

WILLIAM PEDUTO
MAYOR



KARINA RICKS
DIRECTOR

September , 2021

President and Members
City Council
City of Pittsburgh

**RE: VACATE A PORTION OF
WATSON STREET**

Dear President and Members of City Council:

We have a request for the vacation of an unopened portion of Watson Street in the 4th Ward, 6th Council District, as shown on the attached plan. A copy of the request is also attached.

DLC requests the vacation of Watson Street that has never been opened and is surrounded by DLC property. At this point in time, no work is proposed. Watson Street is located on the easterly side of Moultrie Street and between Fifth and Forbes Avenue.

Your favorable approval of this proposed Resolution is hereby recommended.

Sincerely,

A handwritten signature in black ink, appearing to be "K. Ricks", written over a horizontal line.

Karina Ricks
Director

KR:JM
Attachments

WILLIAM PEDUTO
MAYOR



KARINA RICKS
DIRECTOR

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

STREET VACATION APPLICATION PACKET

Date: 6-16-2021

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: 412.393.8622

Email Address: LTAIT@DUQLIGHT.COM

Location of Proposed Vacation: ^{WATSON STREET:} MOULTRIE STREET BETWEEN FIFTH AVE. & FARBS AVE.

Ward: 4TH Council District: 6 Lot and Block: B&L: 11-L-139 (VACANT)

What is the properties zoning district code? R1A-VH (zoning office 255-2241)

Is the proposed vacation developed? Yes No VACANT

Width of Existing Right-of-Way (sidewalk or street): 10' (Before vacation)

Length of Existing Right-of-Way (sidewalk or street): 225' (Before vacation)

Width of Proposed Vacation: 10'

Length of Proposed Vacation: 225'

Number of square feet of the proposed vacation: 2140.2' S.F.

Description of vacation: SEE ATTACHED VACATION PLAN

Reason for application:

EXISTING RIGHT OF WAY NEVER OPEN OR USED. DUQUESNE LIGHT COMPANY OWNS ADJACENT PROPERTY. OTHER SEGMENTS OF WATSON STREET PREVIOUSLY VACATED BY RESOLUTION 598, RESOLUTION BOOK 125, Pg. 425

WILLIAM PEDUTO
MAYOR



KARINA RICKS
DIRECTOR

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

Applicant has Read and Acknowledged the Following

- The applicant should submit all materials outlined in attached checklist for the application to be deemed to complete.
- The requesting property owner must be the underlying owner of the requested vacation for the application to be accepted.
- When a street is fully vacated, half the reversionary rights go to the adjacent property owners on each side of the street.
- If the requested street vacation requires utility easements as part of the vacation, no building of structures will be allowed over the easement area.
- All vacated street areas are subject to the existing zoning requirements for the area in which they are located.
- Most street vacations of unimproved or unopened streets ("paper streets") have no additional cost other than the processing fee.
 - The adjacent owners effectively own half of the street if it has never been opened after 21 years and are also responsible for half of the maintenance.
 - The street vacation legislation essentially validates this ownership and allows for official map changes by the County.
- If a street vacation request is limited to one parcel or lot, it may be determined that it is feasible to vacate a larger portion of the street. The requester would then be responsible to have the adjacent property owners sign the petition to support the larger vacation.
- When legislation is passed supporting the street vacation, DOMI sends a copy of said legislation to the Allegheny County Board of Assessment. The area of the vacated street will then be assigned an assessed value for tax purposes.

Applicant's Signature Date	FOR OFFICE USE ONLY Date Received _____
Print Name LEE A. TAIC, PLS	Complete or Incomplete (checkbox) C <input checked="" type="checkbox"/> I <input type="checkbox"/> Notes:

