

Karina Ricks
Director of Mobility & Infrastructure

May 25, 2022

Dear Ms. Ricks:

Please see the attached street vacation application. Duquesne Light Company would like to vacate a portion of Wabash Street immediately adjacent and behind 40 McKnight Street, Pittsburgh, PA 15220, in the 20th Ward. Duquesne Light Company is the owner of property adjacent to the Southerly half of Wabash Street.

Please review and feel free to call or email with any questions or comments.

Sincerely,

Lee A. Tait
Survey Supervisor
Duquesne Light Company
2515 Peeble Avenue
Pittsburgh, PA 15233
412-285-3609
ltait@duqlight.com

WILLIAM PEDUTO
MAYOR



KARINA RICKS
DIRECTOR

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

STREET VACATION APPLICATION

Date: 5-25-2022

Applicant Name: LEE A. TAIT, PLS

Property Owner's Name (if different from Applicant): DUQUESNE LIGHT COMPANY

Address: 2825 NEW BEAVER AVE., PITTSBURGH PA 15233

Phone Number: 412.285.3609 Alternate Phone Number: 412.393

Email Address: LTAIT@DUQLIGHT.COM

Location of Proposed Vacation: 40 MCKNIGHT STREET, PGH PA 15220

Ward: 20 Council District: 2 Lot and Block: 6-N-5

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

Is the proposed vacation developed? Yes No

Width of Existing Right-of-Way (sidewalk or street): 40' (Before vacation)

Length of Existing Right-of-Way (sidewalk or street): 100' (Before vacation)

Width of Proposed Vacation: 20'

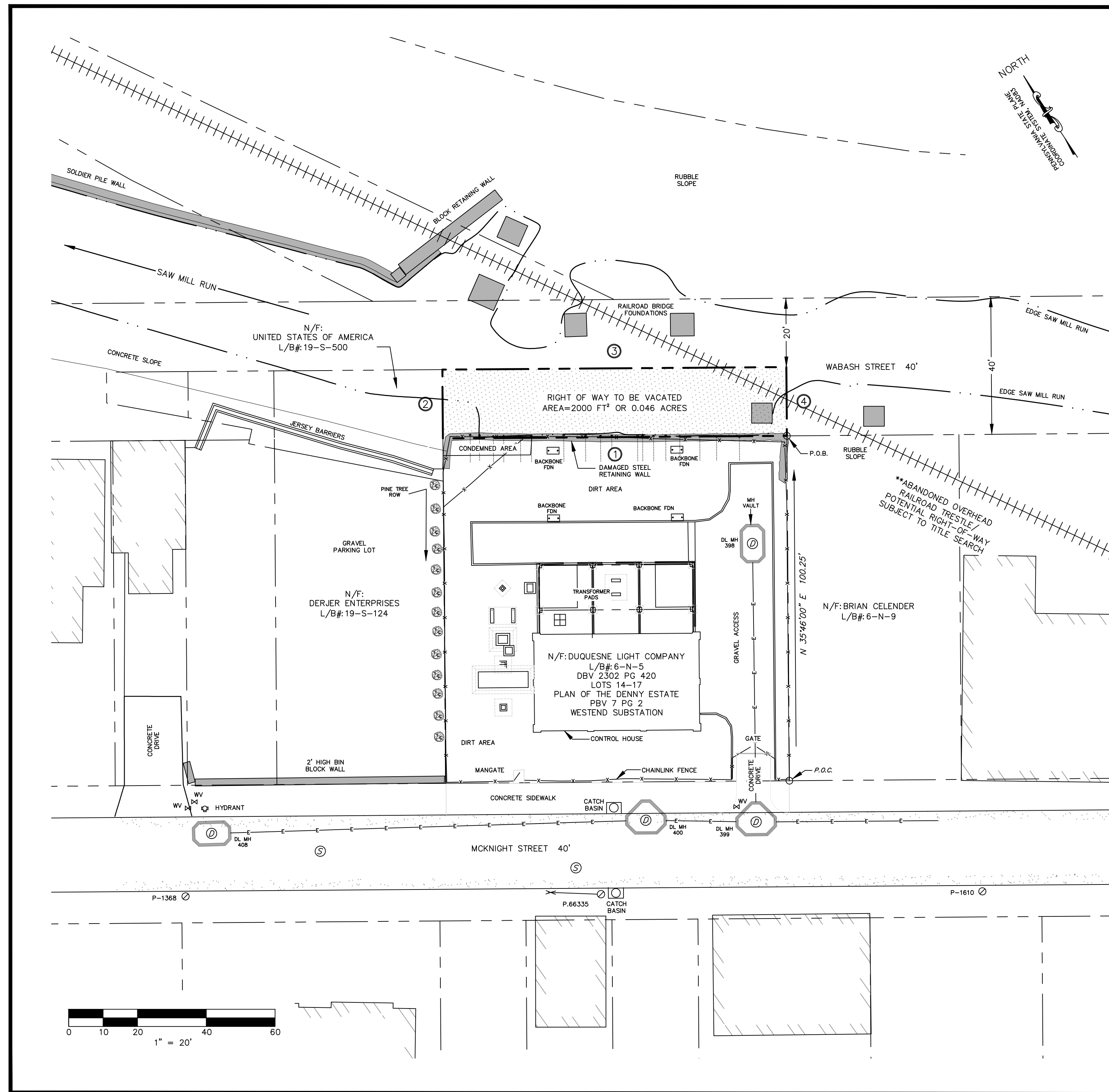
Length of Proposed Vacation: 100'

