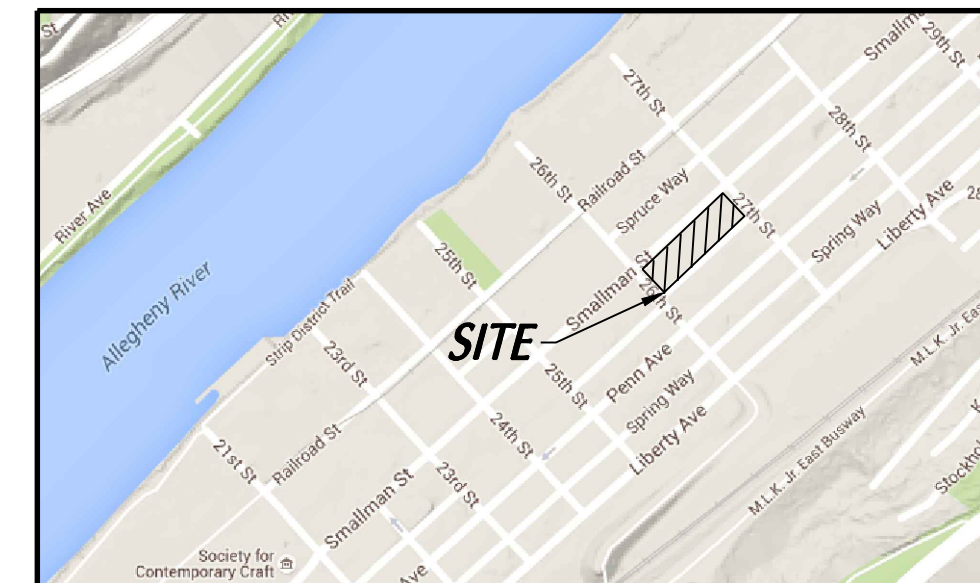
SIGNATURE _____ DATE SIGNED _____
 SHAUN F. HIGGINS, P.L.S.
 PA LIC. No. SU-051088-E

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 Langan Engineering and Environmental Services, Inc.
 Langan CE Inc.
 Langan International LLC
 Coleclough Langan de Langan

Project
2620 SMALLMAN STREET
 MAP No. 25 BLOCK K LOT No. 50
 CITY OF PITTSBURGH
 ALLEGHENY COUNTY PENNSYLVANIA
 Drawing Title
ALTA/NSPS LAND TITLE SURVEY

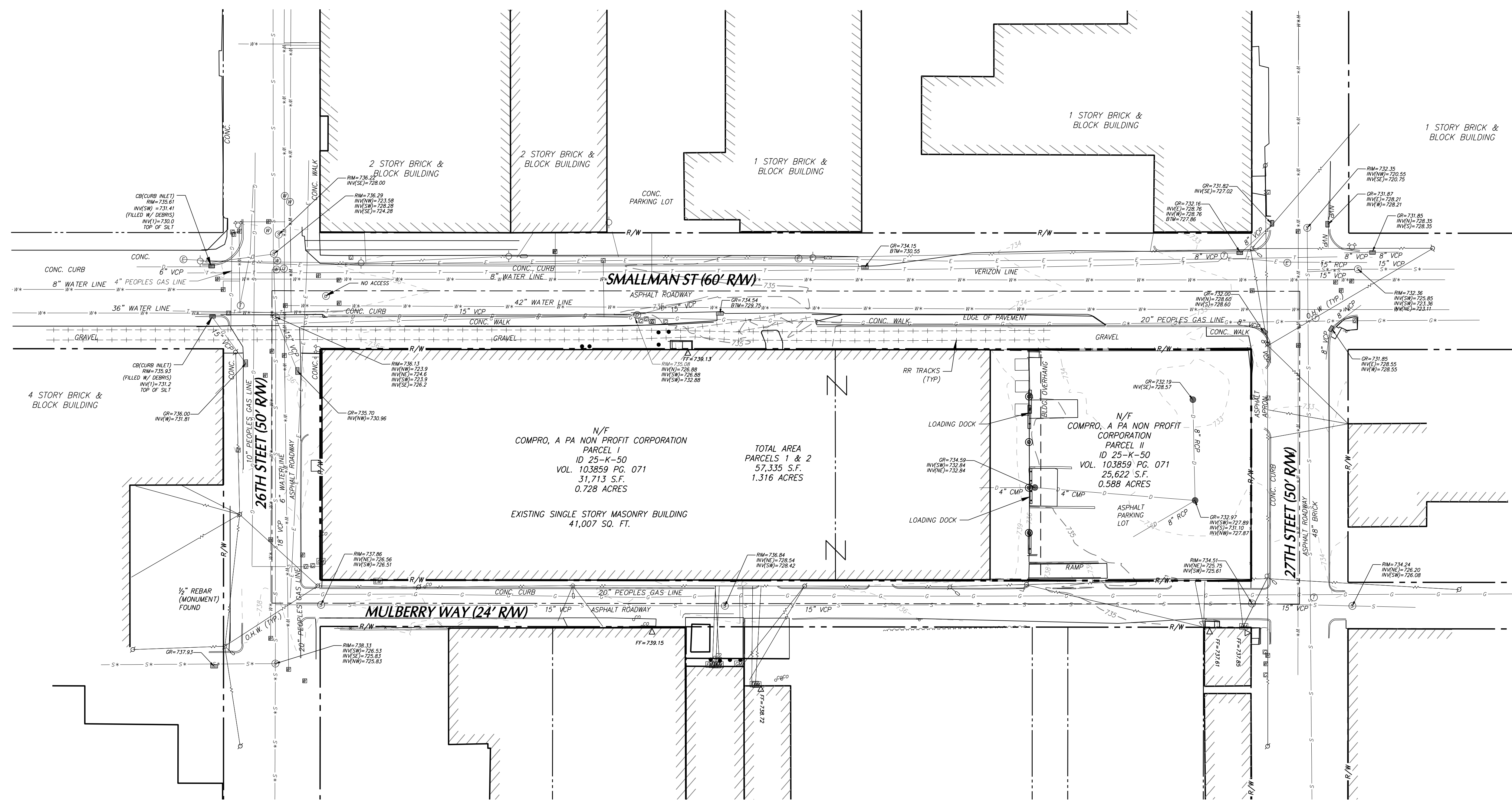
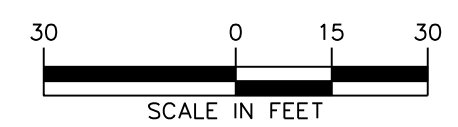
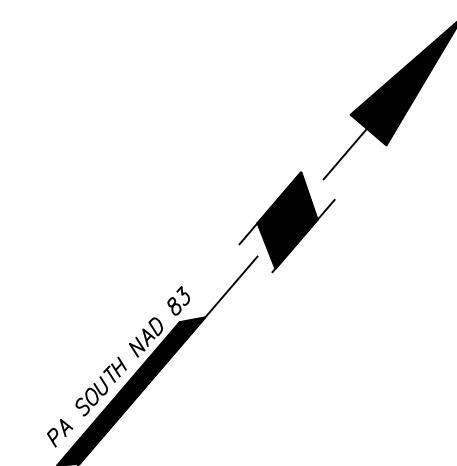
Project No. 250020018	Drawing No. VB101
Date JUNE 29, 2016	VB101
Scale 1" = 30'	
Drawn By BLR	Checked By ALM
Submission Date JUNE 29, 2016	Sheet 2 of 3