Karina Ricks
Director of Mobility & Infrastructure

July 28, 2021

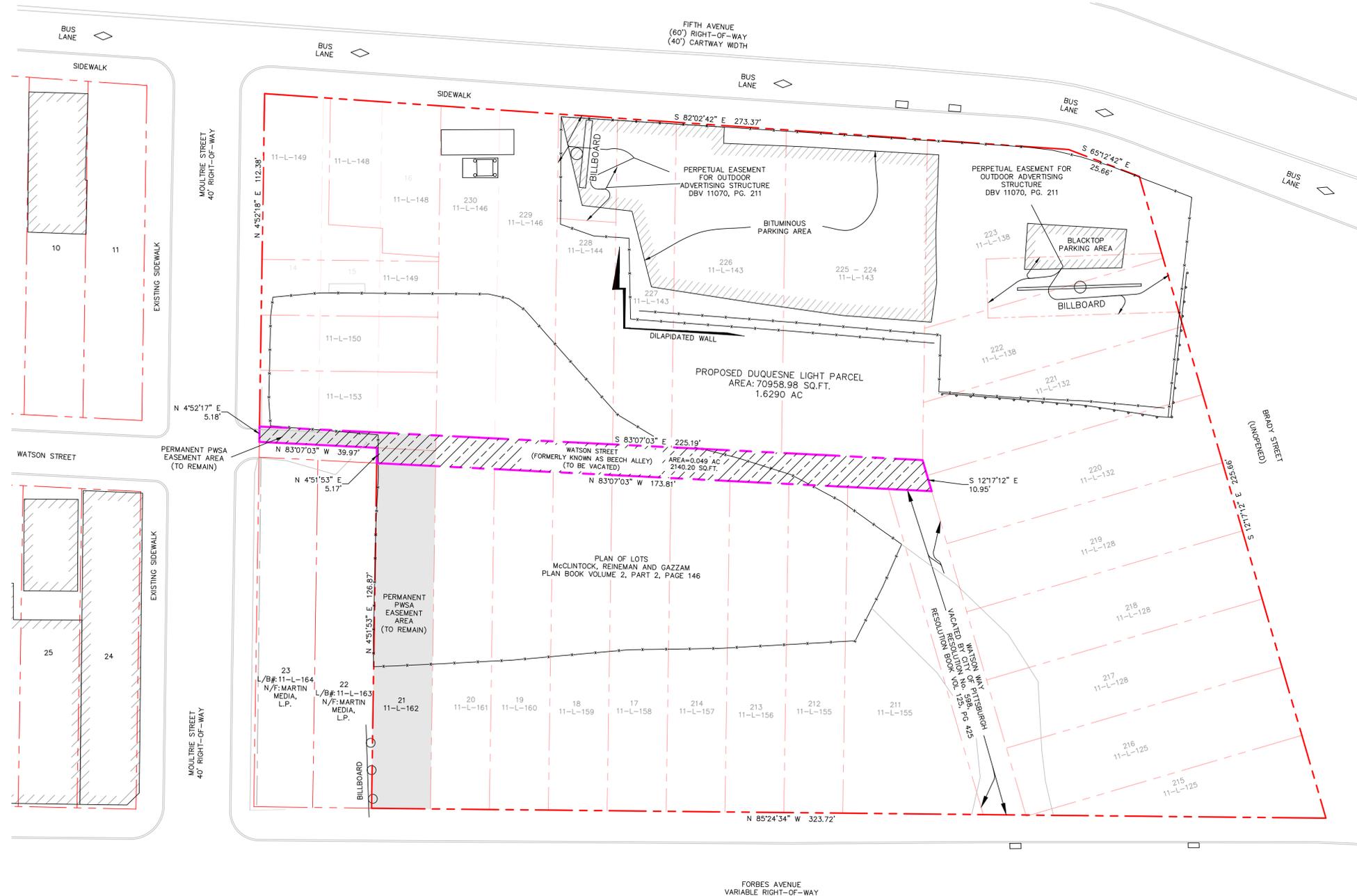
Dear Ms. Ricks:

Please see the attached street vacation application. Duquesne Light Company would like to vacate a portion of Watson Street to the East of Moultrie Street in the 4th Ward, between Fifth Avenue & Forbes Avenue. Duquesne Light Company is the owner surrounding said Watson Street, and it has never been used or opened by the City.

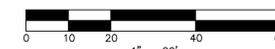
Please review and feel free to call or email with any questions or comments.

Sincerely,

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

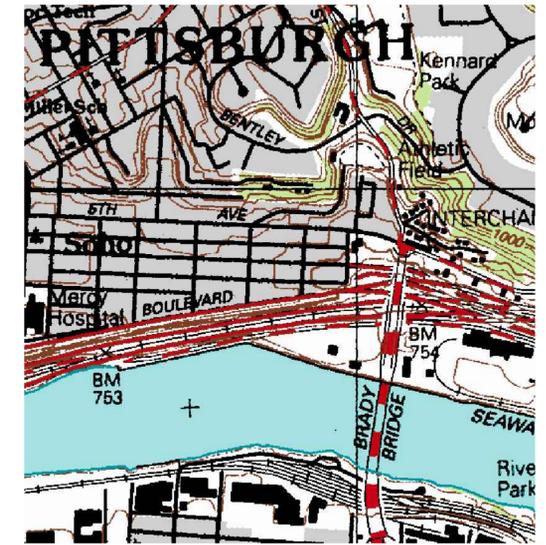


PBV: 308 PG: 106
 LOT CONSOLIDATION PLAN
 FOR DUQUESNE LIGHT COMPANY



NOTE: THIS IS NOT A BOUNDARY SURVEY

LOCATION MAP



SCALE 1"=1000'

SURVEY NOTES:

1. THE PURPOSE OF THIS PRELIMINARY EXHIBIT IS TO VACATE WATSON STREET (FORMERLY KNOWN AS BEECH ALLEY).
2. MAPPING WAS COMPILED BY A COMBINATION OF AERIAL MAPPING AND FIELD SURVEYS PERFORMED ON 9/09/2019 AND 9/23/2019 AND INFORMATION RECEIVED FROM DAWOOD ENGINEERING, INC.
3. THE PROPOSED VACATION EXHIBIT SHOWN IS BASED OFF OF DOCUMENTS PREPARED BY AN OUTSIDE COMPANY.
4. ADDITIONAL UTILITIES AND THEIR RESPECTIVE EASEMENTS MAY EXIST. BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS NOT IN A SPECIAL FLOOD ZONE HAZARD AREA.
5. NO NEW SEWAGE OR WATER SUPPLY IS PROPOSED WITH THIS PLAN.
7. THIS EXHIBIT WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT.
8. THIS IS NOT A BOUNDARY SURVEY AND THE ACCURACY OF THIS DRAWING MAY OR MAY NOT BE VALID.