Number of square feet of the proposed vacation: 2000 S.F.

Description of vacation: SEE ATTACHED VACATION PLAN & LEGAL DESCRIPTION

Reason for application:

HISTORIC FLOODS ON SAW MILL RUN HAVE ERODED AWAY THE SOIL SUPPORT IN FRONT OF THE RETAINING WALL & SCOUR PREVENTION MEASURES TO SUPPORT OUR FACILITIES & ASSETS, DLC WOULD ALSO LIKE TO BETTER HARMONIZE THE SOUTHERN STREAM BANK HYDRAULICS BEHIND OUR SUBSTATION WITH THE HYDRAULICS OF THE DOWNSTREAM FLOOD CONTROL STRUCTURE AND UPSTREAM ARMORED STREAM BANK.



- LEGEND**
- AREA TO BE VACATED
 - RAILROAD BRIDGE FOUNDATIONS/ WALLS
 - CHAINLINK FENCE
 - RAILROAD TRACKS
 - SUBJECT BOUNDARY
 - ADJOINERS
 - STREAM EDGE

RIGHT OF WAY TO BE VACATED COURSE DESCRIPTION:

1	N	54°14'00"	W	100.00'
2	N	35°46'00"	E	20.00'
3	S	54°14'00"	E	100.00'
4	S	35°46'00"	W	20.00'

- SURVEY NOTES:**
- THE PURPOSE OF THIS PRELIMINARY EXHIBIT IS TO VACATE A PORTION OF WABASH STREET.
 - HORIZONTAL CONTROL SHOWN HEREON IS PA SOUTH STATE PLANE NAD83, VERTICAL CONTROL IS NAVD88.
 - THE BEARINGS ON THIS PLAN ARE BASED ON DEED BOOK: 2302 PAGE: 420.
 - MAPPING WAS COMPILED BY FIELD SURVEYS PERFORMED ON 5/13/21.
 - ADDITIONAL UTILITIES AND THEIR RESPECTIVE EASEMENTS MAY EXIST.
 - NO NEW SEWAGE OR WATER SUPPLY IS PROPOSED WITH THIS PLAN.
 - THIS EXHIBIT WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT.

- REFERENCES:**
- TAX MAPS OF THE CITY OF PITTSBURGH, ALLEGHENY COUNTY, PENNSYLVANIA.
 - PLAN OF THE DENNY ESTATE PLAN BOOK VOLUME: 7 PAGE: 2
 - DLCO DRAWING: RE-1611: WEST END SUBSTATION SITE, DATED 7/6/1926.
 - DLCO DRAWING: H-8166: CONDEMNATION OF PROPERTY WEST END SUBSTATION, DATED 11/24/2000.
 - ADJOINING DEEDS AND PLATS AS SHOWN HEREON ARE BASED UPON THE RECORDS OF THE ALLEGHENY COURTHOUSE AND REFLECT THE ACCURACIES OR INACCURACIES THEREOF.

ZONING DATA

CITY OF PITTSBURGH ZONING ORDINANCE
 ZONING DISTRICT: LNC
 (LOCAL NEIGHBORHOOD COMMERCIAL)

MINIMUM LOT SIZE: 0
 MINIMUM FRONT SETBACK: NONE REQUIRED
 MINIMUM REAR SETBACK: 20FT
 MINIMUM EXTERIOR SETBACK: NONE REQUIRED
 MINIMUM INTERIOR SETBACK: NONE REQUIRED
 MAXIMUM HEIGHT: 45FT (NOT TO EXCEED 3 STORIES)

