

January 20, 2023

Ms. Kim Lucas  
Director, Department of Mobility and Infrastructure  
414 Grant Street  
Pittsburgh, Pennsylvania 15219

Ms. Lucas,

On behalf of Grandview Avenue Commons, PVE respectfully requests the vacation of a paper street in the Mt. Washington neighborhood. The subject area is an unnamed "paper street" abutting a portion of the western edge of the 100 block of Augusta Street (beginning between parcels 6-G-46 & 6-G-51). Per our review, no evidence of a public street, sidewalk, or trail has been opened within this 1,1679 sf. area within the past 21 years or more. This area has been utilized and maintained as an extension of the abutting privately owned parcels during this period. This request for street vacation is related to the proposed Grandview Avenue Townhomes residential development (DCP-ZDR-2022-00442) and ROW Improvement Plan (DOMI-ROW-2022-13508). A revised subdivision accounting for the area within the proposed street vacation is intended to be submitted that will provide the requisite lot area (per the zoning code) for each of the proposed units of the development.

Note that a PA One Call was performed, and no facilities were identified within this area by responding utility providers (serial # 20213130131). Request for further review and approval from individual utility providers has been sent to ensure no conflicts exist with the proposed street vacation. Responses, expressing no objection, from associated utility providers is included with this request via Pittsburgh's OneStop submission process.

Sincerely,



Gregory Gorman, PLA  
Landscape Architect



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

**STREET VACATION APPLICATION**

Date: 11/23/2022

Applicant Name: GRANDVIEW COMMONS L P

Property Owner's Name (if different from Applicant): \_\_\_\_\_

Address: No current address (vacant parcels fronting Augusta St.)

Phone Number: (412)770-7029 Alternate Phone Number: (724) 444-100 (consulting engineer, PVE)

Email Address: ggorman@pve-llc.com

Location of Proposed Vacation: west side of the 100 block of Augusta Street, approx. 85' south of intersection of grandview ave.

Ward: 19th Council District: #2 Lot and Block: \_\_\_\_\_

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

Is the proposed vacation developed? Yes  No

Width of Existing Right-of-Way (sidewalk or street): VARIES 10'-20' (Before vacation)

Length of Existing Right-of-Way (sidewalk or street): 105.4' (Before vacation)

Width of Proposed Vacation: ENTIRETY (10'-20')

Length of Proposed Vacation: ENTIRETY (105.4')

Number of square feet of the proposed vacation: 1,160.79

Description of vacation: Unnamed paper street extending perpendicular from Augusta Street.

**Reason for application:**

The proposed street vacation us requested as part of a revised subdivision plan for the abutting parcels associated with the proposed Grandview Ave. Townhomes Development Project. Incorporating the paper street into the new subdivision will enable the provision of the requisite lot area for each proposed unit as per the zoning code. Please note that the current and past condition of the paper street in question includes a stand of mature trees, a wooden retaining wall and steeply sloping topography. Current and historic use (within the base 21 years) of this paper street has been as an extension of the abutting privately owned parcels and not as a public accessway.

# 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:	<u>0006-G-00051-0000-00</u>	<u>No Address - vacant land</u>
Lot & Block & Address of abutting property:	<u>0006-G-00046-0000-00</u>	<u>No Address - vacant land</u>
Lot & Block & Address of abutting property:	<u>0006-G-00043-0000-00</u>	<u>No Address - vacant land</u>
Lot & Block & Address of abutting property:	<u>0006-G-00042-0000-00</u>	<u>No Address - vacant land</u>
Lot & Block & Address of abutting property:	<u>0006-G-00040-0000-00</u>	<u>No Address - vacant land</u>

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  
2nd Day of February, 2023

Witness

[Signature]  
[Signature]  
[Signature]  
[Signature]  
[Signature]

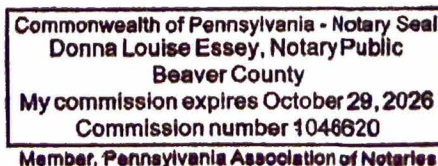
Property Owners: (Please Sign & Print L&B)