REFERENCES:

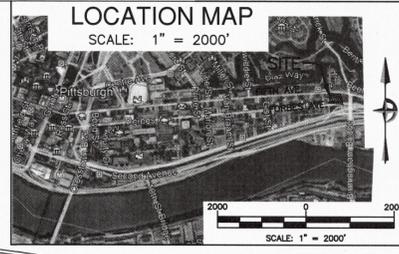
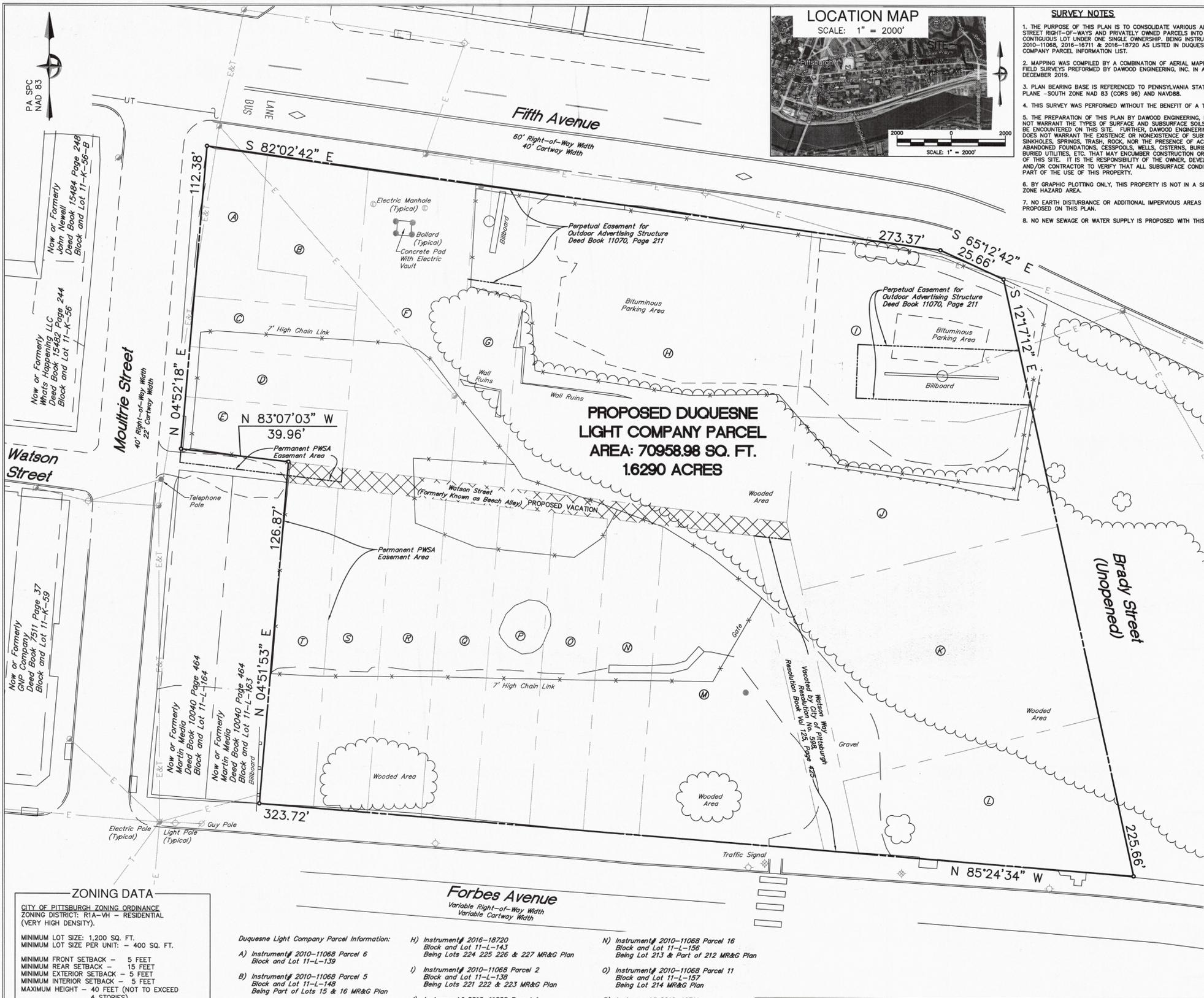
1. TAX MAPS OF THE CITY OF PITTSBURGH, ALLEGHENY COUNTY, PENNSYLVANIA.
2. THE PLAN OF LOTS OF McCLINTOCK, REINEMAN AND GAZZA, PLAN BOOK VOLUME 2, PART 2, PAGE 146.
3. ADJOINING DEEDS AND PLATS AS SHOWN HEREON ARE BASED UPON THE RECORDS OF THE ALLEGHENY COURTHOUSE AND REFLECT THE ACCURACIES OR INACCURACIES THEREOF.