NUMBER S 9150
 DUQUESNE LIGHT COMPANY
 PITTSBURGH, PA.
 REAL ESTATE - SURVEYING DEPT.
 SCALE 1" = 20'
 DATE 4/7/2022

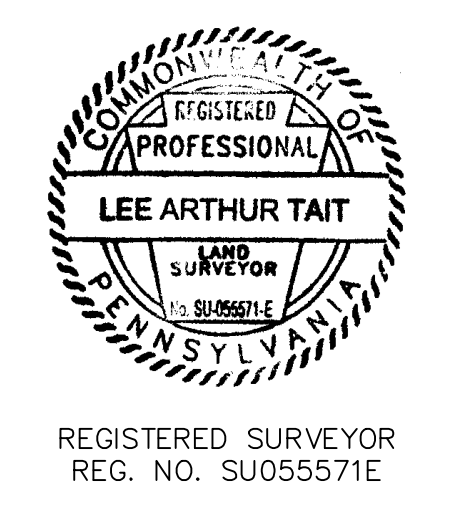
REVISIONS:

- SURVEY NOTES:**
- DATE OF SURVEY: 5/13/21
- SET IRON ROD UNLESS OTHERWISE NOTED
 - ⊙ FOUND IRON ROD UNLESS OTHERWISE NOTED
 - N/F NOW OR FORMERLY
 - L/B# TAX IDENTIFICATION
 - FND FOUND
 - I.P. IRON PIN
 - CONC CONCRETE
 - R/W RIGHT-OF-WAY
 - P.O.B. POINT OF BEGINNING
 - P.O.C. POINT OF COMMENCEMENT

- A ARC
- R RADIUS
- STY STORY
- PBV PLAN BOOK VOLUME
- PG PAGE
- DUQUESNE LIGHT POLE (EXISTING)
- DUQUESNE LIGHT POLE (PROPOSED)
- ⊙ SEWER MANHOLE
- ⊙ DLCO MANHOLE

DLC DUQUESNE LIGHT COMPANY
 Real Estate/Surveying Dept. Pittsburgh, PA

SCALE	1" = 20'
DATE	4/7/22
DRAWN	DND
CHECKED	LAT
INSPECTED	JLS



STREET VACATION EXHIBIT
 WABASH STREET

SITUATE IN
 20TH WARD, CITY OF PITTSBURGH
 ALLEGHENY COUNTY, PA

S 9150

Wabash Street Vacation Description

All that certain tract of ground situate in the 20th Ward, City of Pittsburgh, County of Allegheny and Commonwealth of Pennsylvania being a part of Wabash Street, as shown on Plan of the Denny Estate as recorded in Plan Book Volume 7, page 2, being more particularly described to wit:

Commencing at a point on the dividing line of Lot 17 and Lot 18 on the northerly right of way line of McKnight Street, a public street 40 feet wide, as shown on Plan of the Denny Estate as recorded in Plan Book Volume 7, page 2, thence along the dividing line of Lot 17 and Lot 18 North 35° 46' 00" East a distance of 100.25 feet to the southerly right of way line of Wabash Street, a public street 40 feet wide, and the Point of Beginning; thence along said southerly right of way line of Wabash Street

North 54° 14' 00" West a distance of 100.00 feet to a point at the dividing line of Lot 13 and Lot 14; thence crossing into said right of way of Wabash Street

North 35° 46' 00" East a distance of 20.00 feet to a point in the center of Wabash Street; thence along a line parallel to said right of way

South 54° 14' 00" East a distance of 100.00 feet to a point in said center of Wabash Street; thence

South 35° 46' 00" West a distance of 20.00 feet to the point of beginning on the dividing line of Lot 17 and Lot 18 at the southerly right of way line of Wabash Street.

Containing an area of 2,000 sq. ft. or 0.046 acres.