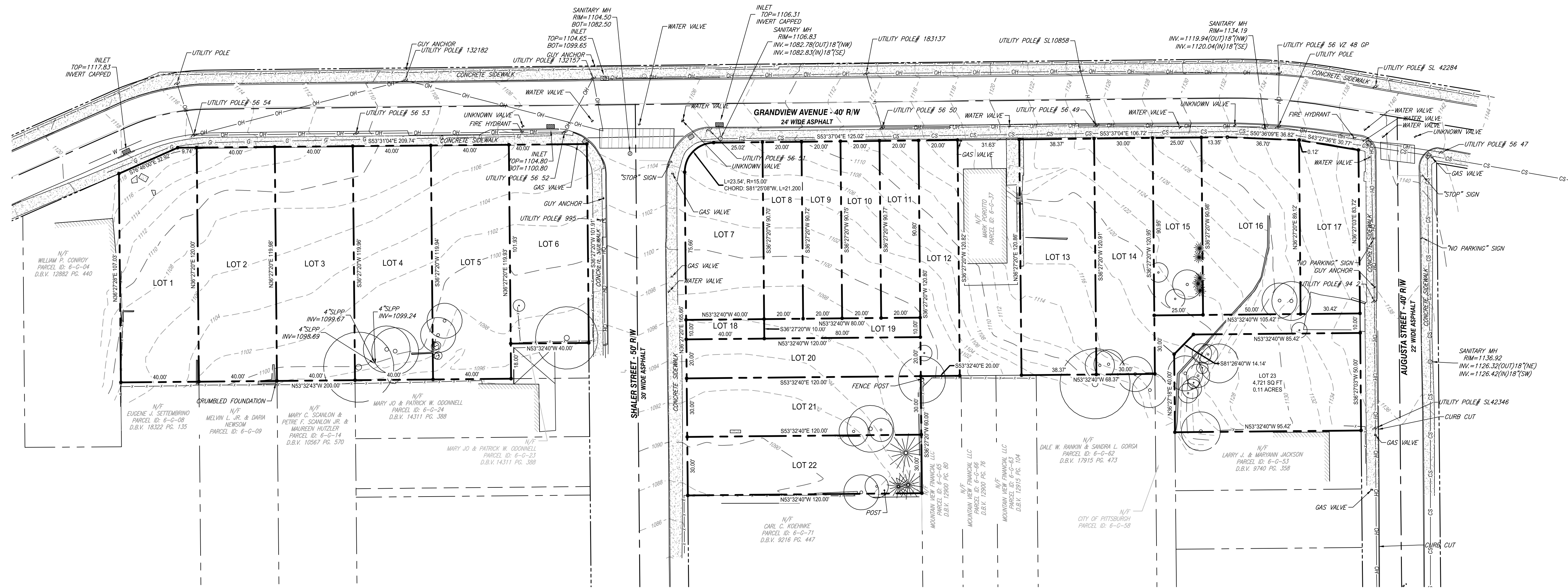
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Abutting 2: Signature & Lot & Block  
[Signature] 6-G-00042 (seal)  
Abutting 3: Signature & Lot & Block  
[Signature] 6-G-00040 (seal)  
Abutting 4: Signature & Lot & Block

Personally came \_\_\_\_\_ 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 2nd of Feb., 2023

[Signature]





**General Notes:**

1. MERIDIAN SHOWN HEREON IS BASED ON GRID NORTH PER GPS OBSERVATIONS CONDUCTED IN PENNSYLVANIA SOUTH STATE PLANE AND IS INTERIOR ANGLES FOR THE EXISTING PROPERTIES SHOWN HEREON ARE BASED UPON DEEDS OF RECORD.
2. THE UNDERGROUND UTILITIES SHOWN ON THIS SURVEY HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION, MARKINGS PROVIDED BY THE UTILITY COMPANIES AND EXISTING DRAWINGS OBTAINED FROM THE UTILITY COMPANIES. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. ALL UTILITIES SHOWN ARE SCHEMATIC IN NATURE AND SHOULD BE ASSUMED APPROXIMATE AND FOR REFERENCE ONLY. ALL UTILITIES SHOULD BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY/FULL CONSTRUCTION.