ZONING DATA

CITY OF PITTSBURGH ZONING ORDINANCE
 ZONING DISTRICT: RTA-VH - RESIDENTIAL (VERY HIGH DENSITY)
 MINIMUM LOT SIZE: 1,200 SQ. FT.
 MINIMUM LOT SIZE PER UNIT: - 400 SQ. FT.
 MINIMUM FRONT SETBACK - 5 FEET
 MINIMUM REAR SETBACK - 15 FEET
 MINIMUM EXTERIOR SETBACK - 5 FEET
 MINIMUM INTERIOR SETBACK - 5 FEET
 MAXIMUM HEIGHT - 40 FEET (NOT TO EXCEED 4 STORIES)

REVISIONS

SCALE 1"=20'	DATE 4/28/2021 ARCH. APP.	WATSON STREET VACATION DUQUESNE LIGHT COMPANY FUTURE SITE OF WATSON SUBSTATION CITY OF PITTSBURGH/ALLEGHENY COUNTY
	DRAWN J.L.S. ELECT. APP.	
	CHECKED L.A.T. MECH. APP.	
	INSPECTED J.D.J. STRUCT. APP.	
APP. COMPLETE WHEN INITIALED HERE		O.F.E.No. F' No. 9114 E.O.No.



- SURVEY NOTES**
1. THE PURPOSE OF THIS PLAN IS TO CONSOLIDATE VARIOUS ALLEY WAYS, STREET RIGHT-OF-WAYS AND PRIVATELY OWNED PARCELS INTO ONE CONTIGUOUS LOT UNDER ONE SINGLE OWNERSHIP, BEING INSTRUMENT# 2010-11068, 2016-18711 & 2016-18720 AS LISTED IN DUQUESNE LIGHT COMPANY PARCEL INFORMATION LIST.
 2. MAPPING WAS COMPILED BY A COMBINATION OF AERIAL MAPPING AND FIELD SURVEYS PERFORMED BY DAWOOD ENGINEERING, INC. IN AUGUST AND DECEMBER 2019.
 3. PLAN BEARING BASE IS REFERENCED TO PENNSYLVANIA STATE PLANE - SOUTH ZONE NAD 83 (CORRS 98) AND NAVD83.
 4. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT.
 5. THE PREPARATION OF THIS PLAN BY DAWOOD ENGINEERING, INC. DOES NOT WARRANT THE TYPES OF SURFACE AND SUBSURFACE SOILS THAT MAY BE ENCOUNTERED ON THIS SITE. FURTHER, DAWOOD ENGINEERING, INC. DOES NOT WARRANT THE EXISTENCE OR NONEXISTENCE OF SUBSURFACE SINKHOLES, SPRINGS, TRASH, ROCK, NOR THE PRESENCE OF ACTIVE OR ABANDONED FOUNDATIONS, CESSPOOLS, WELLS, CISTERNS, BURIED TANKS, BURIED UTILITIES, ETC. THAT MAY ENCUMBER CONSTRUCTION OR OTHER USE OF THIS SITE. IT IS THE RESPONSIBILITY OF THE OWNER, DEVELOPER AND/OR CONTRACTOR TO VERIFY THAT ALL SUBSURFACE CONDITIONS ARE PART OF THE USE OF THIS PROPERTY.
 6. BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS NOT IN A SPECIAL FLOOD ZONE HAZARD AREA.
 7. NO EARTH DISTURBANCE OR ADDITIONAL IMPERVIOUS AREAS ARE PROPOSED ON THIS PLAN.
 8. NO NEW SEWAGE OR WATER SUPPLY IS PROPOSED WITH THIS PLAN.

- REFERENCES**
1. TAX MAPS OF THE CITY OF PITTSBURGH, ALLEGHENY COUNTY, PENNSYLVANIA.
 2. THE PLAN OF LOTS OF MCCLINTOCK, REINEMAN AND GAZZAM, PLAN BOOK VOLUME 2, PART 2, PAGE 146.
 3. ADJOINING DEEDS AND PLATS AS SHOWN HEREON ARE BASED UPON THE RECORDS OF THE ALLEGHENY COUNTY COURTHOUSE AND REFLECT THE ACCURACIES OR INACCURACIES THEREOF.

CERTIFICATIONS

OWNERS ADOPTION

KNOW ALL MEN BY THESE PRESENTS: That Duquesne Light Company, a Corporation of Pennsylvania, does hereby adopt this Plan as a Lot Consolidation Plan of its property situated in the Fourth (4th) Ward of the City of Pittsburgh, Allegheny County, and Commonwealth of Pennsylvania.

IN WITNESS WHEREOF, the said Corporation has caused its corporate seal to be affixed by the hand of its President and the same to be attested by its Secretary this 21st day of JAN, 2021.

Duquesne Light Company
Lesley C. Gannon
 Secretary

Lesley C. Gannon
 Authorized Officer

Before me, the undersigned Notary Public in and for the Commonwealth of Pennsylvania and County of Allegheny, personally appeared the above named *Lesley C. Gannon* authorized officer of Duquesne Light Company, and the same as such officer, being authorized to do so, executed the foregoing instrument for the purposes therein contained by sign his name as President.

Witness my hand and notary seal this 21st day of JAN, 2021.

My commission expires on the 25th day of MARCH, 2022.

Christopher G. Kefalos
 Notary Public

TITLE CERTIFICATION

Lesley C. Gannon, hereby certify that the title to the property contained in the Lot Consolidation Plan in the name of Duquesne Light Company and is recorded in Deed Book Volume 14252, Page 145 of the Public Records of Allegheny County, Commonwealth of Pennsylvania.