SUBMISSION DATE: JUNE 29, 2016 PROJECT NO. 250020018



PROJECT LOCATION MAP
SCALE: NOT TO SCALE

SOURCE:
RTD: 77 www.ngs.noaa.gov/NGSDatExplor/



LEGEND (NOT SHOWN TO SCALE)

	HYDRANT		DOOR		SET 5/8" BY 30" STEEL PIN WITH CAP "LANGAN".
	STREET LIGHT		DOUBLE DOOR		SET MAG NAIL
	AREA LIGHT		GARAGE DOOR		FOUND MONUMENTATION AS SHOWN
	SIGNAL POLE		PARKING METER		CENTERLINE
	POLE		STORM DRAIN		RIGHT OF WAY
	ANCHOR POLE		SANITARY LINE		PARCEL NUMBER
	MANHOLE (TYPE AS LABELED)		COMBINED SEWER LINE		RECORD
	WATER VALVE		GAS LINE		ACRES
	GAS VALVE		WATER LINE		VOLUME
	UNKNOWN VALVE		ELECTRIC LINE		PAGE
	CATCH BASIN		TELEPHONE LINE		CALCULATED
	SPOT ELEVATION		STEAM LINE		OBSERVED
	CLEAN OUT		GUIDE RAIL (TYPE AS NOTED)		SQUARE FEET
	TREE		FENCE (TYPE AS NOTED)		CITY SURVEY RECORD
	SIGN		PROPERTY/RIGHT-OF-WAY LINE		AUDITOR'S FILE NUMBER
	BOLLARD		CONTOUR LINE		
	METAL COVER		REFERENCED UTILITY LINE (TYPE AS NOTED)- PLOTTED FROM EXISTING MAPPING		
	ELECTRIC BOX				

BASIS OF BEARINGS
MERIDIAN IS REFERENCED TO PENNSYLVANIA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83 PER GPS OBSERVATIONS.

VERTICAL DATUM
VERTICAL DATUM IS BASED ON NAVD88 PER GPS OBSERVATIONS.

Date	Description	No.
REVISIONS		

SIGNATURE: SHAUN F. HIGGINS, P.L.S.
PA LIC. No. SU-051088-E

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Project
2620 SMALLMAN STREET
MAP No. 25 BLOCK K LOT No. 50
CITY OF PITTSBURGH

ALLEGHENY COUNTY PENNSYLVANIA

TOPOGRAPHIC & UTILITY SURVEY

Project No. 250020018	Drawing No. VT101
Date JUNE 29, 2016	
Scale 1" = 30'	
Drawn By BVB	Checked By ALM
Submission Date JUNE 29, 2016	Sheet 3 of 3



ACHIEVA

Smallman St

Google

To: Karina Ricks, Director of the Department of Mobility and Infrastructure
From: William J. Pickering, PWSA Executive Director
Date: November 25, 2020
Subject: Proposed Encroachment at 211 26th Street

The following is in response to the attached 11/2/2020 request regarding the encroachment into the sidewalk at 211 26th Street in the 2nd Ward of the City of Pittsburgh.

1. The Water Mapping (attached) indicates that there are no known PWSA waterlines within the area of the proposed encroachment.
2. The Sewer Mapping (attached) indicates that there are no known PWSA sewerlines within the area of the proposed encroachment. Please note, PWSA does not maintain records of sewer service laterals and the property owner is responsible for maintenance. We cannot confirm if the private service lateral will be affected.

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

JMA

Attachment



211 26th St, Pittsburgh, PA, 1522 X
Show search results for 211 26th St, P...