Drawing Scale:  
1" = 30'

**ISSUED FOR REVIEW**

Waterford Corporate Park III, Suite 101  
2000 Georgetown Drive  
Socksley, PA 15143

PVE  
Civil Engineering | Land Development | Structure Design  
Land Planning | Landscape Architecture | Environmental

Prepared For:  
**Grand View Commons**  
3468 Brodhead Road  
Suite 7  
Monaca, PA 15061

**811** Know what's below.  
Call before you dig.  
POCS SER. # 2021310131

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY BE OCCURRED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

DATE ISSUED: **NOVEMBER 16, 2021**

PLAN REVISIONS	
DATE	DESCRIPTION
1	
2	
3	
4	
5	
6	
7	
8	
9	
10	

Situate In:  
City of Pittsburgh - 19th Ward, Allegheny County, PA

Project Name:  
**Grandview Avenue Townhomes**

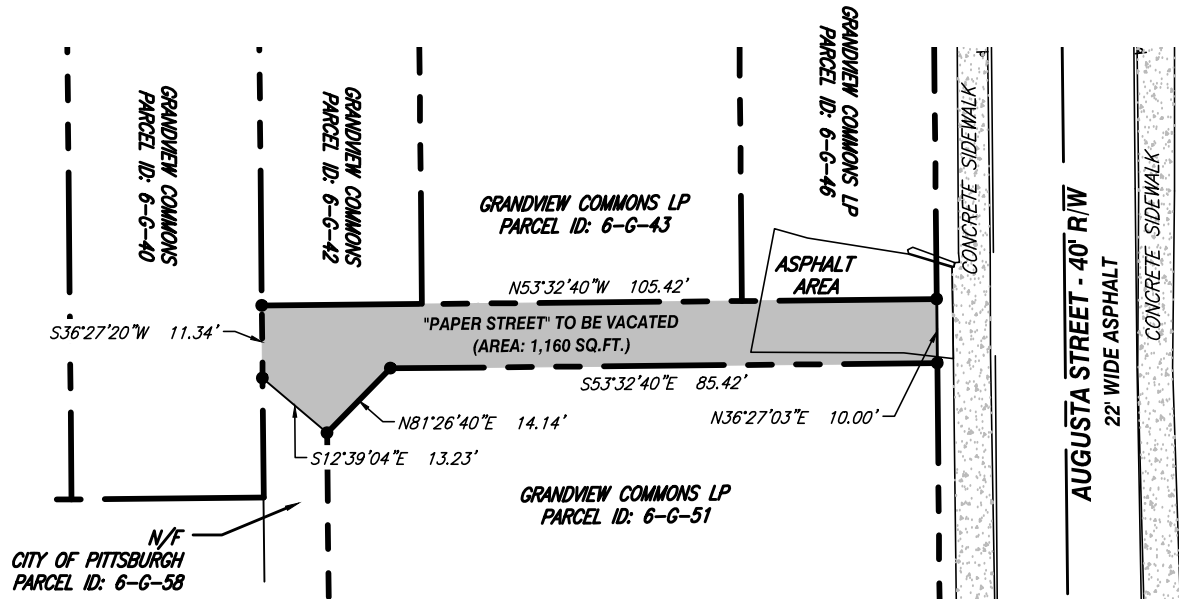
Drawing Name:  
**EXISTING CONDITIONS PLAN**