Witness my hand and notary seal this 21st day of JAN, 2021.

Lesley C. Gannon
 Sr. Manager, Real Estate

CORPORATION ACKNOWLEDGEMENT

Duquesne Light Company, a limited liability company formed in the State of Pennsylvania, owner of the land shown on the Lot Consolidation Plan, hereby adopts this plan as its plan of lots and irrevocably dedicates all streets and other property identified for dedication on the plan to the City of Pittsburgh. This adoption and dedication shall be binding upon the company and upon its successors, and assigns.

IN WITNESS OF WHICH, to this 21st day of JAN, 2021.

Lesley C. Gannon
 Sr. Manager, Real Estate

REAL ESTATE DEPARTMENT ACCEPTANCE

Recorded in the Department of Real Estate of the County of Allegheny, Commonwealth of Pennsylvania, in Plan Book 308, Page 106.

Given under my hand and seal this 11th day of March 2021.

Joab M. Carter
 Manager, Dept. of Real Estate

SURVEYOR CERTIFICATION

I, Joab M. Carter, a Professional Land Surveyor of the Commonwealth of Pennsylvania, do hereby certify that this plan correctly represents to the best of my knowledge, information and belief the survey and plan shown hereon are correct and accurate to the standards required.

CERTIFICATION OF ACCURACY

I do hereby certify that the existing conditions shown hereon are based on a field survey performed by Dawood Engineering, Inc. and that the error of closure does not exceed 1 foot in 10,000.

JAN 20th 2021

Joab M. Carter
 License No. SU-075340

Doc Bk Vol Pg
 112 PLN 308 106
 Mar 11, 2021

CITY OF PITTSBURGH
 DEPARTMENT OF CITY PLANNING

APPROVED:
 CITY PLANNING COMMISSION

Becky Mingo
 SECRETARY

Application No
 DCP-
 LOT-2020-00238
 was APPROVED
 by Pittsburgh's
 Planning
 Commission
 January 12, 2021

ZONING DATA

CITY OF PITTSBURGH ZONING ORDINANCE
 ZONING DISTRICT: R1A-VH - RESIDENTIAL
 (VERY HIGH DENSITY).

MINIMUM LOT SIZE: 1,200 SQ. FT.
 MINIMUM LOT SIZE PER UNIT: - 400 SQ. FT.

MINIMUM FRONT SETBACK - 5 FEET
 MINIMUM REAR SETBACK - 15 FEET
 MINIMUM INTERIOR SETBACK - 5 FEET
 MINIMUM INTERIOR SETBACK - 5 FEET
 MAXIMUM HEIGHT - 40 FEET (NOT TO EXCEED 4 STORIES)

- Duquesne Light Company Parcel Information:**
- | | | |
|--|--|--|
| A) Instrument# 2010-11068 Parcel 6 Block and Lot 11-L-139 | H) Instrument# 2016-18720 Block and Lot 11-L-143 Being Lots 224 225 226 & 227 MR&G Plan | N) Instrument# 2010-11068 Parcel 16 Block and Lot 11-L-156 Being Lot 213 & Part of 212 MR&G Plan |
| B) Instrument# 2010-11068 Parcel 5 Block and Lot 11-L-148 Being Part of Lots 15 & 16 MR&G Plan | I) Instrument# 2010-11068 Parcel 2 Block and Lot 11-L-138 Being Lots 221 222 & 223 MR&G Plan | O) Instrument# 2010-11068 Parcel 11 Block and Lot 11-L-157 Being Lot 214 MR&G Plan |
| C) Instrument# 2010-11068 Parcel 9 Block and Lot 11-L-152 | J) Instrument# 2010-11068 Parcel 1 Block and Lot 11-L-132 Being Lots 220 & Part of 221 & 222 MR&G Plan | P) Instrument# 2016-18711 Block and Lot 11-L-158 Being Lot 17 MR&G Plan |
| D) Instrument# 2010-11068 Parcel 8 Block and Lot 11-L-150 | K) Instrument# 2010-11068 Parcel 14 Block and Lot 11-L-128 Being Lots 217 218 & 219 MR&G Plan | Q) Instrument# 2010-11068 Parcel 12 Block and Lot 11-L-159 Being Lot 18 MR&G Plan |
| E) Instrument# 2010-11068 Parcel 10 Block and Lot 11-L-153 | L) Instrument# 2010-11068 Parcel 20 Block and Lot 11-L-146 Being Lots 215 & 216 MR&G Plan | R) Instrument# 2010-11068 Parcel 13 Block and Lot 11-L-160 Being Lot 19 MR&G Plan |
| F) Instrument# 2010-11068 Parcel 7 Block and Lot 11-L-146 Being Lots 229 & 230 MR&G Plan | M) Instrument# 2010-11068 Parcel 15 Block and Lot 11-L-155 Being Lot 211 & part of 212 MR&G Plan | S) Instrument# 2010-11068 Parcel 18 Block and Lot 11-L-161 Being Lot 20 MR&G Plan |
| G) Instrument# 2010-11068 Parcel 3 Block and Lot 11-L-144 Being Lot 228 MR&G Plan | T) Instrument# 2010-11068 Parcel 19 Block and Lot 11-L-162 Being Lot 21 MR&G Plan | |