Sawmill Run

51

Saw Mill Run Blvd

The Academy of Martial Arts and Fitness

McKnight St

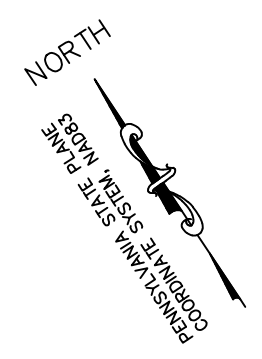
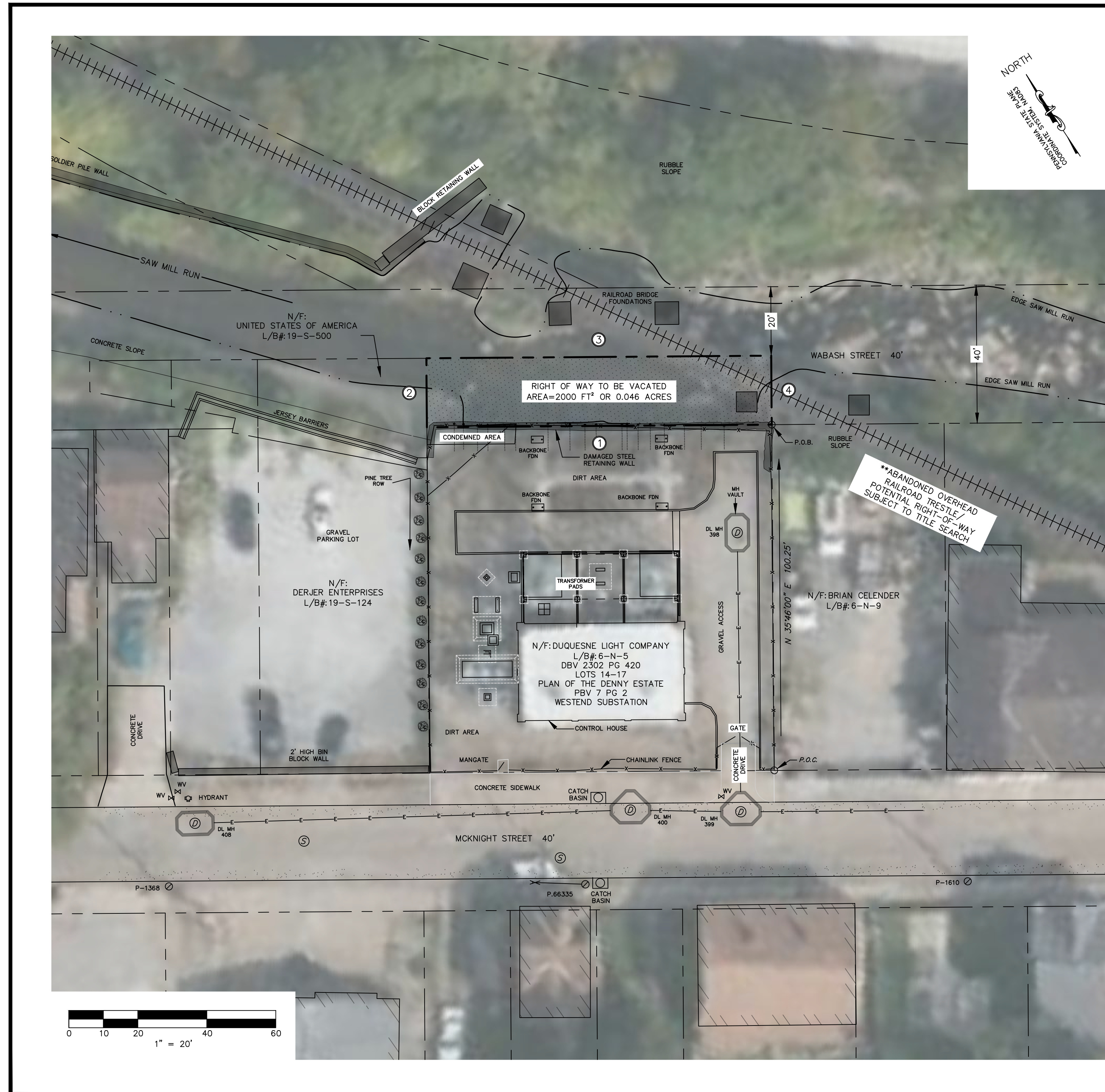
CHC Enterprise-
CHC Construction

Steadfast Roofing
Siding & Exteriors

Google



Layers



LEGEND

- AREA TO BE VACATED
- RAILROAD BRIDGE FOUNDATIONS/ WALLS
- CHAINLINK FENCE
- RAILROAD TRACKS
- SUBJECT BOUNDARY
- ADJOINERS
- STREAM EDGE

RIGHT OF WAY TO BE VACATED
COURSE DESCRIPTION:
 ① N 54°14'00" W 100.00'
 ② N 35°46'00" E 20.00'
 ③ S 54°14'00" E 100.00'
 ④ S 35°46'00" W 20.00'

SURVEY NOTES:

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3. THE BEARINGS ON THIS PLAN ARE BASED ON DEED BOOK: 2302 PAGE: 420.
4. MAPPING WAS COMPILED BY FIELD SURVEYS PERFORMED ON 5/13/21.
5. ADDITIONAL UTILITIES AND THEIR RESPECTIVE EASEMENTS MAY EXIST.
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7. THIS EXHIBIT WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT.