Project No: **202110168** | Drawing No: **1 of 1**

SUBJECT PROPERTIES				
ID	PARCEL ID	OWNER	DEED REFERENCE	AREA
1	6-G-10	Grandview Commons I LP	D.B.V. 12895, PG. 341	4,604 Square Feet/ 0.11 Acres
2	6-G-12	Grandview Commons I LP	D.B.V. 335, PG. 335	4,800 Square Feet/ 0.11 Acres
3	6-G-16	Grandview Commons I LP	D.B.V. 12895, PG. 285	4,799 Square Feet/ 0.11 Acres
4	6-G-18	Grandview Commons I LP	D.B.V. 12914, PG. 47	4,798 Square Feet/ 0.11 Acres
5	6-G-20	Grandview Commons I LP	D.B.V. 12895, PG. 347	4,797 Square Feet/ 0.11 Acres
6	6-G-22	Grandview Commons I LP	D.B.V. 12913, PG. 592	4,077 Square Feet/ 0.09 Acres
7	6-G-30	Grandview Commons I LP	D.B.V. 15191, PG. 356	3,579 Square Feet/ 0.08 Acres
8	6-G-32	Grandview Commons	D.B.V. 10313, PG. 472	1,814 Square Feet/ 0.04 Acres
9	6-G-33	Grandview Commons	D.B.V. 10315, PG. 637	1,815 Square Feet/ 0.04 Acres
10	6-G-34	Grandview Commons LP	D.B.V. 10315, PG. 591	1,815 Square Feet/ 0.04 Acres
11	6-G-35	Grandview Commons	D.B.V. 10313, PG. 472	1,816 Square Feet/ 0.04 Acres
12	6-G-36	Grandview Commons	D.B.V. 10313, PG. 472	2,416 Square Feet/ 0.06 Acres
13	6-G-39	Grandview Commons	D.B.V. 10313, PG. 472	4,639 Square Feet/ 0.11 Acres
14	6-G-40	Grandview Commons	D.B.V. 10305, PG. 396	3,628 Square Feet/ 0.08 Acres
15	6-G-42	Grandview Commons	D.B.V. 15176, PG. 567	2,274 Square Feet/ 0.05 Acres
16	6-G-43	Grandview Commons LP	D.B.V. 15149, PG. 461	4,515 Square Feet/ 0.10 Acres
17	6-G-46	Grandview Commons	D.B.V. 10313, PG. 472	2,629 Square Feet/ 0.06 Acres
18	6-G-31	Grandview Commons LP	D.B.V. 15191, PG. 356	400 Square Feet/ 0.01 Acres
19	6-G-47	Grandview Commons LP	D.B.V. 12381, PG. 128	800 Square Feet/ 0.01 Acres
20	6-G-68	Grandview Commons	D.B.V. 10305, PG. 392	2,400 Square Feet/ 0.06 Acres
21	6-G-69	Grandview Commons LP	D.B.V. 10315, PG. 591	3,600 Square Feet/ 0.08 Acres
22	6-G-70	Grandview Commons LP	D.B.V. 10315, PG. 591	3,600 Square Feet/ 0.08 Acres
23	6-G-51	Grandview Commons LP	D.B.V. 10510, PG. 41	4,721 Square Feet/ 0.11 Acres

**LEGEND**

- SUBJECT PROPERTY
- - - PROPERTY ADJACENT
- - - RIGHT-OF-WAY
- MAJOR CONTOUR
- MINOR CONTOUR
- ASPHALT
- FENCE
- OH OH OVERHEAD UTILITY
- G G GAS UTILITY
- CS CS SANITARY/STORM UTILITY
- STM STM STORM UTILITY
- W W WATER UTILITY
- \* CONIFEROUS TREE
- o DECIDUOUS TREE
- CONCRETE AREA
- WALL



**Street Vacation Description**

BEGINNING at an intersecting point along the 40 foot right-of-way along August Street and the lands N/F Grandview Commons LP, N36°27'03"E along said right-of-way, for a distance 10.00 feet to a point; Thence, leaving said right-of-way N53°32'40"W for a distance of 105.42 feet to a point; Thence, S36°27'20"W for a distance of 11.34 feet to a point at the lands N/F City of Pittsburgh; Thence, S12°39'04"E for a distance of 13.23 feet to a point at the lands N/F Grandview Commons LP; Thence, N81°26'40"E for a distance of 14.14 feet to a point; Thence, S53°32'40"E for a distance of 85.42 feet to the POINT OF BEGINNING.

CONTAINING: 1,160 square feet.