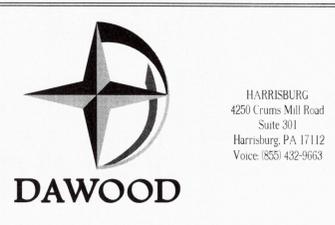
DRAWING TITLE
OVERALL CONSOLIDATION AND FINAL LOT PLAN

DATE 01/31/2020
 JOB NO. 218050.05
 FILE NAME C-101_LotConsol_Plan
 DRAWN/CHECKED BY KMF/JMC
 SHEET NO.
1 OF 1

PROJECT
LOT CONSOLIDATION PLAN FOR DUQUESNE LIGHT COMPANY

CITY OF PITTSBURGH
 ALLEGHENY COUNTY PENNSYLVANIA

CLIENT
DUQUESNE LIGHT COMPANY
 2825 NEW BEAVER AVENUE
 PITTSBURGH, PA 15233
 (412) 393-7100



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: 11-L-139 : 2210 FIFTH AVE. (VACANT)
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
29th Day of July, 2021.

Witness
[Signature]

Property Owners: (Please Sign & Print L&B)
_____(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

Personally came LESLEY C. 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 29th of July, 2021

[Signature]

Commonwealth of Pennsylvania - Notary Seal
Christopher G. Kefalos, Notary Public
Allegheny County
My commission expires March 25, 2022
Commission number 1186688
Member, Pennsylvania Association of Notaries

July 28, 2021

Watson Street Vacation

All that certain street right of way, to be vacated, situate in the 4th Ward, City of Pittsburgh, Allegheny County, PA, being more fully bounded and described as follows:

Beginning at a point on the Southeasterly corner of the intersection of Fifth Avenue and Moultrie Street, Thence along said Moultrie Street, S 4°52'18" W, a distance of 112.38' to a point on the Northwesterly corner of said Watson Street, said point also on a Southwesterly corner of "Proposed Duquesne Light Company Parcel" in the "Lot Consolidation Plan" as recorded in Plan Book Volume 308, Pg. 106, said point also being the true Point of Beginning; Thence, along the Northerly line of said Watson Street, S 83°07'03" E, a distance of 225.19' to a point; Thence S 12°17'12" E, a distance of 10.95' to a point; Thence N 83°07'03" W, a distance of 173.81' to a point on the Northeasterly corner of land now or formerly Martin Media; Thence through said Watson Street, N 4°51'53" E, a distance of 5.17' to the center line of said street; Thence along said center line, N 83°07'03" W, a distance of 39.97' to a point on the easterly line of said Moultrie Street; Thence along said line, N 4°52'18" E, a distance of 5.18' to a point on the Southwesterly corner of said "Proposed Duquesne Light Company Parcel, said point being the Point of Beginning.

Cont: 2140.20 S.F.
0.049 Ac.



JULY 2, 2021

**Brian Ralston
DOMI
CITY OF PITTSBURGH
611 2ND AVE
PITTSBURGH, PA 15219**

Re: PROPOSED PROPERTY VACATION

This document was prepared in response to the request made to Verizon-PA. Inc

This is in response to your request for Verizon – PA, Inc. to investigate if there will be any impacts made to Verizon facilities by the property vacation at Watson Street. According to the drawings provided the construction is non impacting to Verizon facilities where as cable and or duct banks will not be affected and/or protected during construction Verizon will have no objection to the proposed property vacation.

Should you have any questions or concerns regarding these terms, please contact **Gary Redondo** (412)237-2293

Sincerely

Gary Redondo
Engineer –Network Operations Engineering
15 E Montgomery Place, Pittsburgh, PA 15212
O 412.237.2293 | M 412.667.8618
Gary.Redondo@verizon.com

Tait, Lee A

From: Jason R Costa <Jason.Costa@amwater.com>
Sent: Thursday, July 1, 2021 5:09 PM
To: Tait, Lee A; Jay R Lucas
Cc: Toni M Colavecchia
Subject: [EXTERNAL] RE: Watson 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 Company (PAW) does not have any facilities located in this area of Pittsburgh. This location is outside of our service area.

Let us know if you have any questions or need any additional information. Thanks.

Jason R. Costa
Manager of 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: Thursday, July 1, 2021 3:21 PM
To: Jay R Lucas <Jay.Lucas@amwater.com>; Jason R Costa <Jason.Costa@amwater.com>
Subject: Watson Street Vacation

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

Good afternoon,

I am with Duquesne Light, and we are applying to the City to vacate a portion of Watson 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,

Tait, Lee A

From: RCater@nisource.com
Sent: Tuesday, July 20, 2021 9:10 AM
To: Tait, Lee A
Cc: GBachism@nisource.com
Subject: [EXTERNAL] Fw: Watson Street Vacation
Attachments: F-9114 - WATSON STREET VACATION.pdf

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.

Good Morning Lee,

This request was sent my way for review of the area. I can verify that we do not have facilities within the area of question. We approve the proposed vacation of Watson Street as shown in the provided documentation.

Please let me know if you need anything additional.