REFERENCES:

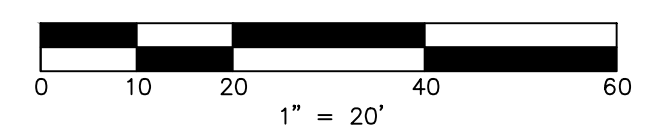
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5. ADJOINING DEEDS AND PLATS AS SHOWN HEREON ARE BASED UPON THE RECORDS OF THE ALLEGHENY COURTHOUSE AND REFLECT THE ACCURACIES OR INACCURACIES THEREOF.

DISCLAIMER:

1. THE AERIAL IMAGE SHOWN HEREON IS A TOOL TO HELP VISUALLY REPRESENT THE AREA OF THE STREET VACATION. THE ACCURACY OF THE IMAGE IS UNKNOWN.

ZONING DATA

CITY OF PITTSBURGH ZONING ORDINANCE
 ZONING DISTRICT: LNC
 (LOCAL NEIGHBORHOOD COMMERCIAL)
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NUMBER S 9150
 DUQUESNE LIGHT COMPANY
 PITTSBURGH, PA.
 REAL ESTATE - SURVEYING DEPT.
 SCALE 1" = 20'
 DATE 4/7/2022

REVISIONS:

- SURVEY NOTES:**
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 N/F NOW OR FORMERLY
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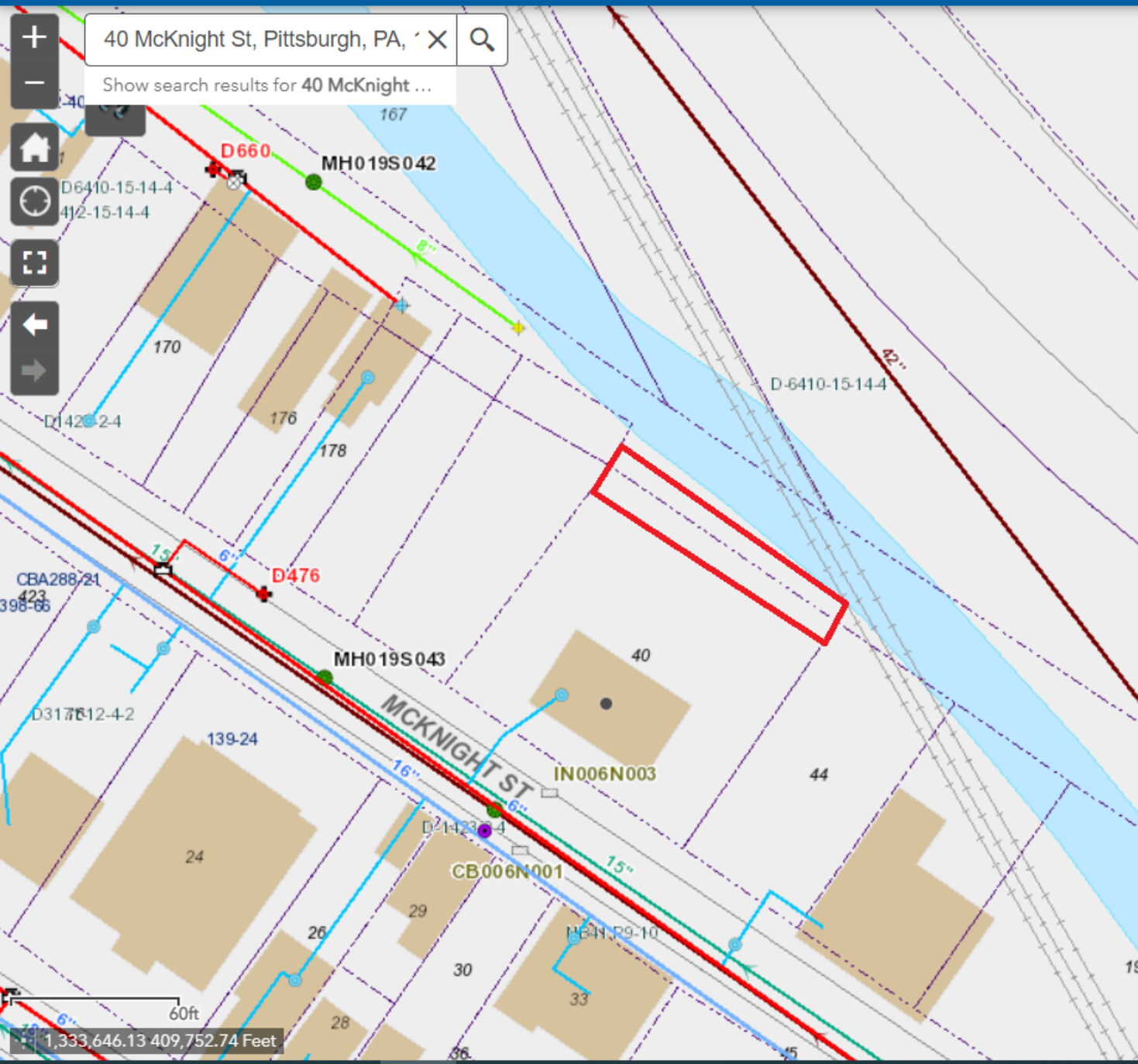
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 ⊙ DLCO MANHOLE