**Street Vacation**

Property of  
Grandview Commons  
City of Pittsburgh - 19th Ward, Allegheny County, Commonwealth of Pennsylvania

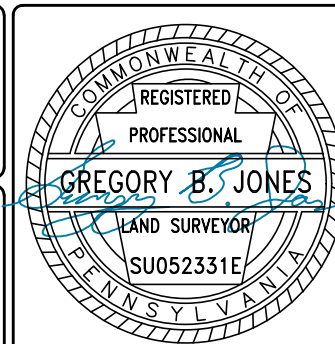


Waterfront Corporate Park III, Suite 101  
2000 Georgetowne Drive  
Sewickley, PA 15143  
P: 724-444-1100  
F: 724-444-1104  
www.pve-llc.com

Civil Engineering | Land Development | Structure Design  
Land Planning | Landscape Architecture | Environmental



Know what's below.  
Call before you dig.



DATE:	11-29-2022
SCALE:	1"=30'
PROJECT NUMBER:	202110168

EXHIBIT "A"

# 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:	<u>0006-G-00051-0000-00</u>	<u>No Address - vacant land</u>
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Lot & Block & Address of abutting property:	<u>0006-G-00040-0000-00</u>	<u>No Address - vacant land</u>

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  
2nd Day of February, 2023

Witness

[Signature]  
[Signature]  
[Signature]  
[Signature]  
[Signature]

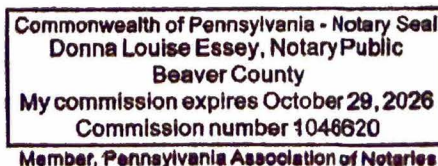
Property Owners: (Please Sign & Print L&B)

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Applicant: Signature & Lot & Block  
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Personally came \_\_\_\_\_ 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 2nd of Feb., 2023

[Signature]



**To:** Kim Lucas, Acting Director of the Department of Mobility and Infrastructure  
**From:** William J. Pickering, PWSA Chief Executive Officer  
**Date:** 12/13/2022  
**Subject:** Proposed Street Vacation at near 112 Augusta street, Pittsburgh PA

The following is in response to the proposed Street Vacation request at  
near 112 Augusta street, Pittsburgh PA with the following scope of work:

On behalf of Grandview Avenue Commons, PVE respectfully requests the vacation of a paper street in th

There are no known PWSA waterlines within the area of the proposed Street Vacation.

There are no known PWSA sewerlines within the area of the proposed Street Vacation that will be impacted during construction of project. 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 Street Vacation under the conditions set forth above.



Jill Marie Groves  
TEL 412.258.4691  
MOBILE 412.588.4219  
[jill.groves@peoples-gas.com](mailto:jill.groves@peoples-gas.com)

December 1, 2022

Kimberly Lucas, Director  
Department of Mobility and Infrastructure  
City of Pittsburgh  
611 Second Avenue  
Pittsburgh, PA 15219

RE: Vacation of unnamed "Paper Street" western edge of the 100 block of Augusta Street (beginning between parcels 6-G-46 & 6-G-51)  
19<sup>th</sup> Ward, City of Pittsburgh, Allegheny County

Dear Ms. Lucas:

This letter is in response to a request that Peoples Natural Gas Company (Peoples) received from PVE, LLC regarding the vacation of an unnamed "Paper 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,

*Jill Marie Groves*

Jill Marie Groves  
Land Department



12/8/2022

Greg Gorman

Unnamed "paper street" abutting a portion of the western edge of the 100 block of Augusta Street (beginning between parcels 6-G-46 & 6-G-51).

Pittsburgh, PA 15211

Re: Proposed Vacation of Paper Street - City of Pittsburgh

To Whom It May Concern:

This letter responds to an inquiry from Greg Gorman seeking Duquesne Light Company's position regarding a proposed vacation of a paper street. Duquesne Light owns and operates electric distribution facilities in the vicinity of this project. Based on the documentation provided by Greg Gorman, Duquesne Light Company does not object to its proposal at this location. However, Duquesne Light's consent is without prejudice to any future actions or events regarding this facility, and Duquesne Light reserves all rights with respect to any maintenance, operation, or other required actions.

Duquesne Light does not own any overhead infrastructure within the area of the requested vacation location.

Please feel free to contact me should you require any further information.

Thanks,

**Nicholas W. Pollo**

*Senior Engineering Technician*

Office: 412-393-2902

Cell: 412-266-3213

[npollo@duqlight.com](mailto:npollo@duqlight.com)

Duquesne Light Company

2645 New Beaver Ave. Pittsburgh, PA 15233