Thanks,

Rick Cater | Field Engineer | Columbia Gas of PA |
5250 Grand Ave. Pittsburgh, PA 15225 | ☎: (412) 552-0588 |
✉: rcater@nisource.com


A NiSource Company

From: "Tait, Lee A" <ltait@duqlight.com>
To: "gbachism@nisource.com" <gbachism@nisource.com>,
Date: 06/17/2021 11:22 AM
Subject: Watson Street Vacation

USE CAUTION: This email was sent from an external source. Think before you click links or open attachments. If suspicious, please forward to security@nisource.com for review.

Hello Grace,

I am with Duquesne Light, and we are applying to the City to vacate a portion of Watson 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.



July 8, 2021

Mr. Lee Tait, PLS
Survey Supervisor
Duquesne Light Company
2515 Preble Avenue
Pittsburgh, PA 15233

Dear Mr. Tait:

As the construction contact for Comcast, I am responding to your inquiry regarding a street vacation for a portion of Watson Street in the City of Pittsburgh, as described in your June 16, 2021, inquiry to Comcast.

As such, Comcast has no conflicts at this location regarding Duquesne Light's plans for this location, as we are aerial and on poles.

Please let us know if you need any further information or confirmation.

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



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

July 16, 2021

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

RE: Vacation of portion of Watson Street
4th 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 request to vacate a portion of Watson 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 proposed street vacation.

Sincerely,

Janice Saltzman
Land Department

To: Karina Ricks, Director of the Department of Mobility and Infrastructure
From: William J. Pickering, PWSA Chief Executive Officer
Date: June 24, 2021
Subject: Proposed Vacation of Watson Street

The following is in response to the attached 6/24/2021 request regarding the vacation of portions of Watson Street (formerly known as Beech Alley) in the 4th Ward of the City of Pittsburgh.

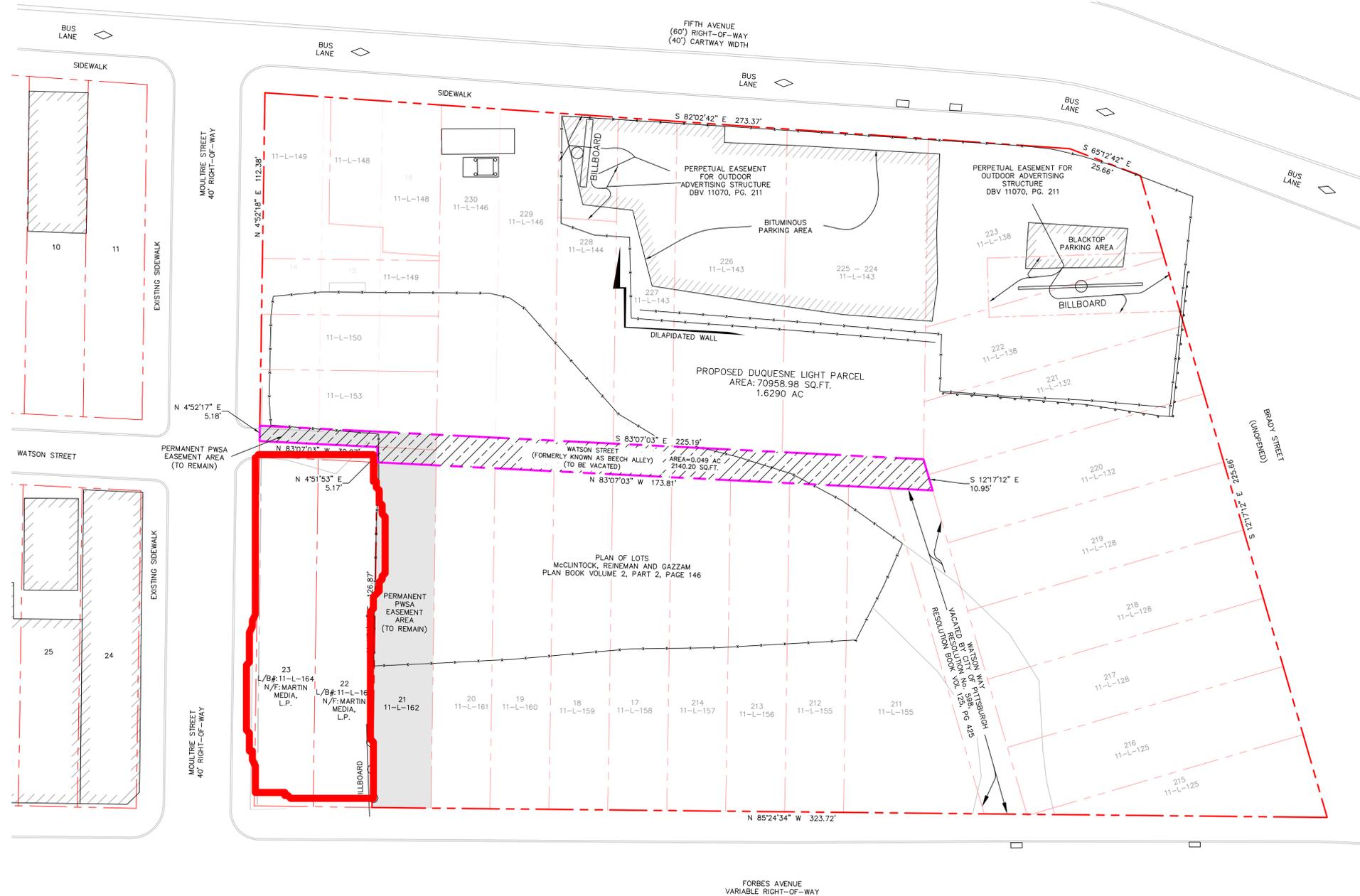
1. PWSA indicates that there are no PWSA waterlines within the proposed street vacation.
2. PWSA indicates that there is a 20" sewerline in the proposed Street Vacation location. PWSA has no objection to the vacation of said street.