		DUQUESNE LIGHT COMPANY Real Estate/Surveying Dept. Pittsburgh, PA	
		STREET VACATION EXHIBIT WABASH STREET	
SCALE 1" = 20'	DATE 4/7/22	ARCH. APP.	
	DRAWN DND	ELECT. APP.	
	CHECKED LAT	MECH. APP.	
	INSPECTED	STRUCT. APP.	
APP. COMPLETE WHEN INITIALED HERE		O.F.E. No.	S 9150
INSPECTED		C.O. No.	

SITUATE IN
 20TH WARD, CITY OF PITTSBURGH
 ALLEGHENY COUNTY, PA

40 McKnight St, Pittsburgh, PA,

Show search results for 40 McKnight ...



1,333,646.13 409,752.74 Feet

To: Kim Lucas, Acting Director of the Department of Mobility and Infrastructure
From: William J. Pickering, PWSA Chief Executive Officer
Date: May 13, 2022
Subject: Proposed Vacation of Portions of Wabash Street near 40 McKnight Street

The following is in response to the attached 4/20/2022 request regarding the vacation of portions of Wabash Street near 40 McKnight Street in the 20th Ward of the City of Pittsburgh.

1. The Water Mapping indicates that there are no PWSA waterlines within the proposed street vacation.
2. The Sewer Mapping indicates that there is no PWSA sewerlines within the proposed street vacation.

PWSA has no objection to the vacation of said street.

In order for PWSA to maintain accurate records in our mapping, we respectfully request confirmation of the Council approval or denial of this proposed vacation.
If approved by Council, please include the final resolution complete with assigned resolution number.

Attachment

JAT

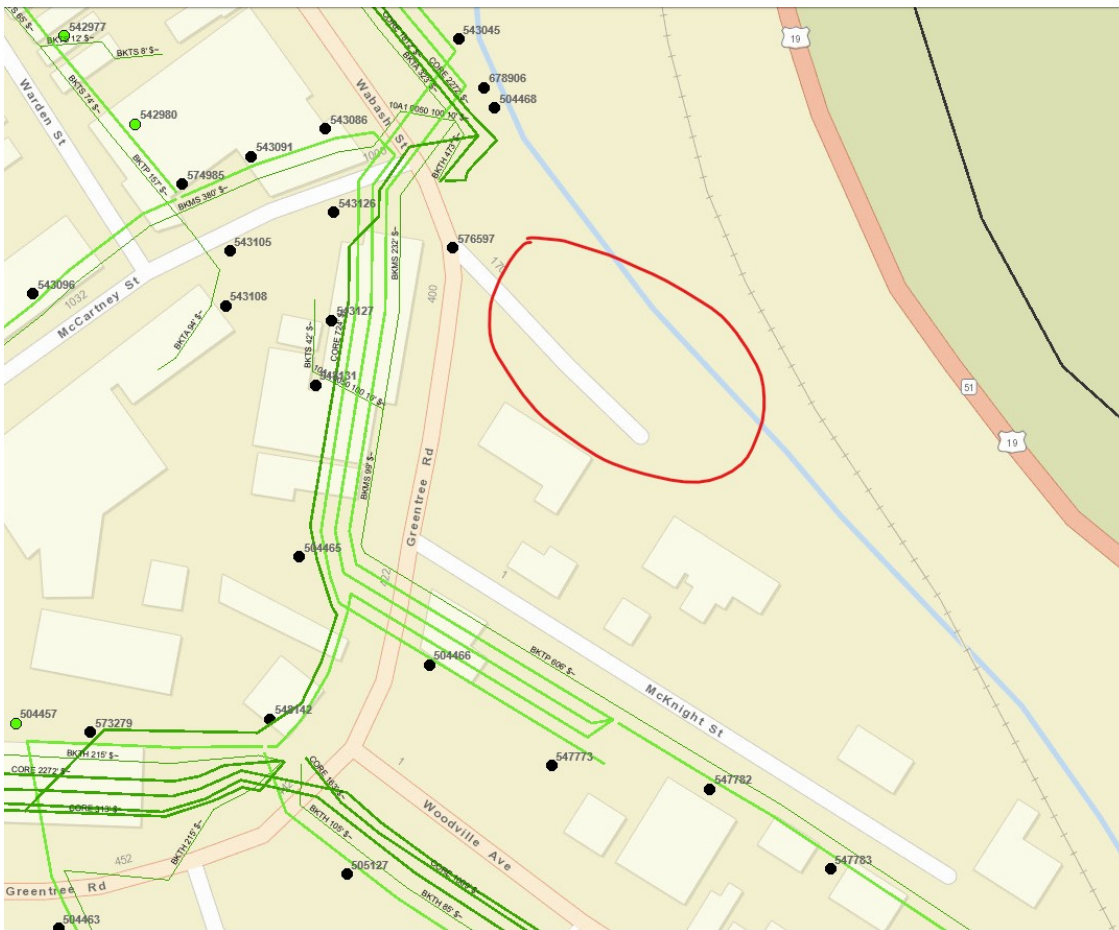
Tait, Lee A

From: Biondi, Arin P <arin.p.biondi@verizon.com>
Sent: Thursday, April 28, 2022 12:12 PM
To: Tait, Lee A
Cc: Redondo, Gary; Kathleen H Meeks; daniel.barren@verizon.com; Geary, Matthew A
Subject: Re: [EXTERNAL] Re: [E] Wabash Street Vacation

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Lee,

Verizon does not have facilities on this section of Wabash St from Greentree Rd running to the DLC substation. Verizon facilities feed this vicinity from the adjacent McKnight St. Call me with any questions.





Janice Saltzman
TEL 412.258.4669
MOBILE 412.580.9744
jsaltzman@peoples-gas.com

May 25, 2022

Karina Ricks, Director
Department of Mobility and Infrastructure
City of Pittsburgh
611 Second Avenue
Pittsburgh, PA 15219

RE: Street Vacation Request – Wabash Street
Adjacent to Parcel 6-N-5, 20th Ward, City of Pittsburgh

Dear Ms. Ricks:

This letter is in response to a request that Peoples Natural Gas Company (Peoples) received from Duquesne Light Company regarding a proposed vacation of Wabash Street at the above-referenced location.

Based on the drawings provided to Peoples, the proposed street vacation will not interfere with our gas facilities in this area.

Peoples has no objection to the encroachment.

Sincerely,

Janice Saltzman

Janice Saltzman
Land Department



April 18, 2022

Lee A. Tait, PLS
Survey Supervisor
Duquesne Light Company
2515 Preble Ave.
Pittsburgh, PA 15233

Dear Mr. Tait:

As the construction contact for Comcast, I am responding to your inquiry regarding a street vacation at Wabash Street, in the City of Pittsburgh, as described in your April 15, 2022, inquiry to Comcast.

Comcast has no known conflicts at this location.

Thank you.

Gene Levi

Eugene Levi
Comcast Cable Communications Inc
Construction / Engineering
Eugene_Levi@cable.comcast.com
412-996-4188 (c)

Cc: Jennifer M. Cloonan, Director, External & Government Affairs
Comcast – Keystone Region
Jennifer_Cloonan@comcast.com

Tait, Lee A

From: Jason R Costa <Jason.Costa@amwater.com>
Sent: Monday, April 18, 2022 7:27 AM
To: Tait, Lee A; James Jericho
Cc: Geary, Matthew A
Subject: [EXTERNAL] RE: Wabash Street Vacation

Follow Up Flag: Follow up
Flag Status: Flagged

WARNING: This email message did not originate from Duquesne Light and is from an external organization. DO NOT CLICK links or attachments unless you recognize the sender and are certain the content is safe. If this message is suspicious, please click the "Report Suspicious" button located on the Outlook Toolbar at the top of your screen.

Lee,
Pennsylvania American Water does not own any assets in this area of the city.
Thank you!

Jason R. Costa
Project Manager Operations
Pennsylvania American Water
500 Noblestown Road, Carnegie, PA, 15106
412-883-4601 -Office
412-651-0599 -Cell

From: Tait, Lee A <ltait@duqlight.com>
Sent: Friday, April 15, 2022 1:48 PM
To: Jay R Lucas <Jay.Lucas@amwater.com>; Jason R Costa <Jason.Costa@amwater.com>
Cc: Geary, Matthew A <mgeary@duqlight.com>
Subject: Wabash Street Vacation

EXTERNAL EMAIL: The Actual Sender of this email is prvs=710492249a=ltait@duqlight.com "Think before you click!".

Hello Jay and Jason,

I am with Duquesne Light, and we are applying to the City to vacate a portion of Wabash Street as shown on the attached plan.