The Pittsburgh Water and Sewer Authority (PWSA) has no objection to vacation of the Watson Street right-of-way as described on the plan dated 4/28/2021 given that PWSA reserves the right to enter upon the ground for the maintenance, repair, or reconstruction of the sewer and associated manholes through the documented "Permanent PWSA Easement Area".

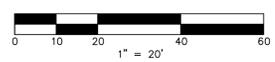
In order for PWSA to maintain accurate records in our mapping, we respectfully request confirmation of the Council approval or denial of this proposed vacation.
If approved by Council, please include the final resolution complete with assigned resolution number.

Attachment

cc: Nicole Kolesar
Jennifer Massacci, Department of Mobility and Infrastructure
PWSA File

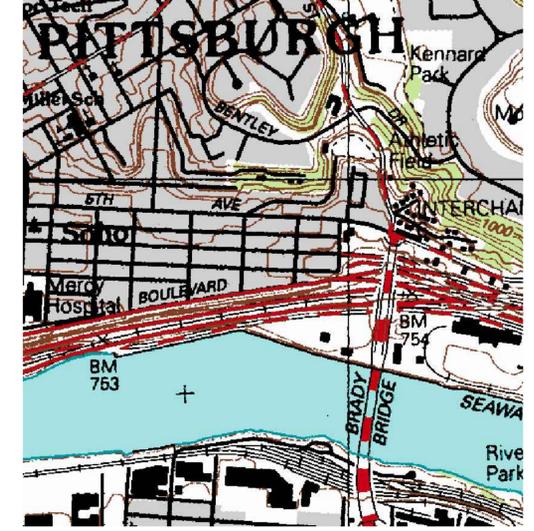


PB: 308 PG: 106
 LOT CONSOLIDATION PLAN
 FOR DUQUESNE LIGHT COMPANY



NOTE: THIS IS NOT A BOUNDARY SURVEY

LOCATION MAP



SCALE 1"=1000'

- SURVEY NOTES:
1. THE PURPOSE OF THIS PRELIMINARY EXHIBIT IS TO VACATE WATSON STREET (FORMERLY KNOWN AS BEECH ALLEY).
 2. MAPPING WAS COMPILED BY A COMBINATION OF AERIAL MAPPING AND FIELD SURVEYS PERFORMED ON 9/09/2019 AND 9/23/2019 AND INFORMATION RECEIVED FROM DAWOOD ENGINEERING, INC.
 3. THE PROPOSED VACATION EXHIBIT SHOWN IS BASED OFF OF DOCUMENTS PREPARED BY AN OUTSIDE COMPANY.
 4. ADDITIONAL UTILITIES AND THEIR RESPECTIVE EASEMENTS MAY EXIST.
 5. BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS NOT IN A SPECIAL FLOOD ZONE HAZARD AREA.
 6. NO NEW SEWAGE OR WATER SUPPLY IS PROPOSED WITH THIS PLAN.
 7. THIS EXHIBIT WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT.
 8. THIS IS NOT A BOUNDARY SURVEY AND THE ACCURACY OF THIS DRAWING MAY OR MAY NOT BE VALID.

- REFERENCES:
1. TAX MAPS OF THE CITY OF PITTSBURGH, ALLEGHENY COUNTY, PENNSYLVANIA.
 2. THE PLAN OF LOTS OF MCCLINTOCK, REINEMAN AND GAZZA, PLAN BOOK VOLUME 2, PART 2, PAGE 146.
 3. 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: R1A-VH - RESIDENTIAL (VERY HIGH DENSITY)	
MINIMUM LOT SIZE: 1,200 SQ. FT.	
MINIMUM LOT SIZE PER UNIT: - 400 SQ. FT.	
MINIMUM FRONT SETBACK - 5 FEET	
MINIMUM REAR SETBACK - 15 FEET	
MINIMUM EXTERIOR SETBACK - 5 FEET	
MINIMUM INTERIOR SETBACK - 5 FEET	
MAXIMUM HEIGHT - 40 FEET (NOT TO EXCEED 4 STORIES)	

REVISIONS	DUQUESNE LIGHT COMPANY		
	Real Estate/Surveying Dept. Pittsburgh, PA		
	SCALE	DATE 4/28/2021	ARCH. APP.
	1"=20'	DRAWN J.L.S.	ELECT. APP.
	CHECKED L.A.T.	MECH. APP.	
	INSPECTED J.D.J.	STRUCT. APP.	

WATSON STREET VACATION			
DUQUESNE LIGHT COMPANY FUTURE SITE OF WATSON SUBSTATION CITY OF PITTSBURGH/ALLEGHENY COUNTY			
APP. COMPLETE WHEN INITIALED HERE	O.F.E.No. E.O.No.	F	No. 9114