One of the items necessary on the application checklist is to provide documentation from all corresponding utility companies stating approval/easement/agreement. Can you provide this to us? Let me know and if you need anything additional from me.

Your help will be greatly appreciated!

Sincerely,

Lee A. Tait, PLS
Survey Supervisor
Duquesne Light Company

To the Council of the City of Pittsburgh

We, the undersigned, being all of the property owners in interest and number, abutting upon the line of:

- Lot & Block & Address of applicant property: 6-N-5 : 40 McKNIGHT ST.
- Lot & Block & Address of abutting property: _____
- Lot & Block & Address of abutting property: _____
- Lot & Block & Address of abutting property: _____
- Lot & Block & Address of abutting property: _____

Respectfully petition Your Honorable body for the passage of a resolution vacating, dedicating or encroaching on the above listed right-of-way and in consideration of the premises, and for the purposes of inducing the corporate authorities of said City to enact a resolution for said purpose, we do hereby stipulate, covenant and agree to release and forever discharge, said City from any and all claims for damages whatsoever which we, or either of us, may, might, or could have, or claim, for any reason of the vacation or encroachment of said public highway between said terminal points: and we further agree to indemnify, save harmless and defend said City from any claims and from the payment of any damages whatsoever resulting to any property owned by us, or either of us, or by any persons whatsoever, abutting or non-abutting, for or by reason of said vacation or encroachment.

We further waive the right to ask for the appointment of Viewers to ascertain and assess any damages caused by such vacation or encroachment, and in the event of any Viewers proceeding being made necessary for or by reason of the passage of such resolution, we do hereby jointly and severally agree and bind ourselves, our heirs, executors, administrators, successors and assigns to pay or cause to be paid to the handbills and any other expense incurred in such Viewers' proceedings, and that said amount shall be forthwith paid upon the City Solicitor certifying to the City Treasurer the amount of said costs.

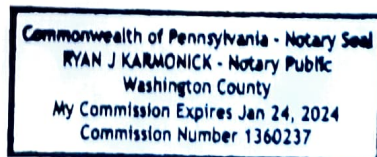
IN WITNESS WHEREOF, We have hereunto set our hands and seals as of the
31st Day of May, 2022.

Witness _____ _____ _____ _____ _____	Property Owner <u>[Signature]</u> Print L&B) <u>B&L: 6-N-5</u> _____ (seal) Applicant: Signature & Lot & Block _____ (seal) Abutting 1: Signature & Lot & Block _____ (seal) Abutting 2: Signature & Lot & Block _____ (seal) Abutting 3: Signature & Lot & Block _____ (seal) Abutting 4: Signature & Lot & Block
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Personally came Lesley Gannon who being duly sworn says that he is personally acquainted with the owners of the property fronting or abutting upon the within described highway, and that he or she knows said petition is signed by all of said owners, and that the signatures of said petition are the proper and genuine signatures of said owners.

Sworn and subscribed before me this 31st of May, 2022

[Signature]





DEPARTMENT OF THE ARMY
US Army Corps of Engineers Pittsburgh District
Section 408 Permission Request – Supplemental Guidance

Non-federal Sponsor Statement of No Objection

SUBJECT: Request to Alter US Army Corps of Engineers Civil Works Projects Pursuant to 33 USC 408

TO: USACE Pittsburgh District Section 408 Coordinator

The *City of Pittsburgh* (Sponsor) is the Non-Federal Sponsor to the U.S. Army Corps of Engineers Pittsburgh District for the *Duquesne Light West End Substation Retaining Wall Repair Project (PA DEP Permit No. E0205222-003; Corps File No. LRP-2022-163; City of Pittsburgh File No. DCP-ZDR-2022-03023)* Local Protection Project (USACE Project).

The Sponsor is aware of the Section 408 Request by *Duquesne Light Company (DLC)* (Requestor) to alter the USACE Project in order to complete the proposed *repair of the existing retaining wall adjacent to Saw Mill Run, located along the northeastern property boundary of the substation and adjacent to the existing concrete slope/channel that is understood by DLC to be property of the United States of America (the upstream end of the Corps' Saw Mill Run Federal Flood Protection Project)*.

The Sponsor does not object to the Section 408 Request nor its review by the U.S. Army Corps of Engineers. The Sponsor acknowledges continued responsibility for the operation and maintenance of the USACE Project at no cost to the government and will hold and save the government free from all damages arising from the construction, operation, maintenance, repair, rehabilitation, and replacement of the project.

Martina Battistone

Printed Name

Martina Battistone

Signed Name

10/21/2022

Date